ASSINIBOIA COMMUNITY COMMITTEE
DISPOSITION OF ITEMS

SEPTEMBER 4, 2026

MEMBERS
PRESENT: Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

COMMITTEE
CLERK: L. Cowan, City Clerk's Department

ASSINIBOIA COMMUNITY COMMITTEE
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Item	Subject/File	Recommendations	Action Required By
	DELEGATIONS		
	REPORTS		
1	Semi Annual Summary of Delegated Authority to Award Per Capita, Land Dedication, and Community Incentive Grants	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information.	Nil
2	Plan Approval – 1204 Sturgeon Road File DASZ 19/2025	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1204 Sturgeon Road.	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
3	Plan Approval – Zimmerman Drive File DASZ 50/2013	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Zimmerman Drive.	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and Development Department
4	Plan Approval – 15 Lowson Crescent File DASZ 209/2011	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 15 Lowson Crescent.	Manager of Urban Planning, Planning, Property and Development Department c. Urban Planner, Planning Property and Development Department Zoning Officer, Planning Property and

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			Development Department
5	Online Availability for Athletic Field Bookings	The Assiniboia Community Committee recommended to the Standing Policy Committee on Community Services that the Winnipeg Public Service be directed to report back with a method and resources required for the public to view current athletic field bookings online.	Standing Policy Committee on Community Services
6	Intersection Safety Study at Bison Drive and Markham Road	The Assiniboia Community Committee recommended to the Standing Policy Committee on Public Works that the Winnipeg Public Service be directed to review the traffic lights, timing and turn signals at the intersection of Bison Drive and Markham Road to determine if safety can be increased for pedestrians crossing the intersection and include collision data for the location from Manitoba Public Insurance.	Standing Policy Committee on Public Works
7	Extension of Time – Subdivision and Rezoning – 101 De Vos Road	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That the time limit to satisfy the Coming into Force provisions of By-law No. 116/2024 be extended to October 24, 2027. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development
8	Rescinding the Declaration of Surplus Land – 3172 Portage Avenue	The Assiniboia Community Committee recommended to the Standing Policy Committee on Property and Development: 1. That Council rescind its decision of December 15, 2022 to declare the City-owned property located at 3172 Portage Avenue surplus to the needs of the City. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Standing Policy Committee on Property and Development
9	Financial Assistance to Incentive Development within the Airport Area West Industrial Area	The Assiniboia Community Committee recommended to the Executive Policy Committee that the Winnipeg Public Service, in consultation with the Province regarding their participation, be directed to report back in 120 days on possible options for forms of financial assistance to incentivize development within the Airport Area West Industrial Area.	Executive Policy Committee
		HEARINGS	
1	Secondary Plan Amendment – Catalyst Park - Phase 1 File SPA 7/2026	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:	Standing Policy Committee on Property and Development

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		1. That first reading be given to the proposed By-law No.71/2026, a draft of which is attached as Appendix "B", being a by-law to amend the Airport Area West Industrial Secondary Plan By-law No.100/2020, with the following amendment: A. In Appendix "B" delete Section 14 in its entirety and replace with the following: "Section 4.3.7.3(6) amended 14 Section 4.3.7.3(6) is deleted in its entirety and replaced with: Permitted land uses include, in accordance with the Zoning By-law, all uses within Accommodations, Food and Beverage Service, Offices, Personal Services, and Retail Sales, as well as select specific uses of: a. Indoor Amusement Enterprises, Commercial Schools, Daycares that serve area employees, and Private motor Vehicle Related uses, except for Parking, and Towing and Storage Facilities, for the Commercial Nodes located east of CentrePort Canada Way, and b. Indoor Amusement Enterprises, Heavy Equipment Sales, Service and Rental, Contractor's Establishments, Commercial Schools, Daycares that serve area employees, and Private motor Vehicle Related uses, except for Parking, and Towing and Storage Facilities, for the Commercial Nodes located west of CentrePort Canada Way." 2. That following first reading and upon instruction from the Director of Planning, Property, and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council	

