Minutes – Riel Community Committee – August 28, 2026

PUBLIC HEARINGS

Item No. 5 Variance – 3280 St. Mary's Road
(St. Norbert-Seine River Ward)
File DAV 147662/2026D [c/r DAZ 213/2026]

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the maintenance of an accessory structure to permit a rear yard of 0.32 feet (0.09 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 this Variance Order does not come into force and effect until the coming into force and effect of the associated rezoning application under file DAZ 213/2026.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Chambers,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Chambers,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Chambers,
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:

1. There will be a less intensive use of the space. Veert landscaping operated during the summer months and operated during the winter months as snow clearing.

DECISION MAKING HISTORY (continued):

Supporting Reasons (continued):

2. The Louis Riel School Division will be operating more so from September to June. Less intensive use of the space during summer months.

3. The way that the Louis Riel School Division has set-up the site in terms of increasing the berm, increasing the height of the fence, and increasing the amount of vegetation that surrounds the perimeter of this space, will mitigate a lot of the concerns that have been raised by area residents

4. Also looking to the south of the site, there is a significant buffer that is between the homes and this space. To the west, less-so, but there is a significant buffer zone to the north of the space, clearly mitigating the concerns of area residents.

5. I am supportive of this. I think it will be a great use of the space, as well as promoting outdoor learning for our students.

Carried

Moved by Councillor Chambers,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Chambers,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
RIEL COMMUNITY COMMITTEE

DAV 147662/2026D [c/r DAZ 213/2026]

Before:	Riel Community Committee Councillor Mayes, Chairperson Councillor Allard Councillor Chambers
Hearing:	August 28, 2026 Council Building, 510 Main Street
Applicant:	Landmark Planning & Design Inc. (Brennan Johnson)
Premises Affected:	3280 St. Mary's Road
Legal Description:	LOT 6 PLAN 50914 164/6 ST N, hereinafter called "the land"
Property Zoned:	"RR5" (Rural Residential 5) Proposed "EI" (Educational and Institutional)
Nature of Application:	To vary the proposed "EI" Development and Design Standards of the Winnipeg Zoning By-law 200/2006 for the maintenance of an accessory structure to permit a rear yard of 0.32 feet (0.09 metres) instead of 25 feet (7.62 metres).

It is the opinion of the Riel Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(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:

1. There will be a less intensive use of the space. Veert landscaping operated during the summer months and operated during the winter months as snow clearing.

2. The Louis Riel School Division will be operating more so from September to June. Less intensive use of the space during summer months.

3. The way that the Louis Riel School Division has set-up the site in terms of increasing the berm, increasing the height of the fence, and increasing the amount of vegetation that surrounds the perimeter of this space, will mitigate a lot of the concerns that have been raised by area residents

4. Also looking to the south of the site, there is a significant buffer that is between the homes and this space. To the west, less-so, but there is a significant buffer zone to the north of the space, clearly mitigating the concerns of area residents.

5. I am supportive of this. I think it will be a great use of the space, as well as promoting outdoor learning for our students.

ORDER:

The Riel Community Committee orders that the provisions of the Proposed "EI" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on “the land” for the maintenance of an accessory structure to permit a rear yard of 0.32 feet (0.09 metres).

Subject to the following conditions, which the Riel Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, 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 this Variance Order does not come into force and effect until the coming into force and effect of the associated rezoning application under file DAZ 213/2026.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: September 2, 2026

CERTIFIED BY:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on September 22, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 147662/2026D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Emily Bews
Amarbeer Bhandari
Monica Geisbrecht
Charles Ludlow
Brennan Johnson
Sandy Nemeth
Jeff Pratte
Ian Walker

In Opposition:

Tracy Rempel
Ed Westphal
Debbie Westphal

For Information:

Chris Friesen
Justin Rioux

For the City:

D. de Moissac, Planner, Planning, Property and Development Department
G. Kolody, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 147662/2026D

