Minutes – Appeal Committee – September 16, 2026

PUBLIC HEARINGS

Item No. 2 Appeal – Conditional Use – 5 Silver Sage Crescent (St. Vital Ward) File DCU 191395A/2026B

COMMITTEE DECISION:

Due to a tie vote, in accordance with Rule 54 of The Procedure By-law No. 50/2007, the appeal is denied.

Accordingly, the July 31, 2026 decision of the Director of Planning, Property and Development to approve a Conditional Use to permit on "the land" a Naturopathic Practitioner providing a personal service on the premises to establish as a home-based business,

subject to the following conditions:

1. That, the hours of personal service for the Naturopathic Practitioner at the premises shall be limited to between 9:00 am to 5:00 pm Monday to Friday, inclusive.

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 a Naturopathic Practitioner providing a personal service as a home-based business on the premises shall terminate on August 5th, 2028.

remains in effect.

DECISION MAKING HISTORY:

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

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

Carried

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

Carried

Moved by Councillor Santos,
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. We as a city should be trying to support small businesses. We heard from the applicant that they just graduated and that they can't afford a commercial space or partnership and would like to try this out for the first two years. I am empathetic to that.

2. But also wanting to understanding the resident concerns about the parking scenarios, and would be wanting to reduce the hours from 5 to 3 pm to at least alleviate some of that pressure from the congestion from school drop offs.

DECISION MAKING HISTORY (continued):

The motion was put and in view of a tie vote, was declared lost in accordance with Rule 54 of The Procedure By-law No. 50/2007.

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

Carried

Winnipeg

THE CITY OF WINNIPEG
CONDITIONAL USE APPEAL ORDER
APPEAL COMMITTEE

DCU 191395A/2026B

Before:	Appeal Committee Councillor Duncan, Chairperson Councillor Browaty Councillor Dobson Councillor Santos
Hearing	September 16, 2026 Council Building, 510 Main Street
Applicant	Shahbaaz Singh
Premises Affected	5 Silver Sage Crescent
Legal Description	LOT 1 BLOCK 2 PLAN 52540 RCMP, hereinafter called "the land"
Property Zoned	"R1-M" (Residential Single-Family – Medium)
Nature of the Application	For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit Naturopathic Practitioner providing a personal service on the premises to establish as a home-based business.

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

The Director of Planning, Property and Development approved a Conditional Use, File DCU 191395/2026B to Shahbaaz Singh, for the premises located at 5 Silver Sage Crescent, to permit on "the land" a Naturopathic Practitioner providing a personal service on the premises to establish as a home-based business, subject to the following condition(s):

1. That, the hours of personal service for the Naturopathic Practitioner at the premises shall be limited to between 9:00 am to 5:00 pm Monday to Friday, inclusive.

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 a Naturopathic Practitioner providing a personal service as a home-based business on the premises shall terminate on August 5th, 2028.

Pursuant to the provisions of The City of Winnipeg Charter, Draper Houston and Matthew Wiebe appealed the Conditional Use Order DCU 191395/2026B, and after Notice, the appeal was heard on September 16, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee voted on the question of whether the appeal of the Conditional Use meets the statutory criteria as outlined in Section 254 and Subsection 247(3) of The City of Winnipeg Charter (listed below):

(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.

The result was a tie vote. Section 54 of The Procedure B-law No. 50/2007 provides that a question on which there is a tie vote is deemed to be lost. Since the resulting deemed decision was that the criteria on the appeal have not been met, the Conditional Use may be approved.

Therefore, the appeal of the Director of Planning, Property and Development's decision to approve the Conditional Use was denied.

ORDER:

Due to a tied vote, in accordance with Rule 54 of The Procedure By-law. No. 50/2007, the appeal was denied.

Accordingly, Conditional Use Order DCU 191395/2026B dated July 31, 2026, remains in effect.