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		by way of communication for second reading and third reading. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	Closing – Catalyst Park - Phase 1 File DAC 3/2026	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and recommended to the Standing Policy Committee on Property and Development: 1. That the street closing proposed under File No. DAC 3/2026 shown on Appendix B be approved and the land be declared surplus to the City's needs, subject to: A. the approval of the conveyance of the land by Council or its delegated authority; and B. the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report. 2. That, upon instruction 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 closings (the "By-law"). 3. 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. 4. 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	Standing Policy Committee on Property and Development

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		B. Council approves the extension of time. 5. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
3	Subdivision and Rezoning – Catalyst Park - Phase 1 File DASZ 6/2026	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development: 1. That the proposed subdivision under Development Application No. DASZ 6/2026 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report as shown on the map dated August 27, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following: A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 7, 2026 and attached as Appendix "B" to this Report; B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group, dated August 7, 2026 and attached as Appendix "B' to this report, with the following amendments: i. In Section IV – Servicing Conditions: a. Amend Condition 8 by adding the following new condition: "g) Payment of the improvements in this clause above will not be demanded until the initial development permit is applied for the intensification of the area. This is not intended to apply for a development permit, if needed,	Standing Policy Committee on Property and Development

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		for general site prep for the gross area such as clearing and leveling." b. Delete Condition 10. b) in its entirety and replace with the following: "10. b) The Developer shall, at no expense to the City, remove the existing Summit Road gravel roadway from the portion that is to be closed and zoned Agricultural, regrade and level the area, place topsoil, landscape and revegetate the area, and complete all related and incidental works as determined by and to the satisfaction of the Director of Public Works. The Developer shall also, at no expense to the City, be responsible for the removal of the existing Summit Road gravel roadway from the portion that is to be closed and zoned MMU, regrade and level the area, landscape and revegetate, and complete all related and incidental works as determined by and to the satisfaction of the Director of Public Works." c. Amend Condition 11. a) by adding the following after the words "Director of Public Works.": "The conceptual plan may be altered to swap the sides of the road for the pathways and sidewalks, as determined by the Director of Public Works. Only a single	

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		connection to CCW will be required for this phase of the development." d. Amend Condition 12 by adding the words "to a maximum of three crossings," after the words "pedestrian control device" e. Amend Condition 15 by deleting the word "paved" f. Amend Condition 17 e) i. as follows: 1. Delete the word "entrances" and replace with "entrance" 2. Delete the words "Dugald Road," g. Amend Condition 24. f) by deleting the words "or longer" and replacing with "until final acceptance is provided". ii. In Section V – Costs and Fees, amend Condition 2.c) by adding the word "aggregate" before the words "Transportation Impact Studie(s)". C. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.	

Item	Subject/File	Recommendations	Action Required By
		2. That the Winnipeg Zoning By-law No. 200/2006 be amended by adding the Catalyst Park Planned Development Overlay 2 (PDO-2 Catalyst Park), attached as Schedule "C", with the following amendments: A. In Section 8, Dimensional Standards, delete Clause (b) in its entirety and renumber the remaining Clause accordingly. B. In Area 6 – Expressway Commercial Node: i. Delete the words "**30. Conditional Use Regulations**" and replace with "**Conditional Use Regulations**" ii. In Section 30. Conditional Use Regulations: a. Delete the words "31. Notwithstanding" and replace with "30. Notwithstanding" b. Delete Clause (a) in its entirety c. Delete Clause (f) in its entirety d. Renumber the remaining Clauses accordingly iii. In Section 31. Use Specific Standards: a. Delete the words "32. Use Specific Standards" and replace with "31. Use Specific Standards" b. Delete "(e)" and replace with "(b)" c. Delete "(f)" and replace with "(c)" d. Delete "(g)" and replace with "(d)" e. Delete "(h)" and replace with "(e)"	