1. Application April 24, 2026
2. Notification of Public Hearing dated August 4, 2026
3. Manitoba Status of Title 332108/1
4. Letter of authorization dated September 10, 2025, from the Louis Riel School Division (Jamie Rudnicki) to Landmark Planning & Design Inc.
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to/and 4 inclusive, for File DAV 147662/2026D dated April 24, 2026
7. Report from the Urban Planning Division dated August 20, 2026
8. Inspection Report
9. Communication dated July 29, 2026, from Emily Bews in support of the application
10. Communication dated August 19, 2026, from Chris Friesen with respect to the application
11. Communication dated August 25, 2026, from Debbie Westphal in opposition to the application
12. Communication dated August 25, 2026, from Monica Geisbrecht in support of the application
13. Communication dated August 25, 2026, from Justin Rioux with respect to the application
14. Communication from Ed Westphal dated August 27, 2026 in opposition to the application
15. Presentation dated August 28, 2026, from Jeff Pratte in support of the application
16. Communication from Ian Walker dated August 27, 2026 in support of the application
17. Communication from Tracey Rempel dated August 28, 2026 in opposition to the application

Exhibit “7” referred to in File DAV 147662/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-147662\D – 3280 St Mary's Rd

Issue: For consideration of a Variance associated with maintenance of an accessory structure.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

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

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed "EI" Development and Design standards of Winnipeg Zoning By-law 200/2006 for the maintenance of an accessory structure to permit a rear yard of 0.32 feet (0.09 metres) instead of 25 feet (7.62 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 this Variance Order does not come into force and effect until the coming into force and effect of the associated rezoning application under file DAZ 213/2026.

REASON FOR THE REPORT

- The applicant is proposing to maintain an accessory structure and requires Variances for rear yard setback 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 26-147662\D**
RELATED FILES:	DAZ 213/2026
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.543 - (ST. VITAL PERIMETER SOUTH)
SUBJECT:	To vary the proposed "EI" Development and Design standards of Winnipeg Zoning By-law 200/2006 for the maintenance of an accessory structure to permit a rear yard of 0.32 feet (0.09 metres) instead of 25 feet (7.62 metres).
LOCATION:	3280 St Mary's Rd
LEGAL DESCRIPTION:	LOT 6 PLAN 50914 164/6 ST N
APPLICANT:	Brennan Johnson (Landmark Planning & Design Inc) 298 Waterfront Dr Winnipeg, MB R3B 0G5
OWNER:	THE LOUIS RIEL SCHOOL DIVISION 900 St Mary's Rd Winnipeg, MB R2M 3R3

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 St Mary's Rd, in the St. Vital Perimeter South neighbourhood of the St Norbert - Seine River ward.
- The subject site is 8.2 acres (3.3 hectares) in area. The site is currently occupied by multiple buildings and accessory structures.
- The subject site is accessed by an approach off St. Mary’s Road.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Rural Agricultural policy area.

- Under the *St. Vital Perimeter South Area* Secondary Plan, the site is located within the Medium Density policy area.

- The property is zoned “RR5” Rural Residential 5 District.