DATE OF ORDER: September 17, 2026

CERTIFIED BY:



Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeals:

Draper Houston

In Opposition to the Appeals:

Subhaag Kaur
Gurinder Kaur Gill
Mandeep Singh
Shahbaaz Singh
Harmandeep Singh Brar

For Information on the Appeals:

Nil

For the City:

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

EXHIBITS FILED FOR DCU 191395A/2026B

1. Order DCU 191395/2026B dated July 31, 2026
2. Notice of Appeal filed by Draper Houston, received August 12, 2026
3. Notice of Appeal filed by Matthew Wiebe, received August 14, 2026
4. Notification of Public Hearing dated February 31, 2026
5. Manitoba Status of Title 3326042/1
6. Letter of authorization dated June 23, 2026 from Angrej Singh and Rajvir Kaur to Shahbaaz Singh
7. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
8. Caveat 419537911
9. Plans, Sheets 1 to 2, for File DCU 191395/2026B dated July 16, 2026
10. Report from the Urban Planning Division dated July 21, 2026
11. Inspection Report
12. Communication dated September 15, 2026, from Gurinder Kaur Gill in opposition to the appeal
13. Communication dated September 15, 2026, from Harmandeep Singh Brar in opposition to the appeal
14. Communication dated September 15, 2026, from Subhaag Kaur in opposition to the appeal
15. Communication dated September 15, 2026, from Mandeep Singh in opposition to the appeal

Exhibit "10" referred to in File DCU 191395A/2026B

PLANNING ADMINISTRATIVE REPORT

Title: DCU 26-191395\B – 5 Silver Sage Cres

Issue: For consideration of a Conditional Use for a personal service (Naturopathic Practitioner) 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 Naturopathic Practitioner providing a personal service on the premises to establish as a home-based business.

Subject to the following condition(s):

1) That, the hours of personal service for the Naturopathic Practitioner at the premises shall be limited to between 9:00 am to 5:00 pm Monday to Friday, inclusive.
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 a Naturopathic Practitioner providing a personal service as a home-based business on the premises shall terminate on August 5th, 2028.

REASON FOR THE REPORT

- The applicant is proposing to establish a home-based business, major for a Naturopathic Practitioner 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 26-191395\B**
RELATED FILES:	N**/A**
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.553 - (SAGE CREEK)
SUBJECT:	For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit Naturopathic Practitioner providing a personal service on the premises to establish as a home-based business.
LOCATION:	5 Silver Sage Cres
LEGAL DESCRIPTION:	LOT 1 BLOCK 2 PLAN 52540 RCMP
APPLICANT:	Shahbaaz Singh 5 Silver Sage Cres Winnipeg, MB R3X 0K3
OWNER:	Rajvir Kaur 5 Silver Sage Cres Winnipeg, MB R3X 0K3

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 Silver Sage Cres and Edward Turner Dr, in the Sage Creek neighbourhood of the St Vital ward.
- The subject site is 6,233 square feet (579 square metres) in area. The site is currently occupied by a two (2) storey 2,636 square foot single-family dwelling built in 2013 and used as a private residence.
- The subject site is accessed by a driveway leading from Silver Sage Cres 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-M” Single-family Medium

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

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

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

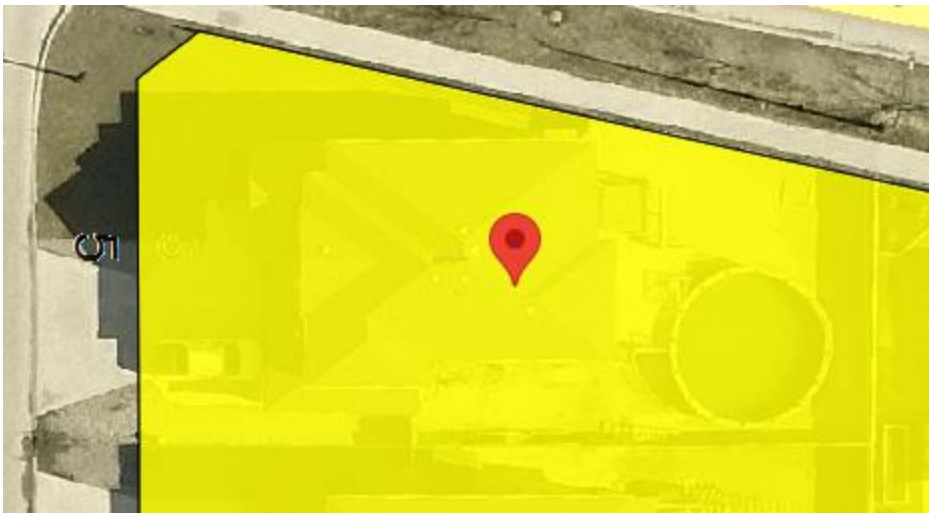


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

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

Reason for the Conditional Use

In the "R1-M" District, a home-based business proposing to establish having 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 the basement and there is parking available on the existing driveway.

