THE CITY OF WINNIPEG

BY-LAW NO. 38/2026

A By-law of THE CITY OF WINNIPEG to amend the Complete Communities Direction Strategy 2.0 By-law No. 119/2020 to re-designate lands generally located at the addresses commonly referred to as 1390 & 1470 Dugald Road from "Employment Lands – Business Park", "Employment Lands – Core Industrial", and "Employment Lands – General Industrial" to "Major Redevelopment Site" land use policy area.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Complete Communities Direction Strategy 2.0 By-law amended

1 The Complete Communities Direction Strategy 2.0 By-law No. 119/2020 is amended by this By-law.

Map 1 amended

2 Map 1, Map of the Urban Structure, is deleted and replaced with the map attached as Schedule "A" to this by-law.

Map 8 amended

3 Map 8, Map of Major Redevelopment Sites, is deleted and replaced with the map attached as Schedule "B" to this by-law.

Map 12 amended

4 Map 12, Map of Employment Lands, is deleted and replaced with the map attached as Schedule "C" to this by-law.

Section C5 amended

5 Section C5. Major Redevelopment Sites is amended:

(a) by deleting Policy 3.2 and replacing with the following:

Public Markets, Tuxedo Lafarge, and The Waters Urban Village
3.2 Ensure that the Public Markets, Tuxedo Lafarge, and The Waters Urban Village Major Redevelopment Sites accommodate a significant amount of employment uses, and in accordance with policies 3.2 through 3.12 of the General Growth section.

(b) By adding the following immediately after Policy 3.8:

The Waters Urban Village
3.9 Protect the enduring viability and desirability of the employment area surrounding The Waters Urban Village for a range of light-to-heavy industrial

uses by mitigating potential noise-related impacts from adjacent rail and employment operations.

3.9.1 Provide a minimum 100 metre setback from the south and southwest property lines to the wall of any habitable building, as defined in the secondary plan.

3.9.2 Provide a physical buffer at the south and southwest property lines where abutting lands designated as Core Industrial in accordance with the policies of the secondary plan.

3.9.3 Promote other measures to limit noise exposure, such as limitations on outdoor gathering spaces in proximity to the south and southwest property lines and noise attenuating residential construction standards.

RECEIVED FIRST READING this	day of	, 2026;
RECEIVED SECOND READING this	day of	, 202_;
RECEIVED THIRD READING this	day of	, 202_;
DONE AND PASSED this	day of	, 202_.

_____
Mayor

_____
City Clerk

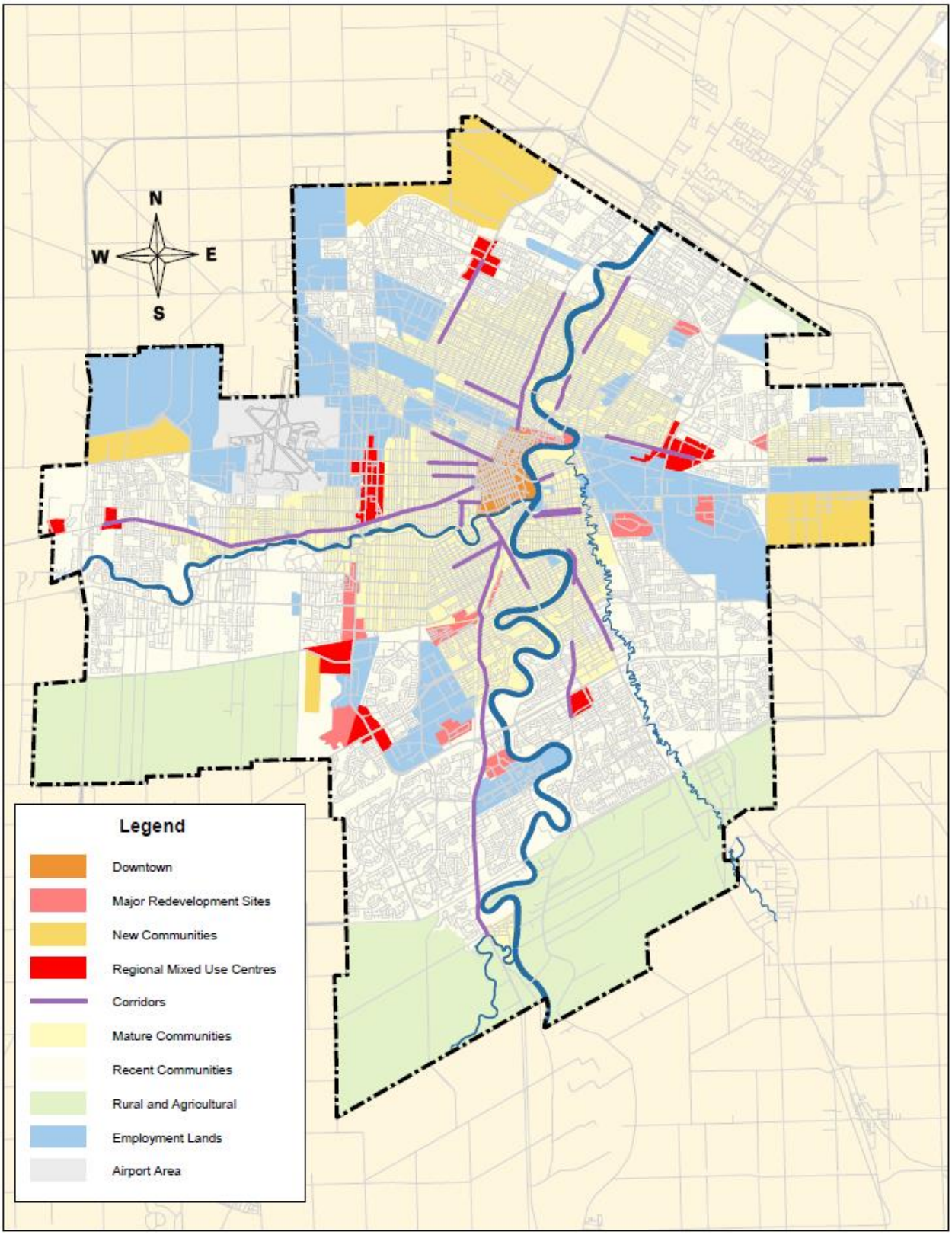
Approved as to content:

