Minutes – Appeal Committee – September 16, 2026

PUBLIC HEARINGS

Item No. 1 Appeal – Conditional Use – 1102 Wellington Crescent
(River Heights-Fort Garry Ward)
File DCU 180257A/2026B

COMMITTEE DECISION:

The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, as amended, cancelled Conditional Use Order DCU 180257/2026B and approved a Conditional Use to permit on "the land" a personal service use (Esthetician) on the premises to establish as a Home-based business – major use,

Subject to the following conditions:

1. That, the hours of personal service for the Esthetician at the premises shall be limited to between 9:00 am. & 4:00 p.m. Monday to Friday.

2. That, the operators of the home-based business must be residents of the dwelling unit where the home-based business is being conducted.

3. That, the home-based business granted by this order shall operate by appointment only, with a maximum of one (1) clients on the premises at a time.

4. That, there shall be no non-resident employees on the premises.

5. That, the Conditional Use granted by this order to permit an Esthetician providing a personal service as a home-based business on the premises shall terminate on July 24th, 2028.

DECISION MAKING HISTORY:

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

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

Carried

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

Carried

Moved by Councillor Browaty,
That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(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; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. All reasonable terms are being made so that it does fit in properly with this neighborhood. I will be removing condition 5 that the sign be allowed, I'm going to strike that so that it is not allowed which is consistent with what the applicant has said is the neighborhoods issue.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Browaty,
That the appeals be denied and the decision of the Director of Planning, Property and Development be concurred in with the following amendment:

- Delete Condition 5 in its entirety and renumber the remaining conditions accordingly.

Carried

Councillor Duncan asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

Moved by Councillor Browaty,
That Conditional Use Order DCU 180257/2026B be cancelled.

Carried

Moved by Councillor Browaty,
That the public hearing with respect to these appeals be concluded.

Carried

THE CITY OF WINNIPEG
CONDITIONAL USE APPEAL ORDER
APPEAL COMMITTEE

DCU 180257A/2026B

Before:	Appeal Committee Councillor Duncan, Chairperson Councillor Browaty Councillor Dobson
Hearing	September 16, 2026 Council Building, 510 Main Street
Applicant	William Russell
Premises Affected	1102 Wellington Crescent
Legal Description	LOT 46 BLOCK 2 PLAN 1643 47/50 ST B LOT 1 PLAN 26947 50 ST B, hereinafter called "the land"
Property Zoned	"R1-L Mature Communities PDO-1 Mature Communities PDO-1" (Residential Single-Family – Large Mature Communities Planned Development Overlay – 1 (District) Mature Communities Planned Development Overlay – 1 (District))
Nature of the Application	For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit a personal service use (Esthetician) on the premises to establish as a Home-based business - major use.

ORDER MADE BY THE DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT:

The Director of Planning, Property and Development approved a Conditional Use, File DCU 180257/2026B to William Russell, for the premises located at 1102 Wellington Crescent, to permit on "the land" a personal service use (Esthetician) on the premises to establish as a Home-based business - major use, subject to the following conditions:

1. That, the hours of personal service for the Esthetician at the premises shall be limited to between 9:00 am. & 4:00 p.m. Monday to Friday.

2. That, the operators of the home-based business must be residents of the dwelling unit where the home-based business is being conducted.

3. That, the home-based business granted by this order shall operate by appointment only, with a maximum of one (1) clients on the premises at a time.

4. That, there shall be no non-resident employees on the premises.

5. That, there shall be no exterior indication of the home-based business except for one (1) nonilluminated identification sign maximum 2 square feet (0.6 square metres) in area.

6. That, the Conditional Use granted by this order to permit an Esthetician providing a personal service as a home-based business on the premises shall terminate on July 24th, 2028.

Pursuant to the provisions of The City of Winnipeg Charter, Jean Carter, James Ferguson, Marilyn Ferguson, Steve Kroft, Diane Marius, Barbara Price, Gerry Price, Richard Riess, Ivan Sabourin, Brian Schmidt, and Judy Schmidt, appealed the Conditional Use Order DCU 180257/2026B, and after Notice, the appeal was heard on September 16, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee is of the opinion that, subject to the conditions imposed, if any, this Appeal Order meets the statutory criteria as outlined in Section 254 and 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; and

(c) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. All reasonable terms are being made so that it does fit in properly with this neighborhood. I will be removing condition 5 that the sign be allowed, I'm going to strike that so that it is not allowed which is consistent with what the applicant has said is the neighborhoods issue.