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 Naturopathic Practitioner at the premises shall be limited to between 9:00 am to 5:00 pm Monday to Friday, inclusive.
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 a Naturopathic Practitioner providing a personal service as a home-based business on the premises shall terminate on August 5th, 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 the City 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.

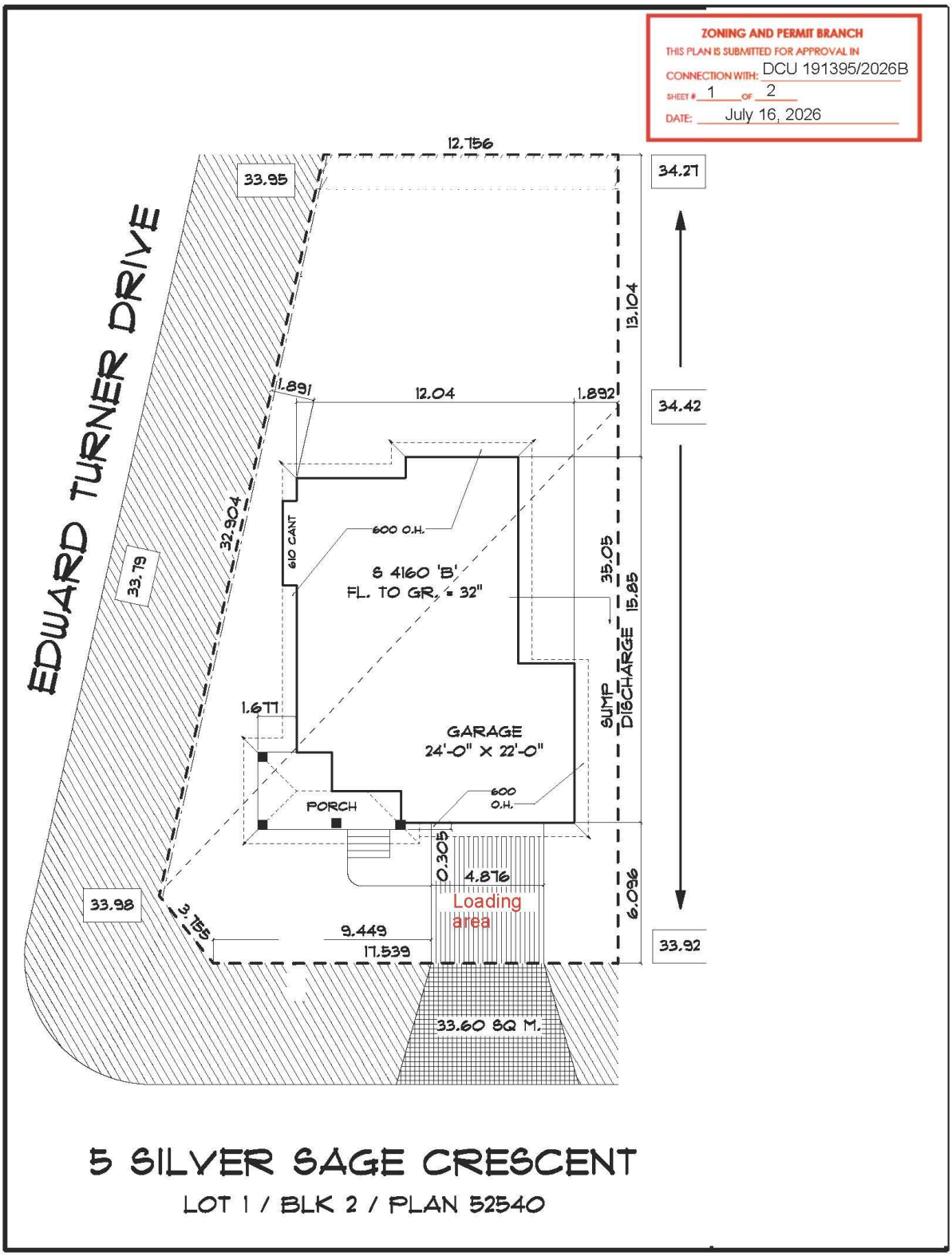
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