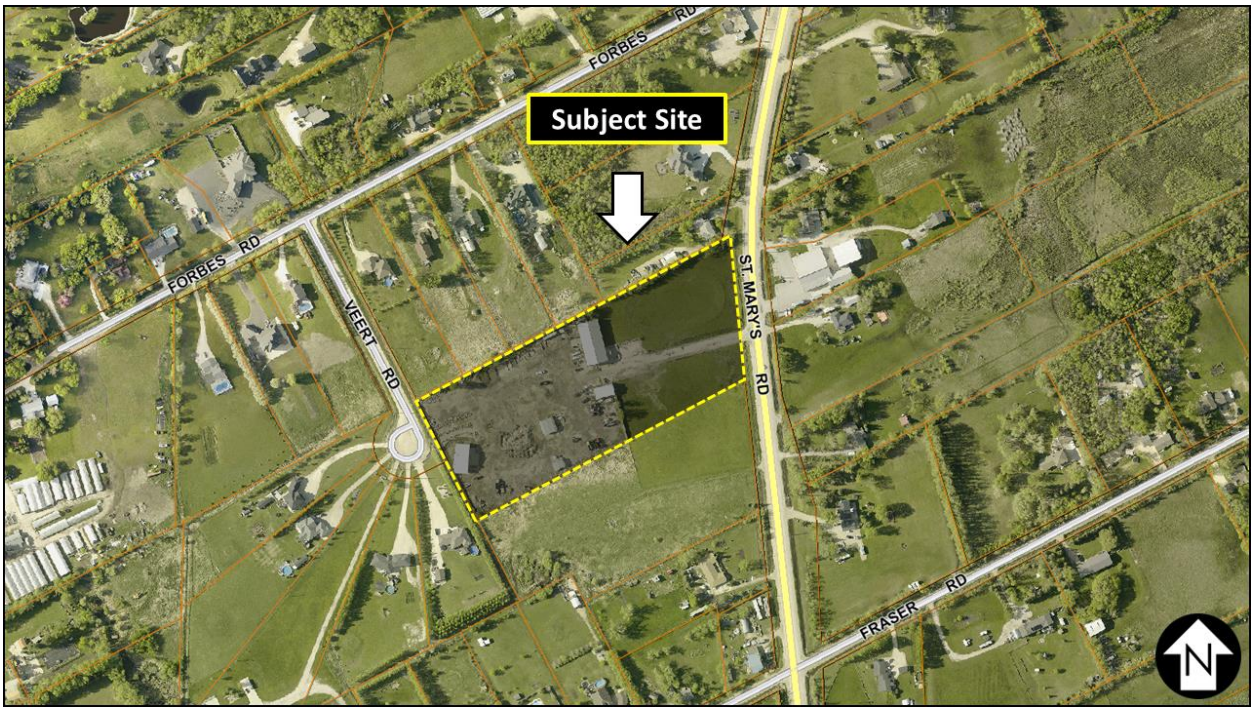


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential uses on land zoned “RR5” Rural Residential 5 district.

South: Vacant land zoned “RR5” Rural Residential 5 district.

East: St. Mary’s Road, then residential uses on land zoned “RR5” Rural Residential 5 district.

West: Residential uses on land zoned “RR5” Rural Residential 5 district.

