Agenda – Council – September 24, 2026

Report – Standing Policy Committee on Property and Development – September 9, 2026

Item No. 12 **Extension of Time – Subdivision and Rezoning – 101 De Vos Road (Waverley West Ward)**
File DAZ 210/2024

STANDING COMMITTEE RECOMMENDATION:

On September 15, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

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.

Agenda – Council – September 24, 2026

Report – Standing Policy Committee on Property and Development – September 9, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 15, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 9, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Extension of Time – Subdivision and Rezoning – 101 De Vos Road – File No. DAZ 210/2024

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Martinson	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for the Coming into Force provisions of By-law No. 116/2024 under File No. DAZ 210/2024 is set to expire on October 24, 2026. The Developer has not been able to satisfy all of the conditions prior to expiry and has requested an extension of time to complete the necessary execution of the Servicing Agreement.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

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.

REASON FOR THE REPORT

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations are concurred in, the Owner will be allowed a time extension to October 24, 2027, to complete the necessary execution of the Servicing Agreement.

HISTORY/DISCUSSION

On September 26, 2024, Council adopted Item No. 12 of the Executive Policy Committee dated September 17, 2024, which recommended approval of a rezoning to an “M1” Manufacturing Light District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” map attached.

The rezoning By-law No. 116/2024 was enacted by Council on October 24, 2024.

Sections 2 and 3 of By-law No. 116/2024 stipulate the following:

Coming into force

2 This By-law comes into force when the Servicing Agreement required pursuant to section 1 has been executed by the owner and on behalf of the City of Winnipeg.

Extensions of time

3(1) Subject to subsection (2), this By-law will expire without coming into force one year after the date on which this By-law is enacted if:

(a) the said Servicing Agreement has not been executed by the owner on behalf of the City if Winnipeg; and

(b) the owner has not applied for an extension of time.

3(2) This By-law will be deemed to have expired without coming into force on the date provided in subsection (1) when

(a) The owner has applied for an extension of time prior to the date provided in subsection (1); and

(b) Council denies the extension of time.

By-law No. 116/2024 has not come into force by the required execution of the Servicing Agreement, and the one (1) year time limit is set to expire on October 24, 2026.

On August 12, 2026, Harris Group, c/o Connie Sigurdson, 10-555 Hervo Street, Winnipeg, Manitoba, R3T 3L6, applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 116/2024 be extended to October 24, 2027, in order to complete the required execution of the Servicing Agreement. See Appendix “B” attached.

The Winnipeg Public Service has reviewed this request for an extension of time and is of the opinion that approval of the subject extension of time would be acceptable and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 is the City's long-range development plan. Per OurWinnipeg 2045, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- 4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities (Primary Responsibility: Planning, Property and Development Department)

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2024-2027 Implementation Plan, and it was determined that the Strategy is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: B. Martinson, Land Development Services Coordinator
Date: August 21, 2026
File No: DAZ 210/2024
Attachments: Appendix “A” – DAZ 210/2024 Map
Appendix “B” – Letter Requesting Extension of Time

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