ORDER:

The Appeal Committee orders that the appeal is dismissed and that Conditional Use Order DCU 180257/2026B dated July 27, 2026, is cancelled, and a Conditional Use is approved on "the land" to permit a personal service use (Esthetician) on the premises to establish as a Home-based business – major use,

Subject to the following conditions(s) necessary to ensure conformity with the statutory criteria of The City of Winnipeg Charter:

1. That, the hours of personal service for the Esthetician at the premises shall be limited to between 9:00 am. & 4:00 p.m. Monday to Friday.

2. That, the operators of the home-based business must be residents of the dwelling unit where the home-based business is being conducted.

3. That, the home-based business granted by this order shall operate by appointment only, with a maximum of one (1) clients on the premises at a time.

4. That, there shall be no non-resident employees on the premises.

5. That, the Conditional Use granted by this order to permit an Esthetician providing a personal service as a home-based business on the premises shall terminate on July 24th, 2028.

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

DATE OF ORDER: September 17, 2026

CERTIFIED BY:



Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeals:

Douglas McGregor

In Opposition to the Appeals:

Russell William

For Information on the Appeals:

Nil

For the City:

D. Kane, Development Planning Officer, Planning, Property and Development Department

EXHIBITS FILED FOR DCU 180257A/2026B

1. Order DCU 180257/2026B dated July 27, 2026
2. Notice of Appeal filed by Brian and Judy Schmidt, received August 5, 2026
3. Notice of Appeal filed by Steve Kroft, received August 6, 2026
4. Notice of Appeal filed by Jean Carter and Richard Riess, received August 7, 2026
5. Notice of Appeal filed by Gerry and Barbara Price, received August 7, 2026
6. Notice of Appeal filed by James and Marilyn Ferguson, received August 7, 2026
7. Notice of Appeal filed by Ivan Sabourin and Diane Marius, received August 10, 2026
8. Notification of Public Hearing dated September 31, 2026
9. Manitoba Status of Title 3392697/1
10. Letter of authorization dated June 4, 2026 from William Russell and Giovanna Minenna to William Russell
11. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
12. Plans, Sheets 1 to 3 inclusive, for File DCU 180257/2026B dated June 24, 2026
13. Report from the Urban Planning Division dated July 3, 2026
14. Inspection Report
15. Communication dated September 15, 2026, from Douglas McGregor in support of the appeal

Exhibit "13" referred to in File DCU 180257A/2026B

PLANNING ADMINISTRATIVE REPORT

Title: DCU 26-180257\B – 1102 Wellington Cres

Issue: For consideration of a Conditional Use for a personal service (Esthetician) operating as a home-based business.

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 for a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit a personal service use (Esthetician) on the premises to establish as a Home-based business - major use.

Subject to the following condition(s):

1) That, the hours of personal service for the Esthetician at the premises shall be limited to between 9:00 am. & 4:00 p.m. Monday to Friday.
2) That, the operators of the home-based business must be residents of the dwelling unit where the home-based business is being conducted.
3) That, the home-based business granted by this order shall operate by appointment only, with a maximum of one (1) clients on the premises at a time.
4) That, there shall be no non-resident employees on the premises.
5) That, there shall be no exterior indication of the home-based business except for one (1) non-illuminated identification sign maximum 2 square feet (0.6 square metres) in area.
6) That, the Conditional Use granted by this order to permit an Esthetician providing a personal service as a home-based business on the premises shall terminate on July 24th, 2028.

REASON FOR THE REPORT

- The applicant is proposing to establish a home-based business, major for an Esthetician with clients attending the premises and requires a Conditional Use per the 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:	**DCU 26-180257\B**
RELATED FILES:	N**/A**
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.631 - (WELLINGTON CRESCENT)
SUBJECT:	For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit a personal service use (Esthetician) on the premises to establish as a Home-based business - major use.
LOCATION:	1102 Wellington Cres
LEGAL DESCRIPTION:	LOT 46 BLOCK 2 PLAN 1643 47/50 ST B LOT 1 PLAN 26947 50 ST B
APPLICANT:	William Russell 403 Churchill Dr Winnipeg, MB R3L 1W2
OWNER:	Giovanna Minenna 1102 Wellington Cres Winnipeg, MB R3N 0A2

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Conditional Use with respect to a property may be approved if the Conditional Use:

(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;

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

SITE DESCRIPTION

- The subject property is located on the corner of Wellington Cres and Waterloo St, in the Wellington Crescent neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 20,444 square feet (1899.3 square metres) in area. The site is currently occupied by a two (2) storey 3,784 square foot single-family dwelling built in 1928 and used as a private residence.
- The subject site is accessed by a driveway from the front street leading to the attached garage.