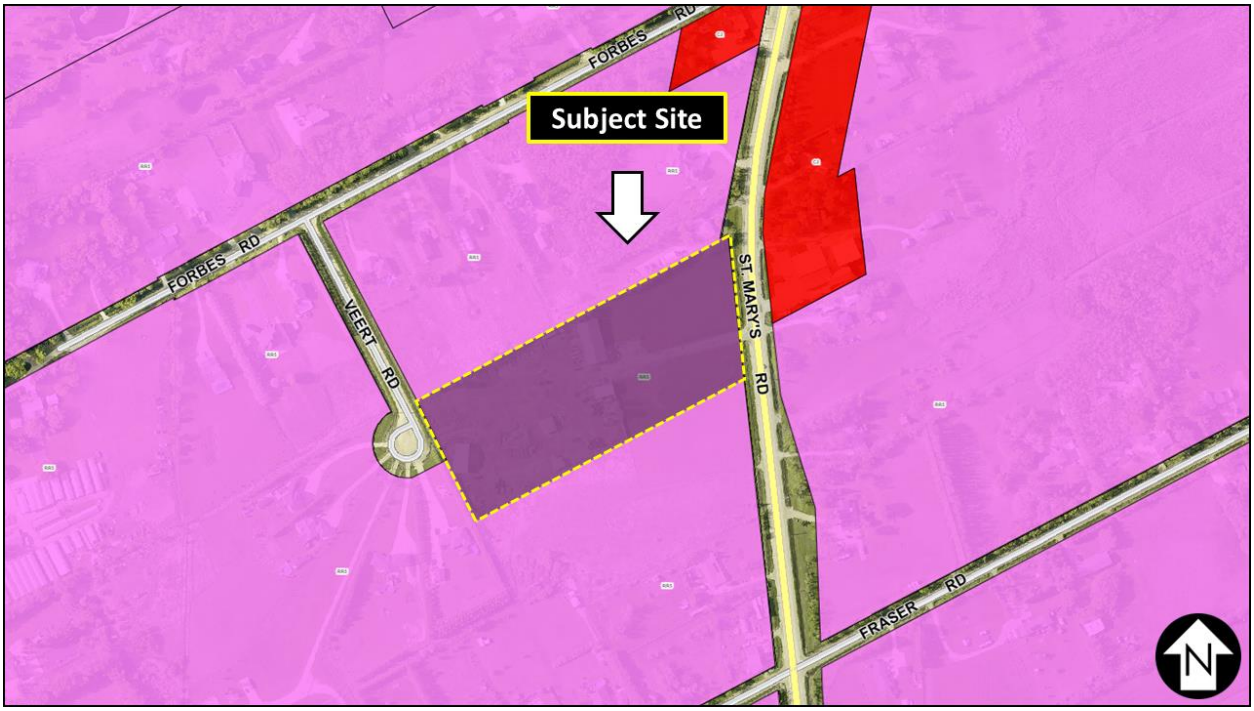


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to establish an outdoor-education facility with accessory fleet maintenance facilities.
- The existing buildings and accessory buildings will be maintained.
- The new educational building will be:
    - 1 storey in height (13.6 feet / 4.1 metres)
    - 10,869 square feet (1,009.8 square metres) in area
    - Include three classrooms, seven offices, multi-purposes rooms, workstations, and common areas
- The existing buildings will be repurposed for:
    - A maintenance shop for school division projects and infrastructure
    - Outdoor material storage sheds
    - A covered outdoor work area
- Other features of the proposed development include:
    - An entry plaza,
    - An outdoor classroom
    - Restored prairie landscaping including mixed aspen forest, naturalized rain garden planting, and a naturalized pond
    - Landscaping in excess of the by-law minimums

- The site is planned to mitigate the potential impact of the accessory bus maintenance use through the following site design elements:
    - A 5.9 foot (1.8 metres) tall privacy fence enclosing the accessory parking area in the west half of the site.
    - A 6 foot (1.82 metre) vegetative buffer between the edge of the parking surface and the north, south, and west property lines
    - "Night-sky friendly" inward facing pole mounted lights
- Accessory parking:
    - 64 staff parking stalls
    - 18 visitor stalls
    - 3 accessible and 1 van accessible stall
    - 54 bus parking stalls, including 3 for the school building
    - 4 bicycle parking stalls
- The property will remain unserviced, with a septic field located in the front yard.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant consulted with the Urban Planning and Design Division prior to making an application.

With the Public

An open house event was held on the evening of May 27, 2026 at the Mustangs Football Club. Letter notification was hand-delivered to nearby properties and advertised in the Free Press Community Review East newspaper.

The event was attended by approximately 20 residents. Concerns were raised about the buffering of the site from nearby properties, the extent/intensity of the bus operations, site servicing, wildlife, and traffic/safety regarding St. Mary's Road. The applicant believes the proposed plan adequately addresses the concerns.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) supports *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject property is located in an "Rural and Agricultural" policy area as outlined in *CCDS 2.0*. The goals and policies from *CCDS 2.0* that apply to the subject property include:

Goal 1: Ensure that the majority of new development in built up areas are supported by a full range of municipal services.

- *1.2 Consider sustainable alternatives to a full range of municipal services where the following conditions are satisfied: a. The applicant can demonstrate that the alternative provides a comparable level of service and safety in an environmentally-sound and economical manner; and b. The alternative has been accepted as satisfactory by the Directors of Public Works, Water and Waste, and Planning, Property & Development*

Goal 3: Manage servicing in an efficient and sustainable manner that supports large lot and agricultural development in rural and agricultural areas.

- *3.2 Consider the possible subdivision or conversion of land in unserviced areas only where a statutory secondary plan establishes minimum parcel sizes, and appropriate servicing criteria.*

ST. VITAL PERIMETER SOUTH SECONDARY PLAN

The *St. Vital Perimeter South Secondary Plan* is intended to establish objectives and policies for the logical and orderly development of the St. Vital Perimeter South area. The subject site is located in the *Medium Density* policy area of the secondary plan. Key objectives and policies relevant to this proposal include:

Objectives

- *1. To establish settlement policy which is compatible with the natural environment and which safeguards the general welfare of the community by ensuring the location and density of development respects the natural limits imposed by the local environment.*

- *2. To accommodate some people who wish to live in a rural setting by designating areas appropriate for rural-residential and associated land uses.*