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		3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M2 PDO-2 Catalyst Park PDO-1 Airport Vicinity" Manufacturing General District, "MMU PDO-2 Catalyst Park PDO-1 Airport Vicinity" Manufacturing Mixed Use District, "PR1 PDO-2 Catalyst Park PDO-1 Airport Vicinity" Parks and Recreation (Neighbourhood) 1 District, and "A PDO-2 Catalyst Park PDO-1 Airport Vicinity" Agricultural District in accordance with the proposed by-law attached as Appendix 'A' to this report and as shown on the map dated August 27, 2026 and attached as Schedule "B" to this report, subject to the following conditions: A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following: i. That the applicant shall submit design guidelines to the Director and the Assiniboia Community Committee for approval prior to the approval of any Plan Approval application and issuance of any development permits for development within the planned area. ii. The owner shall maintain a minimum permeable surface area of landscaping, in accordance with engineering analysis of the land drainage system capacity, to the satisfaction of the Director of Water and Waste. 4. That the City enter into, execute and deliver with the Developer: A. a Development Agreement in accordance with Recommendation 1; and B. a Zoning Agreement in accordance with Recommendation 3, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreement"). 5. That authority be delegated to the Director of Planning, Property and	

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		Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 6. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 6/2026 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 7. That five percent (5%) of the Assiniboia Community's portion of all funds received from the development as cash-in-lieu of land dedication be directed to the St. James Ward Land Development Reserve (LDR) fund to support the acquisition and protection of natural habitat and forest within the Airport Area West Planning Area. Should acquisition not be possible, the funds shall remain in the St. James Ward LDR for parkland development within Airport Area West Planning Area. 8. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1, 2 and 3 (the "By-law") and bring same directly to Council by way of communication for first reading. 9. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading. 10. That Development Application No. DASZ 6/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the	

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		By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension. 11. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office. 12. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 13. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 10 and 11, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 14. That Development Application No. DASZ 6/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 6/2026. 16. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 17. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
4	Variance – Catalyst Park - Phase 1 File DAV 174386/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows: 1. For the establishment of Block 1 Lot 9 to permit a lot area of 13 acres.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning

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		2. For the maintenance of a parking area on proposed Block 3 Lot 3 to permit the following: A. a front yard of 19 feet (5.80 metres) B. gravel surfacing instead of asphalt, concrete, paving stones, or combination thereof C. insufficient street edge landscaping D. insufficient parking lot interior landscaping Subject to the following conditions: 1. That Variances 1.B., 1.C., and 1.D. shall expire five (5) years from the date of this order. 2. That, upon complaint to the City, the gravel parking area shall be sprayed with dust inhibitor, to the satisfaction of the Director of Planning, Property, and Development. 3. 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.	and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department
5	Secondary Plan Amendment – 2427 Waverley Street File SPA 6/2026	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development: 1. That first reading be given to the proposed By-law No. 39/2026, a draft of which is attached as Appendix "A", being a by-law to amend the Waverley West Neighbourhood 'B' Secondary Plan By-law No. 1/2019, with the following additional amendment: A. In Section 6.2 amended, add the following new amendments: "3. Delete Policy 6.2.2 and replace with the following: 6.2.2 Any new access to the future Bison Drive extension, Waverley Street and Kenaston Boulevard	Standing Policy Committee on Property and Development

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		will be from collector roads only, except for Madina Avenue. 4. Add the following new policy immediately after Policy 6.2.4 6.2.5 The intersection of Madina Avenue at Waverley Street shall not be signalized and will have limited turning access once connected to Frontier Trail, to the satisfaction of the Director of Public Works." 2. That, following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
6	Subdivision and Rezoning – Sturgeon Business Park File DASZ 7/2026	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development: 1. That the subdivision proposed under Development Application No. DASZ 7/2026 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 27, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following: A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 26, 2026 and attached as Appendix "B" to this Report. B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group, dated August 26,	Standing Policy Committee on Property and Development