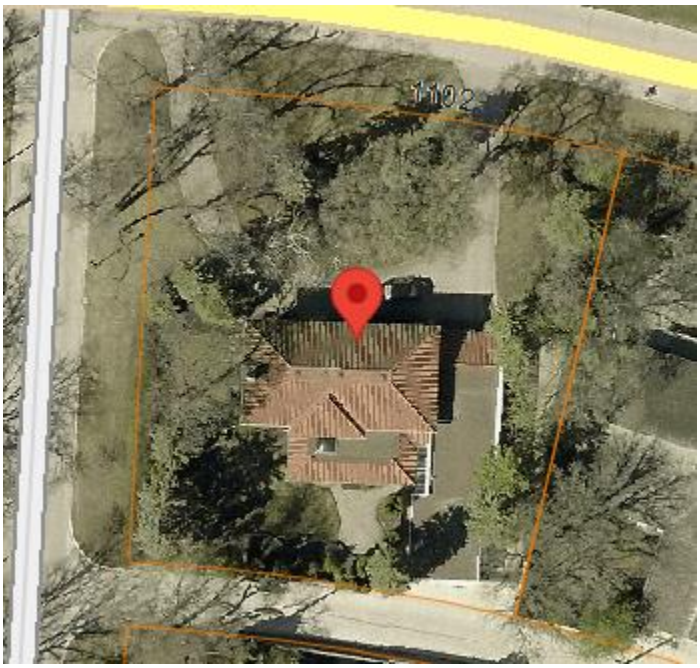


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residential uses zoned “R1-L” Single-family Large

South: Single-family residential uses zoned “R1-L” Single-family Large

East: Single-family residential uses zoned “R1-L” Single-family Large

West: Single-family residential uses zoned “R1-L” Single-family Large



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to establish a home-based business as a Esthetician with clients attending the premises.
- Clients will be by appointment only. No walk-ins will be permitted.
- The applicant provides eyebrow maintenance services.

Reason for the Conditional Use

In the “R1-L” District, a home-based business proposing clients/customers attend the premises is a Conditional Use.

ANALYSIS AND ISSUES

The proposed home-based business having customers/clients attending the premises is a compatible use in a residential district.

The proposed home-based business operates out of one room on the main floor and there is parking available on the existing driveway to accommodate clients without increasing on-street parking demand. In addition, the number of clients permitted on-site is limited to one at a time, and the hours of operation are restricted to 9:00 am – 4:00 pm Monday to Friday through the Conditional Use Order. This helps ensure the business remains secondary to the residential use and minimizes impacts on the surrounding neighbourhood. The Order is also subject to an expiry date, allowing the use to be reviewed should any compatibility issues arise.

However, due to the nature of the home-based business, it is recommended that the home-based business should be limited to a two (2) year period to monitor its operation and effect.

CONDITIONS OF APPROVAL

1) That, the hours of personal service for the Esthetician at the premises shall be limited to between 9:00 am. & 4:00 p.m. Monday to Friday.
2) That, the operators of the home-based business must be residents of the dwelling unit where the home-based business is being conducted.
3) That, the home-based business granted by this order shall operate by appointment only, with a maximum of one (1) clients on the premises at a time.
4) That, there shall be no non-resident employees on the premises.
5) That, there shall be no exterior indication of the home-based business except for one (1) non-illuminated identification sign maximum 2 square feet (0.6 square metres) in area.
6) That, the Conditional Use granted by this order to permit an Esthetician providing a personal service as a home-based business on the premises shall terminate on July 24th, 2028.

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, it provides an additional range of commercial services and amenities within walking distance to meet daily needs.

(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, due to the small scale and limited operation times there will be no adverse effect upon the adjacent properties or neighbourhood.

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

In that, there are many similar home-based businesses of this nature approved throughout residential neighbourhoods without disruption to the neighbourhood.