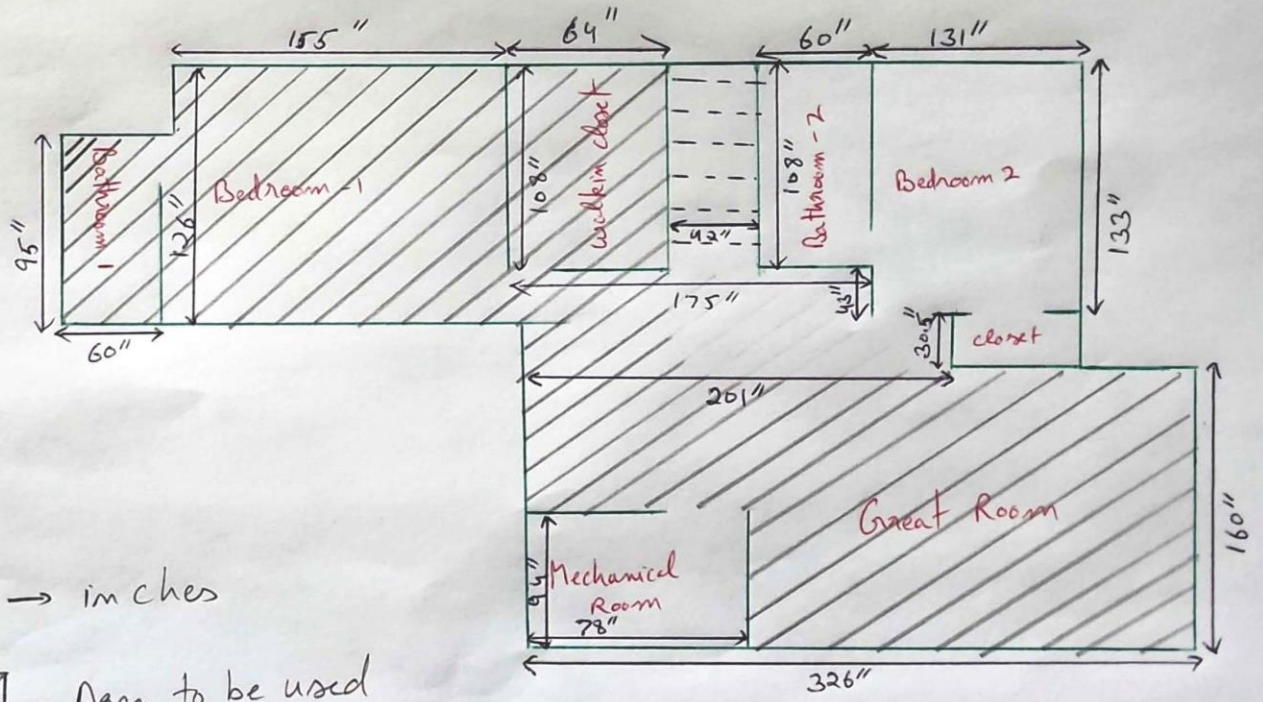
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Donna Kane
Date:	Tuesday, July 21, 2026
File No.	DCU 26-191395\B

Exhibit “9” referred to in File DCU 191395A/2026B



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DCU 191395/2026B
SHEET # 2 OF 2
DATE: July 16, 2026

5 silver Sage Crescent
Floor Plan of the basement



" → inches

→ Area to be used

Exhibit “3” referred to in File DCU 191395A/2026B

Hello,

I would like to submit my opposition to this conditional use permit.

I live on this street with my family including children ages 8 and 11.

I strongly oppose this for several reasons.

First, this is a residential street, not designed for commercial use or traffic. When people purchased a house on a closed street such as this, they did it with the expectation of a residential neighbourhood and subjecting us to commercial use after the fact is completely inappropriate.

Secondly, the corner this house is on has a lot of cross traffic is a a blind corner onto the street silver sage cres. Adding more traffic and parked cars will be a hazard for all residents. Our street has very little parking and is nearly always full with residents vehicles as it is.

Thirdly, this house consistently uses up their entire driveway and nearby street parking. Attached is a photo from today where they have 5 vehicles in their driveway and are using the street in front of their house as well. This is typical for this house. They have also on many occasions parked commercial semi trucks in their driveway demonstrating a lack of respect for neighbours and by-laws.

Fourth, this house is next to a bus stop for school busses and increasing traffic and parking in the area with drivers unfamiliar with the street will pose an undue hazard to these children, including my own.

Please reject this conditional use permit on the basis of safety and inappropriate use in a residential area.

Matthew Wiebe 

Exhibit “2” referred to in File DCU 191395A/2026B

August 12, 2026

Appeal Committee
City Clerk’s Department
City of Winnipeg
510 Main Street
Winnipeg, Manitoba R3B 1B9

Re: Appeal of Conditional Use Order 26-191395/B — 5 Silver Sage Crescent

Dear Members of the Appeal Committee:

I am writing to appeal the approval of Conditional Use application 26-191395/B, which would permit a naturopathic practitioner providing personal services to operate a home-based business at 5 Silver Sage Crescent.