- *5. To balance the development of this Limited Urban Expansion Area against the measurable costs of this development form in terms of service, utilities, and public facilities, taxes, and environmental quality, thereby ensuring the greatest benefits possible are received by the community in the accommodation of the wishes of some people for limited urban development.*

Policies

4. Community Services

- *(a) To ensure the level of community services commonly associated with limited urban areas is maintained abreast of development.*

- *(c) To endeavor to ensure sufficient and suitable lands are available to satisfy the diverse recreation requirements of the community's residents.*

- *(d) To make provision for the preservation of natural treed areas where it is practical by encouraging good conservation practices.*

- *(f) The extension of city water and sewer services in St. Vital south of the Perimeter Highway is not contemplated within the time-frame of the plan.*

The Urban Planning and Design Division recommends **approval** of the subject proposal because it is consistent with applicable policies as outlined above for the following reasons:

- *CCDS2.0* allows for rezoning without a full range of services where the secondary plan supports the proposed development.
- The *St. Vital Perimeter South Area* Secondary Plan allows for community services uses.
- An outdoor education facility is compatible with the rural character of the area and would not be suited to a more urban neighbourhood.

Therefore, the proposed development complies with *Complete Communities 2.0* and the applicable secondary plan.

WINNIPEG ZONING BY-LAW 200/06

Reasons for the Variance

Reduced Rear Yard Setback

The minimum rear yard setback is 25 feet (7.62 metres). The applicant is proposing to maintain an existing accessory structure with a rear yard setback of 0.32 feet (0.09 metres). For this reason, a Variance is required.

Analysis of Variance

Reduced Rear Yard Setback

The existing accessory structure has been in place since at least 2009, prior to the adjacent subdivision development which has a vegetative buffer separating it from the structure. The building is angled such that only the southwest corner is 0.32 feet from the property line. The majority of the structure's mass is located more than 25 feet from the property line, reducing the impact of the setback than if it was completely parallel to the property line. Given this context, the Variance is supported.

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 Secondary Plan allows for community services uses.*

(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 Variance allows for the maintenance of an existing building rather than the creation of a new non-compliant structure.*

(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 building is oriented in such a way that only the corner is set back <1 foot from the property line, rather than an entire wall.*

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

In that, *an outdoor-oriented educational facility is well suited to an area that is rural in character.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

6.32 Rural and Agricultural Areas Designate Rural and Agricultural Areas within the Urban Structure, as non-urbanized lands suitable for agriculture, specialized agriculture, Indigenous land-based practices where possible, and supportive uses, as well as rural living that is permitted under existing, adopted secondary plans, and does not require a full range of municipal services

- According to the letter of intent, the proposed development would “allow the Louis Riel School Division to support land-based Indigenous education and learning of traditional practices, environmental stewardship, and cultural land-based programming.”