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

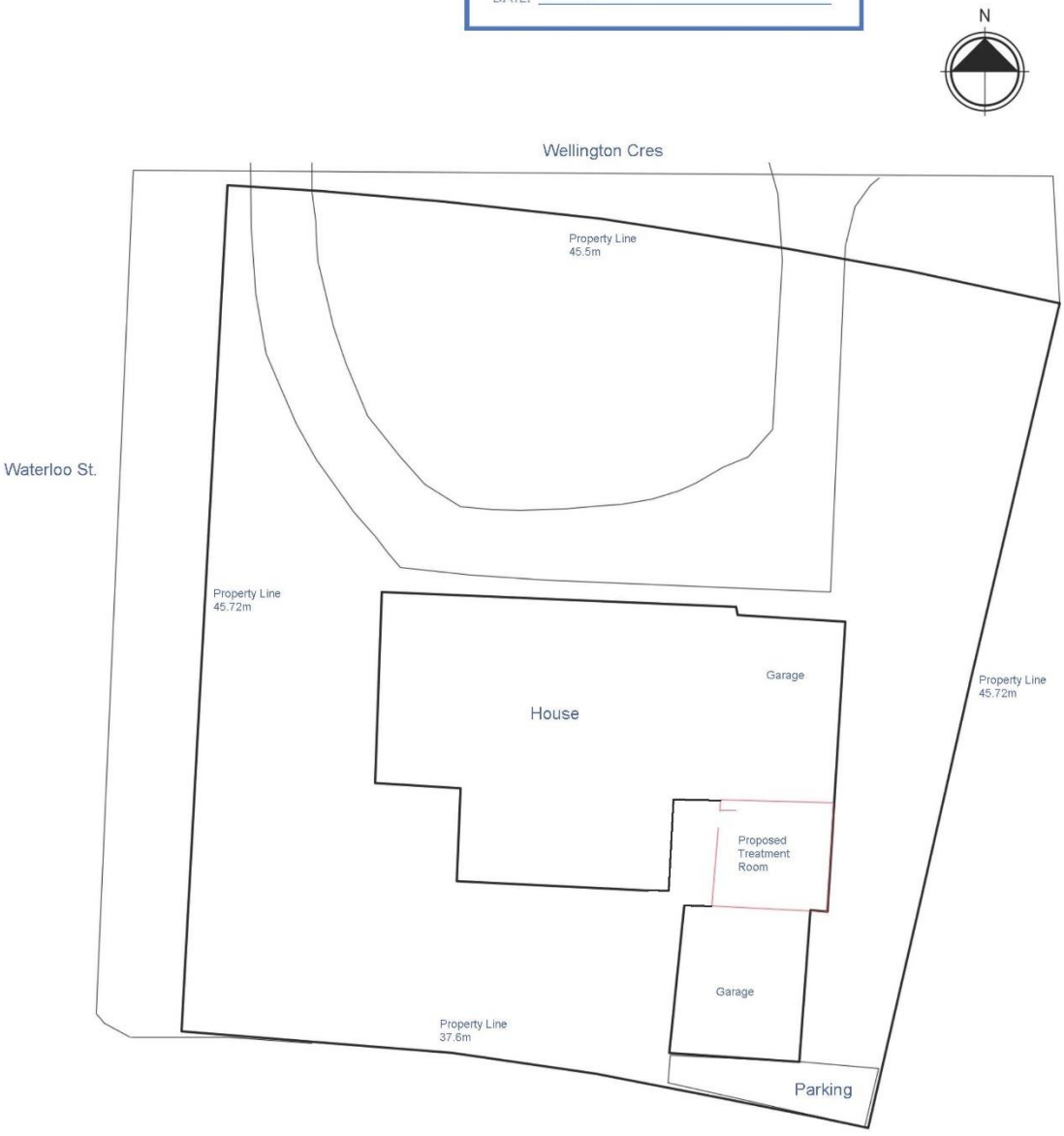
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Donna Kane
Date:	Friday, July 3, 2026
File No.	DCU 26-180257\B