I am a nearby property owner. I respectfully ask the Appeal Committee to overturn the approval and reject the conditional use.

I have also discussed this application with Bill Keller. Mr. Keller shares these concerns and supports this appeal. He may be contacted to confirm his support.

My objection is not directed at naturopathic practice or the applicant personally. My concern is that operating a client-serving health and personal-service business from this property is not compatible with the residential character of Silver Sage Crescent and may adversely affect neighbouring residents.

Silver Sage Crescent is a residential street intended primarily for people and families living in their homes. A business that regularly brings clients to the property introduces a commercial pattern of activity, including vehicle arrivals and departures, client parking, waiting and related traffic. Even with only one client permitted on the premises at a time, appointments scheduled throughout the day could result in repeated vehicle movements and overlapping arrivals and departures.

The conditions do not establish a maximum number of appointments or clients per day. As written, the order could allow consecutive appointments between 9:00 a.m. and 5:00 p.m., Monday through Friday. The “one client at a time” condition therefore does not adequately limit the cumulative effect of the business on traffic, parking and neighbouring properties.

On-street parking is shared by residents and their visitors. A client-facing business could place additional pressure on the available parking and cause clients to park in front of neighbouring properties. This is particularly concerning if appointments overlap, clients arrive early or an appointment runs longer than expected. The order does not require clients to park on the subject property or demonstrate that adequate off-street parking is available.

The approval could also establish an undesirable precedent for other client-serving businesses on Silver Sage Crescent. If similar applications are approved, the cumulative effect could gradually change the character of the street from residential to mixed residential and commercial use. Each

application must be considered individually, but the broader implications for the neighbourhood should not be overlooked.

I am also concerned about enforcement. Nearby residents should not be responsible for monitoring the number of clients, business hours, appointment practices, signage or residency of the operator. Several of the conditions would be difficult to verify unless a neighbour repeatedly documented activity and submitted complaints after problems occurred.

The fact that the approval expires on August 5, 2028, does not eliminate these concerns. Two years is a significant period for neighbouring residents to experience potential traffic, parking and privacy impacts. It may also create an expectation that the use will be renewed or continued once it has become established.

For these reasons, I respectfully submit that the proposed client-serving business is not appropriate for this residential location and that the existing conditions do not adequately protect neighbouring properties from its potential effects.

I ask the Appeal Committee to:

1. grant this appeal;
2. overturn the approval of Conditional Use Order 26-191395/B; and
3. refuse the proposed conditional use at 5 Silver Sage Crescent.

If the Committee is not prepared to overturn the approval, I ask that it impose stronger conditions, including:

- a firm maximum number of clients per day;
- a requirement that all client parking be accommodated on the subject property;
- a prohibition on clients parking in front of neighbouring properties;
- minimum intervals between appointments to prevent overlapping arrivals and departures;
- no retail sales, group appointments, workshops or commercial deliveries;
- no outdoor waiting area; and
- an earlier formal review if documented parking, traffic or neighbourhood impacts occur.

Thank you for considering this appeal. I request notice of any appeal hearing and the opportunity to appear before the Committee to speak to these concerns.

Sincerely,

Draper Houston

Exhibit “1” referred to in File DCU 191395A/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 26-191395/B

APPLICANT: SHAHBAAZ SINGH
5 SILVER SAGE CRES
Winnipeg, MB, R3X 0K3
Canada
PREMISES AFFECTED: 5 Silver Sage Crescent
LEGAL DESCRIPTION: LOT 1 BLOCK 2 PLAN 52540 RCMP hereinafter called "the land".
PROPERTY ZONED: R1-M
ZONING ATLAS SHEET: J16D3
NATURE OF APPLICATION:

For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit Naturopathic Practitioner providing a personal service on the premises to establish as a home-based business.

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: 5 Silver Sage Crescent

The Director of Planning, Property and Development Department hereby orders that to permit Naturopathic Practitioner providing a personal service on the premises to establish as a home-based business. **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 Naturopathic Practitioner at the premises shall be limited to between 9:00 am to 5:00 pm Monday to Friday, inclusive.
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 a Naturopathic Practitioner providing a personal service as a home-based business on the premises shall terminate on August 5th, 2028.

DATE OF ORDER: July 31, 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 14, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Conditional Use Order DCU 26-191395/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