APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

HARRIS GROUP

August 12, 2026

City of Winnipeg
Planning, Property and Development Department
Real Estate and Land Development Division
65 Garry Street
Winnipeg, MB R3C 4K4

Attention: Blaine Martinson, Land Development Services Coordinator

Re: Request for One-Year Extension of Time for Rezoning Application – 101 DeVos Road

Hello Blaine,

On behalf of Hervo DeVos Enterprises Ltd., we respectfully request a one-year extension of time for the rezoning application pertaining to 101 DeVos Road.

Since the original application was submitted, we have continued to evaluate the proposed development and related business planning for the property. While we remain committed to pursuing the rezoning, several factors have delayed our ability to proceed within the original timeframe.

The primary reasons for requesting this extension are as follows:

1. **Project Planning and Refinement**
   Additional time is required to complete our review of the proposed development concepts and ensure the project aligns with long-term operational and market requirements.
2. **Economic and Market Conditions**
   Ongoing economic uncertainty, rising construction costs, financing considerations, and changing market conditions have impacted the timing of the project and necessitated further evaluation prior to proceeding.
3. **Future Development Intent**
   We remain interested in developing the property and wish to preserve the approvals process already completed to date. The requested extension will allow us sufficient time to finalize development plans and proceed in a manner that supports both the project objectives and the City's planning goals.

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In summary, Hervo DeVos Enterprises Ltd. remains committed to the proposed rezoning and future development of 101 DeVos Road. The requested one-year extension will provide the necessary time to complete our planning, market analysis, project feasibility review, and financial evaluations to ensure the development proceeds in a responsible and sustainable manner. Granting this extension will allow us to continue advancing the project while preserving the significant time and resources already invested in the rezoning process.

We respectfully request that the City grant a one-year extension of time to allow us to complete the necessary planning and due diligence activities associated with the future development of the property.

Thank you for your consideration of this request. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Connie Sigurdson

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