Exhibit “12” referred to in File DCU 180257A/2026B

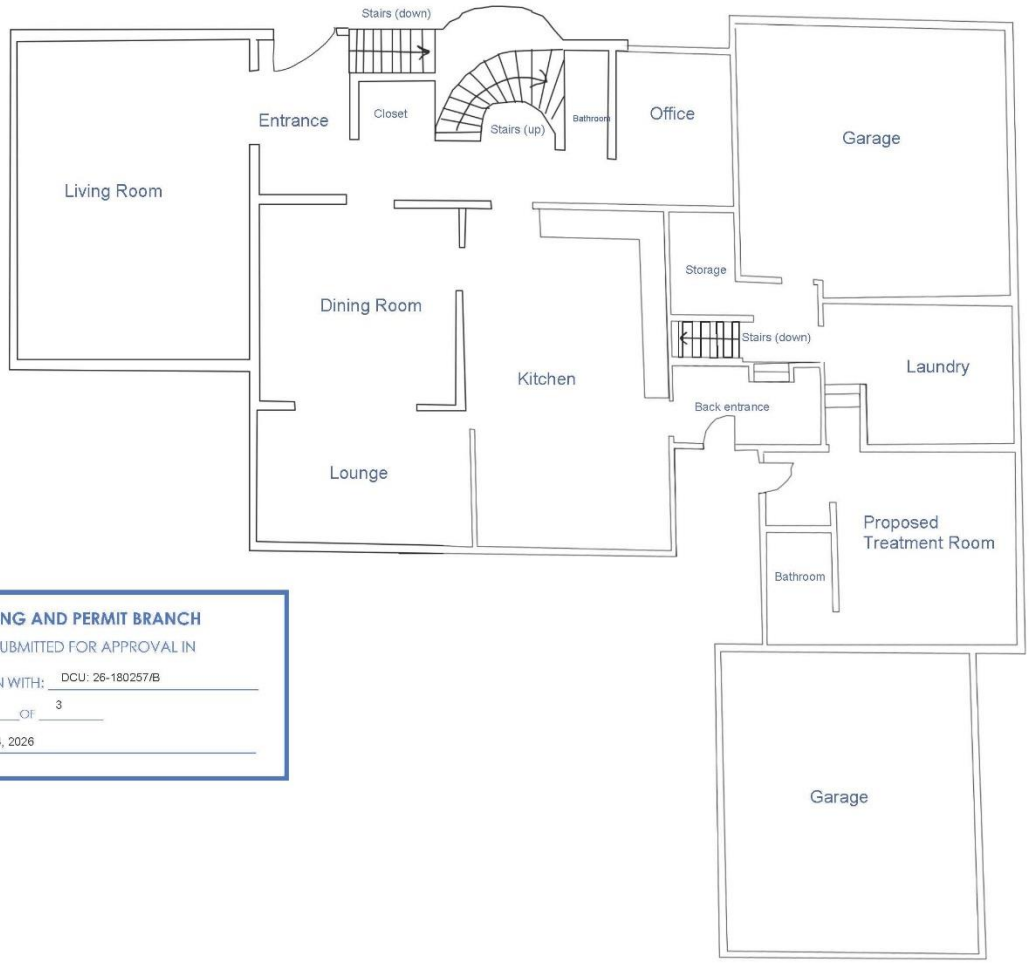
Site Plan
1102 Wellington Cres
Lot 46, Block 2, Plan 1643
22,444 sqft

No new strucures proposed

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DCU: 26-180257/B
SHEET # 1 OF 3
DATE: June 24, 2026