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

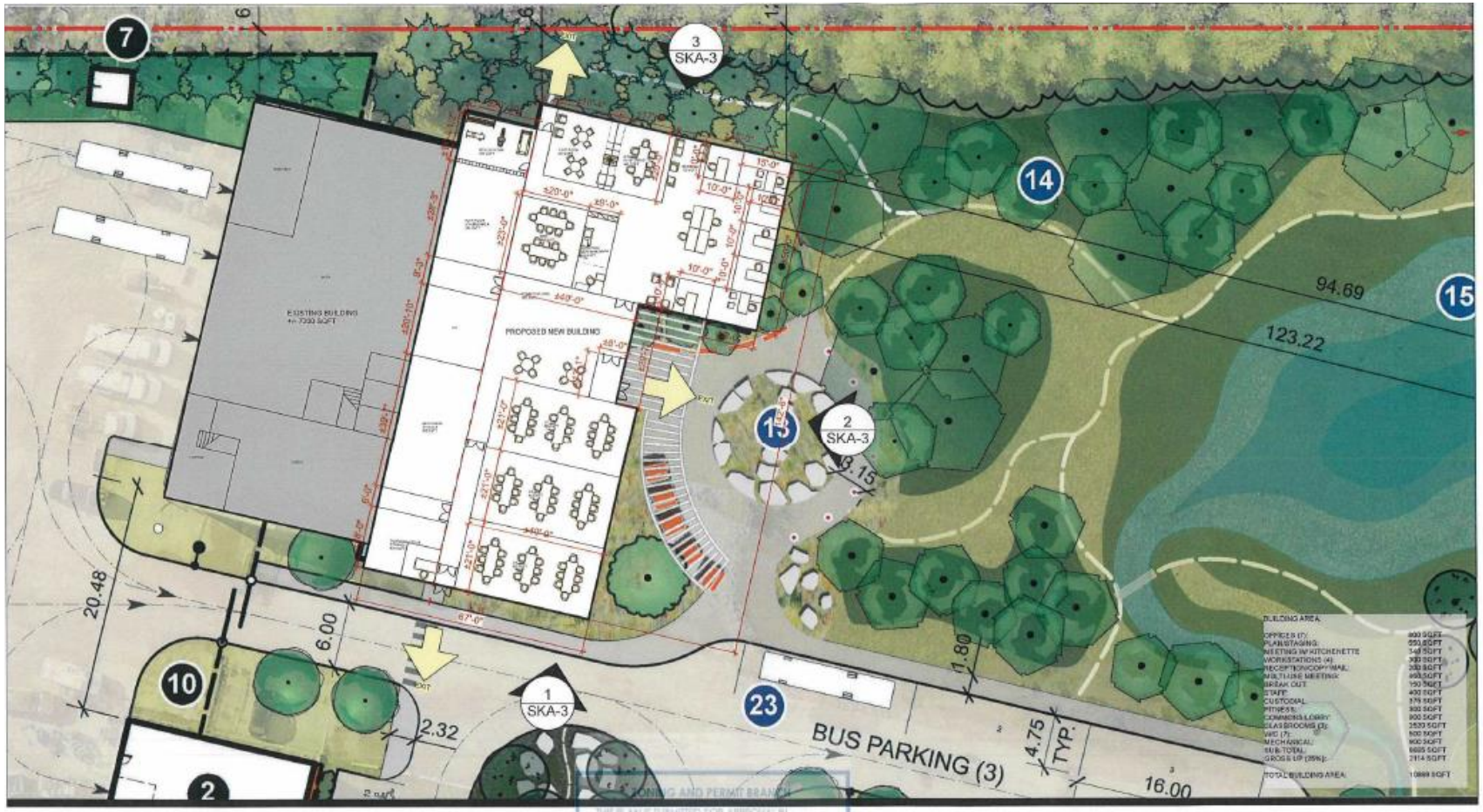
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Steve Nuttall, MCP
Date:	Thursday, August 20, 2026
File No.	DAV 26-147662\D

Exhibit “6” referred to in File DAV 147662/2026D





prairie architects inc.

101-139 Market Ave.
Winnipeg, MB, R3B 0P8
telephone | 204.956.0930
web | www.prairiearchitects.ca

project info

3280 ST. MARY'S ROAD
WINNIPEG, MB
CANADA

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH DAV26-147662/D
SHEET # 2 OF 4
DATE April 24, 2026