_____
Director of Planning, Property
and Development

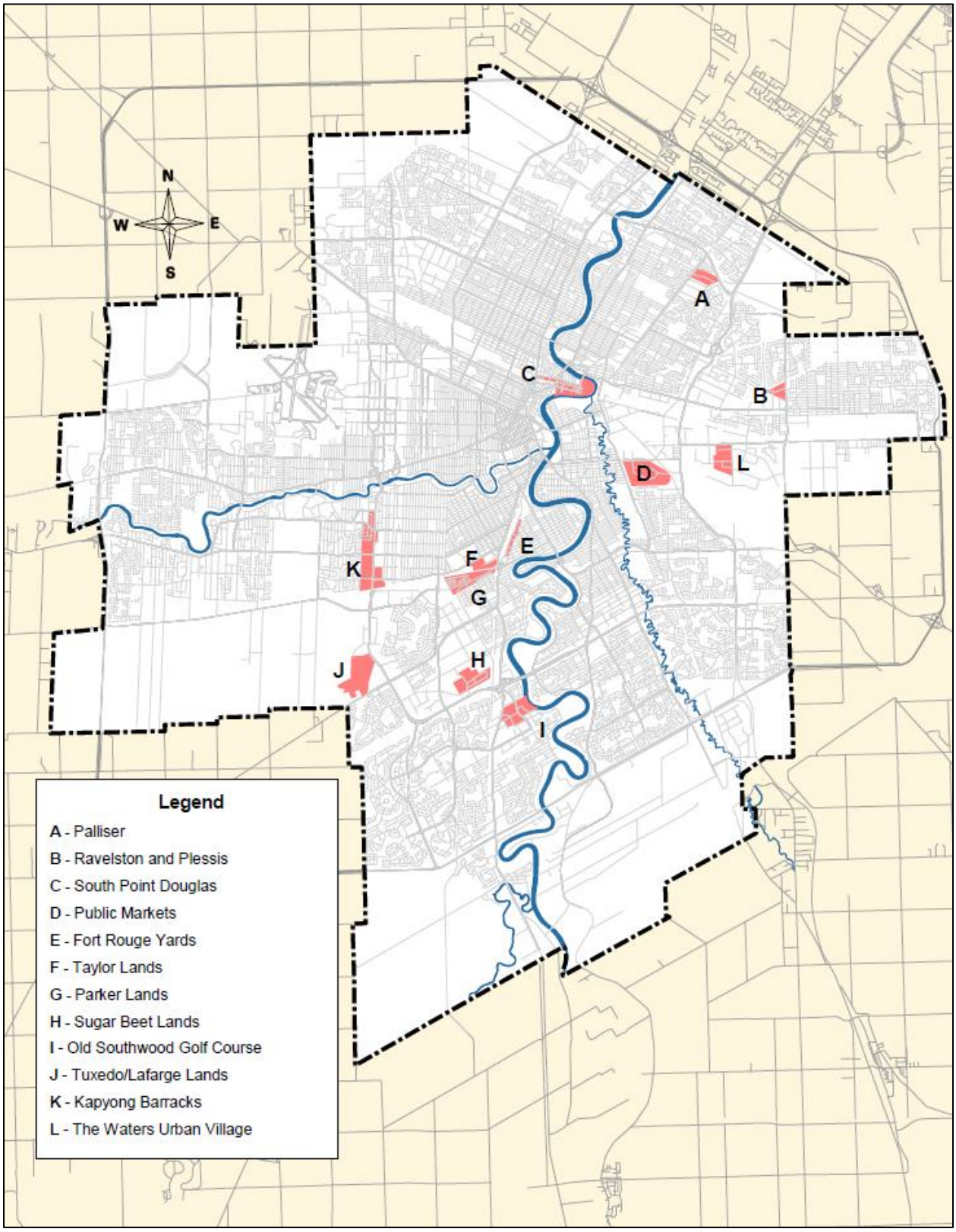
Legally reviewed and certified as to form:

"A. Bellhouse" (June 17, 2026)
for Director of Legal Services
and City Solicitor

SCHEDULE "A"


N
W
E
S
Legend
Downtown
Major Redevelopment Sites
New Communities
Regional Mixed Use Centres
Corridors
Mature Communities
Recent Communities
Rural and Agricultural
Employment Lands
Airport Area

SCHEDULE "B"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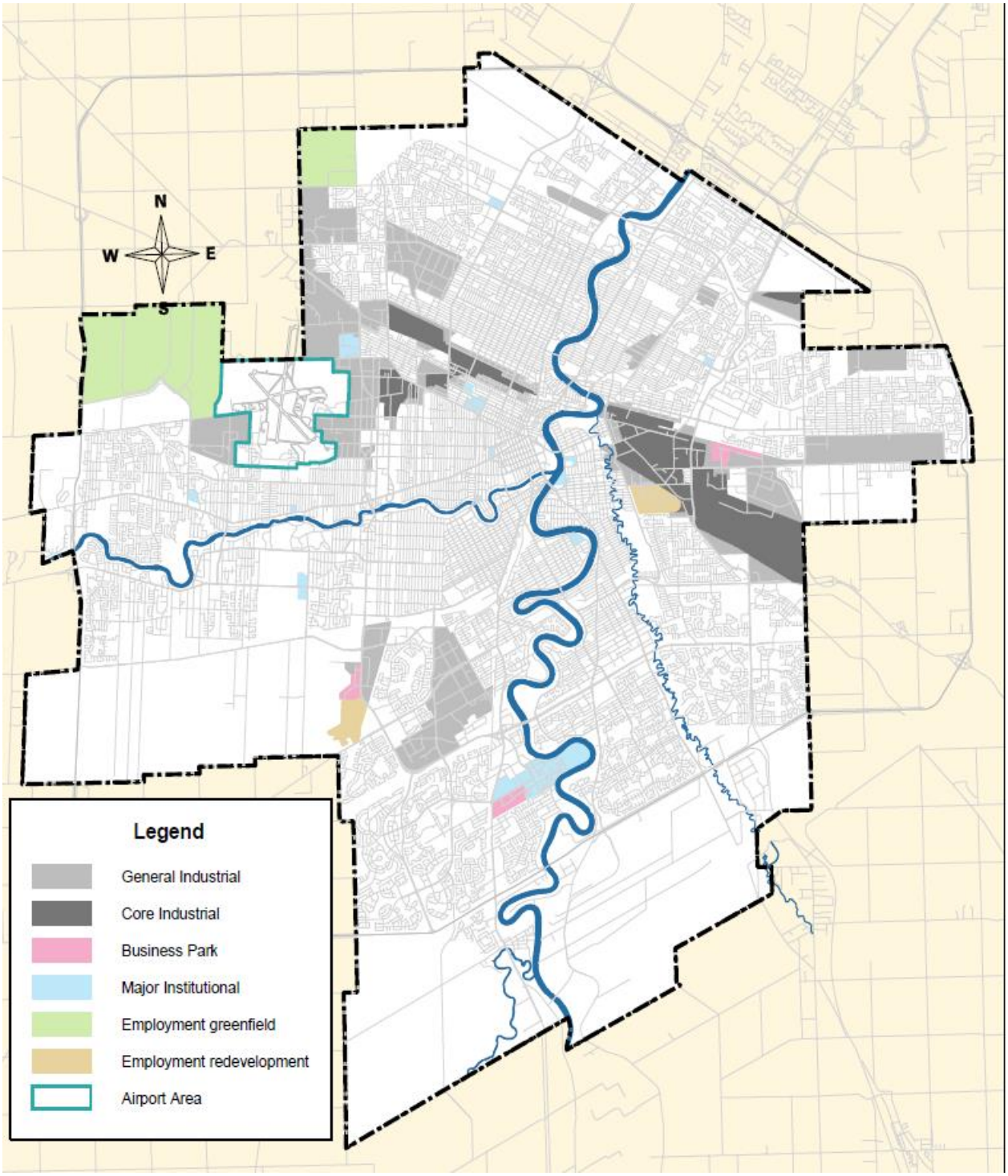
Legend
A - Palliser
B - Ravelston and Plessis
C - South Point Douglas
D - Public Markets
E - Fort Rouge Yards
F - Taylor Lands
G - Parker Lands
H - Sugar Beet Lands
I - Old Southwood Golf Course
J - Tuxedo/Lafarge Lands
K - Kapyong Barracks
L - The Waters Urban Village

SCHEDULE "C"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Legend
General Industrial
Core Industrial
Business Park
Major Institutional
Employment greenfield
Employment redevelopment
Airport Area