Floorplan - Main Level
1102 Wellington Cres



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

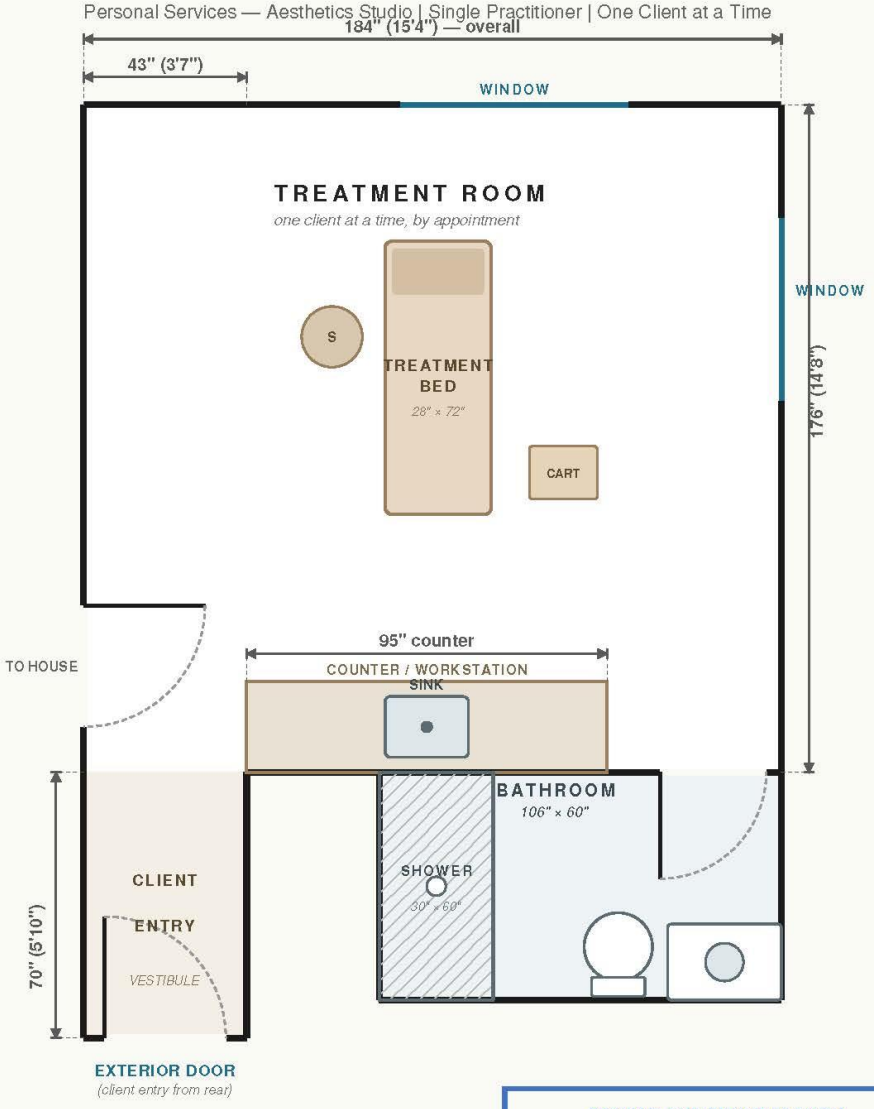
CONNECTION WITH: DCU: 26-180257/B

SHEET # 2 OF 3

DATE: June 24, 2026

FLOOR PLAN — HOME-BASED BUSINESS

Personal Services — Aesthetics Studio | Single Practitioner | One Client at a Time



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DCU: 26-180257/B

SHEET # 3 OF 3

DATE: June 24, 2026

LEGEND

Exterior wall — Interior wall — Window — Door swing

N

SCALE

0 — 2.5 ft — 5 ft (60")

All dimensions in inches, measured by owner. Drawing for City of Winnipeg home-based business application. Not for construction.

Exhibit "7" referred to in File DCU 180257A/2026B

From: ivan sabourin
Sent: Monday, August 10, 2026 2:09 PM
Subject: Formal notice of apeal - DCU 26-180257B

Re: Conditional Use Application / Home-Based Business Approval
Application No. DCU 26-180257B
Subject Property: 1102 Wellington Crescent

To the City Clerk and Members of the Appeal Committee,

Please accept this letter as a formal notice of appeal regarding the recent conditional approval granted for a home-based business at 1102 Wellington Crescent.

As neighbouring property owners residing at , we are writing to express our concern regarding this application. Under Subsection 247(3) of *The City of Winnipeg Charter*, a conditional use approval must not create a substantial adverse impact on safety, traffic, or convenience, and must remain strictly compatible with the surrounding neighbourhood. This approved commercial operation fails to satisfy these statutory requirements for the following critical reasons:

1. Severe Impact on Traffic and Pedestrian Safety (Designated Active Transportation Route)
The subject property is located directly on Wellington Crescent, a roadway designated by the City of Winnipeg as a seasonal Sunday/Holiday Bicycle Route and Active Transportation Greenway (restricted to local motor vehicle traffic for two full months during the summer, as well as weekends throughout spring and fall).
During these months, this street experiences non-motorized traffic—including cyclists, families with strollers, children, and pedestrians. Introducing a commercial operation that draws non-local client vehicles and delivery traffic directly compromises the dedicated safety purpose of this greenway.

2. Incompatibility with Neighbourhood Aesthetics & Proposed Commercial Signage
Visual Intrusion of Proposed Signage: The applicant's proposed commercial signage is completely out of character for this street. In a quiet, established, single-family residential neighbourhood, prominent or commercial-style signage introduces an obvious visual intrusion. It alters the streetscape and gives the property an overt commercial presence that clashes with the surrounding homes.
Disruption of Residential Integrity: This is a quiet, low-density residential neighbourhood characterized by peaceful living. Introducing external commercial branding alongside client-attracting activities undermines the residential distinction of our street and sets a concerning precedent for commercial encroachment.

Given the tangible risks to vulnerable road users on a city-designated bike route, the visual intrusion of commercial signage, and the clear physical incompatibility of this business within

our quiet residential setting, we respectfully request that the Appeal Committee grant this appeal and reverse the approval of Development Application No. DCU 26-180257B.

Thank you for your time and consideration of this matter.
Sincerely,

Ivan Sabourin and Diane Marius

Exhibit “6” referred to in File DCU 180257A/2026B

From: James Ferguson
Sent: Friday, August 7, 2026 3:39 PM
Subject: Re: File DCU 26-180257B

Attention: Donna Kane - for distribution
We are residents and owners of a home at and wish to be put on record of our opposition and request to appeal File DCU 26-180257B permitting a place of business at 1102 Wellington Crescent.