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		2026 and attached as Appendix "B' to this report, with the following amendments: i. In Section II – Plan Considerations, amend Condition 4 by deleting the word "36.0m" and replacing with "35.0m" ii. In Section IV – Servicing Conditions: a. Amend Condition 6 by adding the words "up to" after the words "at no cost to the City," b. Amend Condition 7 by adding the following new subclauses: "c) The Developer shall make an initial payment for the area charge of $500,000 prior to the release of the Legal Plan of Subdivision. The remainder of the area charge shall not be demanded until January 2034. d) The Developer shall permit the City to file a caveat against the title of each such lot, outlining the obligations to the satisfaction of the Director of Public Works and the Director of Planning, Property, and Development." c. Amend Condition 17. e) i) by deleting the words "Dugald Road" d. Amend Condition 22 by adding the words ", or that none are required," after the words "all necessary agreements" e. Amend Condition 23. g) by replacing the	

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		words "or longer" with the words "until final acceptance is provided" iii. In Section V – Costs and Fees, amend Condition 2. c) by adding the word "aggregate" before the words "Transportation Impact Studie(s)" 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M2 PDO-1 AIRPORT VICINITY" Manufacturing General District, "PR1 PDO-1 AIRPORT VICINITY" Parks and Recreation (Neighbourhood) District, and "A PDO-1 AIRPORT VICINITY" Agricultural District in accordance with the proposed by-law attached as Appendix 'A' to this report and as shown on the map dated August 27, 2026 and attached as Schedule "B" to this report, subject to the following conditions: A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following: i. For those portions of the Owner's Land zoned "M2 PDO-1 AIRPORT VICINITY" Manufacturing General District, the Owner must submit plans showing the location and design of any and all proposed: a. buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping g. free-standing signage on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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	

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		the Works to the satisfaction of the Director. ii. The owner shall maintain a minimum permeable surface area of landscaping, in accordance with engineering analysis of the land drainage system capacity, to the satisfaction of the Director of Water and Waste 3. That the City enter into, execute and deliver with the Developer: A. a Development Agreement in accordance with Recommendation 1; and B. a Zoning Agreement in accordance with Recommendation 2, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). 4. That authority be delegated to the Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 7/2026 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development. 6. That five percent (5%) of all funds received from development as cash-in-lieu of land dedication to be directed, from the Assiniboia Community’s portion, to the St. James Ward Land Dedication Reserve (LDR) Fund to support the acquisition and protection of natural habitat and forest within the Airport Area West Planning Area. Should acquisition not be possible, the funds shall remain in the St. James Ward LDR Fund for parkland development within Airport	

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		Area West Planning Area. 7. That an "Airport Area West Industrial Secondary Plan Transportation Area Charge" be established for all lands identified for future development under the Airport Area West Industrial Secondary Plan By-law No. 100/2020 that are located east of Centreport Canada Way, and that this levy is to fund transportation infrastructure as described in Appendix D to this report. 8. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading. 9. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading. 10. That Development Application No. DASZ 7/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension. 11. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office. 12. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 13. That the By-law will be repealed without coming into force 1 year	

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		following the date it is enacted if the Plan is not registered in accordance with recommendations 10 and 11, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 14. That Development Application No. DASZ 7/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 7/2026. 16. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter. 17. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
7	Variance – Sturgeon Business Park File DAV 175922/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the establishment of Block 5 to permit a lot area of 4.7 acres, subject to the following condition: 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.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department
8	Variance – Pathfinder Trail File DAV 187931/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" for the establishment of residential lots to permit on Proposed Lot 2 a lot area of 545 square feet (50.35 square metres), subject to the following condition: 1. That, if any Variance granted by this order is not established within	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning,

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		two (2) years of the date hereof, this order, in respect of that Variance shall terminate.	Property and Development Department Urban Planner, Planning, Property and Development Department
9	Variance – Northridge Road File DAV 189578/2026D	The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of multi-family dwelling buildings to permit a front yard of 10 feet (3.05 metres), subject to the following condition: 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.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Urban Planner, Planning, Property and Development Department