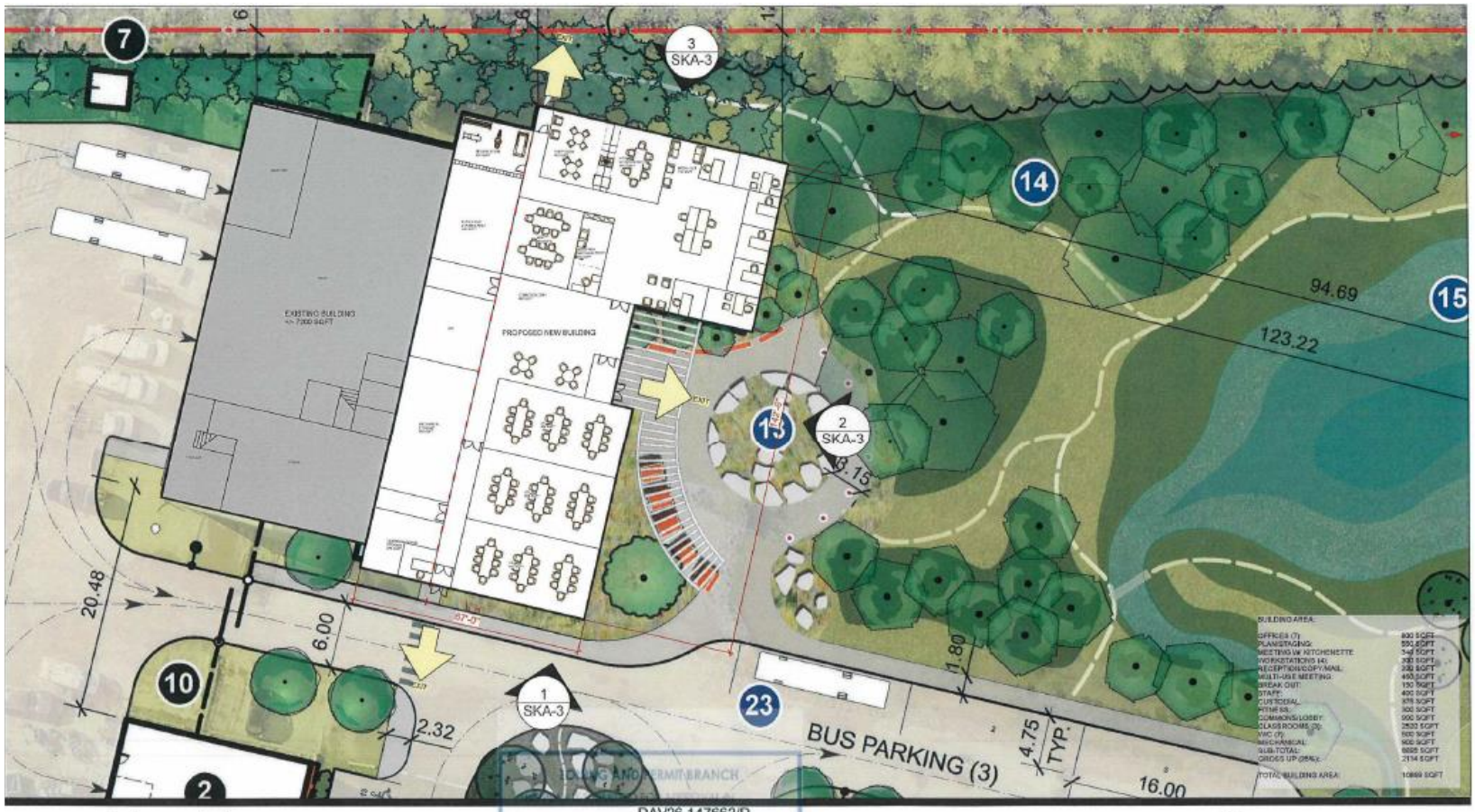
detail info

date: 2025.11.24
proj. # 2025.08

LRSD MAINTENANCE FACILITY

PROGRAMMING DIAGRAM

SKA-2



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project info

3280 ST. MARY'S ROAD
WINNIPEG, MB
CANADA

DAV26-147662/D
CONNECTION WITH:
SHEET # 3 OF 4
DATE: April 24, 2026

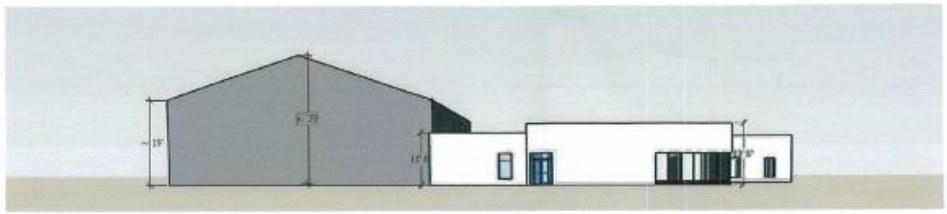
detail info

date: 2025.07.29
proj. #: 2025.08

LRSD MAINTENANCE FACILITY

PROGRAMMING DIAGRAM

SKA-2



1 SKA-2 SOUTH ELEVATION



2 SKA-2 EAST ELEVATION



3 SKA-2 NORTH ELEVATION

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-147662/D
SHEET # 4 OF 4
DATE: April 24, 2026

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CANADA

detail info
date: 2025.07.03
proj. #: 2025.08

LRSD MAINTENANCE FACILITY | ELEVATIONS | SKA-2