Our reasons for appeal and opposition are as follows:

Firstly, allowing this conditional use will set a precedent for commercial businesses to operate on one the most beautiful RESIDENTIAL streets and neighborhoods in Winnipeg. Any suggestion of commercialization in this specific location, one which is absolutely 100% residential in its designation, is problematic in terms of what the area stands for. We live with the many restrictions imposed by the City on this Steet. We can't operate vehicles during the summer and endure the 30 km/hr speed limit on Wellington Crescent when traffic IS permitted. This is intended to create a recreation area for everyone. It entirely inconsistent with allowing businesses to operate.

Secondly, the conditional use allows for signage advertising the business.

Thirdly, there is no way to enforce restrictions on the number of customers or where they park.

Fourthly, for this condition use to be allowed, establishes a precedent for every other business.

Finally, we rely on our City Council to protect the integrity and plan that exists. There are many opportunities for business on Academy Road, a mere block away. Please bring some sensibility to what is appropriate and what isn't.

Respectfully submitted,

James A. Ferguson K.C.
Marilyn Ferguson

Exhibit “5” referred to in File DCU 180257A/2026B

From: Gerry Price
Sent: Friday, August 7, 2026 1:08 PM
Subject: RE: File DCU 26-180257B

Attention: Donna Kane
Good afternoon,

We have lived at since 1998, and prior to that lived on Niagara Street where our children grew up.

We are surprised and shocked to hear that the city is considering permitting a business venture c/w signage to operate at 1102 Wellington Crescent, a historical residential street in a historical residential neighborhood. Working at home with no signage and no visible evidence of the work being done is one thing; permitting a business c/w signage on Wellington Crescent is detrimental to the residential nature of a landmark residential street.

The email from Richard Riess and Jean Carter below describes our concern perfectly. You must not permit this change in use to happen for a residence on Wellington Crescent.

We trust that the folly of this change in use will be recognized by the city and not allowed to happen, not only for this individual case, but also as a precedent for what might happen in the long run.

Thank you for your attention to our concerns.

Gerry and Barbara Price

From: Rick Riess
Sent: August 7, 2026 12:21 PM
Subject: File DCU 26-180257B

Attention: Donna Kane
Good day. We live at and we would like to voice our concerns with respect to File DCU 26-180257B permitting a place of business at 1102 Wellington Crescent.

We have read the conditions of the application and we would like to voice some of our objections. Our biggest concern is the precedence setting nature of allowing a commercial business to operate on one the most beautiful RESIDENTIAL streets and sneighborhoods in Winnipeg. Any hint of commercialization in this specific location, one which is absolutely 100% residential in its designation, is problematic in terms of the slippery slope nature of any potential commercial creep in the area. We are specifically opposed to allowing any commercial signage of any size promoting or identifying the business. This is completely inconsistent with the feel and identity of the area and establishes a very dangerous precedent.

Allowing any business to operate on this portion of Wellington Crescent seems inconsistent with the City’s decision to prohibit traffic and impose a 30 km/hr speed limit on Wellington Crescent when

traffic IS permitted. This also seems inconsistent in the goal of the city to promote a park like neighbourhood atmosphere, unless it is of an invisible scale.

Any hint of commercialism on these purely residential streets does not sit well if it could be used by someone in future as a precedent. There must absolutely be no consideration for any kind of commercialism. I am sure there are many people that quietly do their work with their clientele from their homes in some small ways without any commercial signage.

Thank you in advance for your consideration
Jean Carter
Richard Riess

Exhibit “4” referred to in File DCU 180257A/2026B

From: Rick Riess
Sent: Friday, August 7, 2026 12:21 PM
Subject: File DCU 26-180257B

Attention: Donna Kane
Good day. We live at and we would like to voice our concerns with respect to File DCU 26-180257B permitting a place of business at 1102 Wellington Crescent.

We have read the conditions of the application and we would like to voice some of our objections. Our biggest concern is the precedence setting nature of allowing a commercial business to operate on one the most beautiful RESIDENTIAL streets and sneighborhoods in Winnipeg. Any hint of commercialization in this specific location, one which is absolutely 100% residential in its designation, is problematic in terms of the slippery slope nature of any potential commercial creep in the area. We are specifically opposed to allowing any commercial signage of any size promoting or identifying the business. This is completely inconsistent with the feel and identity of the area and establishes a very dangerous precedent.

Allowing any business to operate on this portion of Wellington Crescent seems inconsistent with the City’s decision to prohibit traffic and impose a 30 km/hr speed limit on Wellington Crescent when traffic IS permitted. This also seems inconsistent in the goal of the city to promote a park like neighbourhood atmosphere, unless it is of an invisible scale.

Any hint of commercialism on these purely residential streets does not sit well if it could be used by someone in future as a precedent. There must absolutely be no consideration for any kind of commercialism. I am sure there are many people that quietly do their work with their clientele from their homes in some small ways without any commercial signage.

Thank you in advance for your consideration
Jean Carter
Richard Riess

Exhibit “3” referred to in File DCU 180257A/2026B

From: Steve Kroft
Sent: Thursday, August 6, 2026 5:55 PM
Subject: File: DCU 26 - 180257B

Hello. I reside at . I am writing to express my concern regarding the file referenced above, permitting a place of business in a residential home on Wellington Crescent.

I have read the conditions and while I am not terribly concerned with the application given those conditions, the one item I am strongly opposed to is allowing a sign of any size promoting or identifying the business. This is completely inconsistent with the feel and identity of the area, and establishes a very dangerous precedent.

Allowing any business to operate on this portion of Wellington Crescent further seems inconsistent with the City’s decision to prohibit traffic on the street and impose a 30 km/hr speed limit when traffic IS permitted. What is the City’s objective? To promote walking and a neighbourhood atmosphere, or allow commercial activity?

Again, I am opposing the decision on account of the signage. Were that removed, I would not be raising an objection given the restrictions.

Thank you.

Steve

_____
Steve Kroft

Exhibit “2” referred to in File DCU 180257A/2026B

Dear City of Winnipeg Clerk,

RE: DCU26-180257\B 1102 Wellington Crescent.

The owners of 1102 Wellington Crecent wish to run a esthetician service from their home. We live in the neighborhood and do not object to the business if operated according to the criteria set in the Conditional Use Order, with one exception.

We object to the plan to place a business sign on the property.

There are no business signs on Wellington Crescent from Academy to Assiniboine Park nor on any other properties on the side streets in the area. Our residential area is a special jewel for the City of Winnipeg. It is a place for walkers, baby strollers, cyclists and runners who want to enjoy the natural beauty, serenity and classical character of the area. It deserves preservation. The City of Winnipeg has already made efforts to preserve and enhance the unique qualities of the Wellington Crescent neighborhood by abolishing vehicular traffic. Commercialization of the area, even in a small way, by allowing business signs on private properties is a step in the wrong direction.

Surely there are many other ways (and likely more effective ways) to advertise the business instead of putting a sign on their property.

Thank you for giving this matter your attention.

Brian and Judy Schmidt

Exhibit “1” referred to in File DCU 180257A/2026B

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

CONDITIONAL USE ORDER

DCU 26-180257/B

APPLICANT:	WILLIAM RUSSELL 403 CHURCHILL DR Winnipeg, MB, R3L 1W2 CANADA
PREMISES AFFECTED:	1102 Wellington Crescent
LEGAL DESCRIPTION:	LOT 46 BLOCK 2 PLAN 1643 47/50 ST B LOT 1 PLAN 26947 50 ST B hereinafter called "the land".
PROPERTY ZONED:	R1-L Mature Communities PDO-1 Mature Communities PDO-1
ZONING ATLAS SHEET:	AB21

NATURE OF APPLICATION:

For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit a personal service use (Esthetician) on the premises to establish as a Home-based business - major use.

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

C.W. Charter Section 254 and Subsection 247(3)

ORDER:

RE: 1102 Wellington Crescent

The Director of Planning, Property and Development Department hereby orders that to permit a personal service use (Esthetician) on the premises to establish as a Home-based business - major use. **is Approved with Condition(s)** on "the land", 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, the hours of personal service for the Esthetician at the premises shall be limited to between 9:00 am. & 4:00 p.m. Monday to Friday.
2) That, the operators of the home-based business must be residents of the dwelling unit where the home-based business is being conducted.
3) That, the home-based business granted by this order shall operate by appointment only, with a maximum of one (1) clients on the premises at a time.
4) That, there shall be no non-resident employees on the premises.
5) That, there shall be no exterior indication of the home-based business except for one (1) non-illuminated identification sign maximum 2 square feet (0.6 square metres) in area.
6) That, the Conditional Use granted by this order to permit an Esthetician providing a personal service as a home-based business on the premises shall terminate on July 24th, 2028.

DATE OF ORDER: July 27, 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 August 10, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Conditional Use Order DCU 26-180257/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 204-947-3452
Email: clk-appeals@winnipeg.ca