**THE CITY OF WINNIPEG**

**BY-LAW NO. 71/2026**

A By-law of THE CITY OF WINNIPEG to amend the Airport Area West Industrial Secondary Plan By-law No. 100/2020

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

**Airport Area West Industrial Secondary Plan By-law amended**
**1** Airport Area West Industrial Secondary Plan By-law is amended by this By-law.

**Figure 4 – Land Use Policy Areas amended**
**2** Figure 4 - Land Use Policy Areas is amended by

a) re-designating the lands shown on the map attached as Schedule "A" to this By-law as "Business Park Industrial"; and
b) removing the "Un-serviced Development Overlay" from the lands shown on the map attached as Schedule "B" to this By-law.

**Figure 5 – Summit Road Landfill Vicinity Control Area amended**
**3** Figure 5 – Summit Road Landfill Vicinity Control Area is amended by realigning the east boundary of the control area as shown on the map attached as Schedule "C" to this By-law.

**Figure 6 – Roadway Network amended**
**4** Figure 6 – Roadway Network is amended by modifying the layout of the road network as shown on the map attached as Schedule "D" to this By-law.

**Section 4.3.2.3(1) amended**
**5** Section 4.3.2.3(1) is deleted in its entirety and replaced with:

*Principal land uses are limited to those Industrial Uses, either permitted or conditional, in the Manufacturing General (M2), Manufacturing Heavy (M3), or equivalent zoning districts of the Zoning By-law, consistent with the medium and heavy industrial character of this Policy Area. Notwithstanding the foregoing, within lands subject to a Planned Development Overlay or site-specific zoning amendment, additional uses may be permitted, provided that such uses do not predominate over or undermine the long-term viability of industrial uses within the Planning Area.*

**Section 4.3.2.3(2) amended**
**6** Section 4.3.2.3(2) is amended by deleting "*and Commercial Sales and Service*".

**Section 4.3.2.3(3) amended**
**7** Section 4.3.2.3(3) is deleted in its entirety and replaced with:

*Office uses shall be permitted up to a maximum of approximately 20,000 square feet of Gross Floor Area (GFA). Office uses exceeding 20,000 square feet of GFA, may be considered on a limited basis through the applicable zoning review process in accordance with City of Winnipeg procedures.*

**Section 4.3.5.3(2) amended**

**8** Section 4.3.5.3(2) is deleted in its entirety and replaced with:

*Permitted land uses include:*

*A) Commercial Sales and Services that cater to the traveling public and local employees, including Accommodations, Animal Sales and Service, and Office, for the Business Park Industrial Area located southeast of CentrePort Canada Way; and*

*B) Commercial Sales and Services that cater to the traveling public, local employees and businesses, or that serve as amenities of daily convenience, including Accommodations, Animal Sales and Service, Food and Beverage, and Office uses, as well as Cultural and Entertainment, and Private Motor Vehicle Related uses, for the Business Park Industrial Area located northwest of CentrePort Canada Way.*

*i. Retail Sales and Personal Service uses are conditional and will be assessed against the degree to which they are ancillary to the planned function of the Planning Area, which includes:*

*a) Amenities of daily convenience to employees;*

*b) Retail sales uses that sell a significant amount of products that would otherwise be permitted as industrial uses, such as "Auto parts and supplies, sales", or "Heavy equipment sales, service and rental", but whose inventory may include a broader range of uses such that the use is considered "Retail sales";*

*c) Regional commercial uses, which primarily serve residential neighbourhoods outside of the Planning Area, may be considered on a limited basis provided they do not impede the industrial functions of the Planning Area. Developers of commercial properties shall demonstrate how the proposed development will meet the needs of local industrial employees; identify the amount and type of commercial development both in the immediate and surrounding areas, and address any cumulative effect of the commercial activities on the predominance of the industrial land uses within the Planning Area*

*ii. Recreation and entertainment uses, and auto sales and service uses are conditional.*

*iii. Office uses shall be permitted to a maximum of approximately 55,000 square feet. Office uses exceeding 55,000 square feet of GFA, may be considered on a limited basis through the applicable zoning review process in accordance with City of Winnipeg procedures.*

**Section 4.3.5.3(3) amended**

**9** Section 4.3.5.3(3) is deleted in its entirety and replaced with:

*A) Education uses are not permitted within the Business Park Industrial Area, with the exception of Commercial Schools for the Business Park Industrial Area located southeast of CentrePort Canada Way.*

B) *For the Business Park Industrial Area located northwest of CentrePort Canada Way, Public and Institutional uses that are generally included in the Manufacturing Mixed Use (MMU) or equivalent zoning district may be considered, with the exception of Colleges or universities, Hospitals, and Places of worship. Commercial Schools are permitted and would include satellite or stand-alone facilities operated by or in partnership with a college or university, but shall not include dormitories or residential accommodation*.

**Section 4.3.5.3(4) amended**

**10** Section 4.3.5.3(4) is deleted in its entirety and replaced with:

*Industrial uses shall be limited to:*

*A) Principal uses of Light Manufacturing and shall not include Outside Storage or Accessory uses of Outside Operations or Outside Display and Sales, as defined in the Winnipeg Zoning By-law for the Business Park Industrial Area located southeast of CentrePort Canada Way, and;*

*B) Principal uses generally included in the Manufacturing Mixed Use (MMU) (or equivalent) zoning district, including Contractor's Establishments and Heavy Equipment Sales, Service, and Rental uses, as defined in the Winnipeg Zoning By-law for the Business Park Industrial Area located northwest of CentrePort Canada Way. Outside Storage, accessory Outside Operations, and Outside Display and Sales shall be permitted only as accessory to a principal permitted use.*

**Section 4.3.6.3(3) amended**

**11** Section 4.3.6.3(3) is deleted in its entirety and replaced with:

*Within the Summit Road Landfill Vicinity Control Area, development applications west of Summit Road will not be approved without written consent from the Director of Water and Waste Department.*

**Section 4.3.6.3(4) added**

**12** The following is added immediately after 4.3.6.3(3):

*4.3.6.3(4)*

*A) Within the Summit Road Landfill Vicinity Control Area, east of Summit Road, permitted land uses include all Industrial Uses, Transportation, Utility and Communications Uses, Agricultural Uses, and Animal Sales and Service Uses permitted or conditional within the General Manufacturing (M2) and Heavy Manufacturing (M3) zoning districts. Some Public and Institutional, Cultural and Entertainment, Private Motor Vehicle Related, and Commercial Sales and Service uses may be considered on a limited basis. Accommodations, Personal Services, Food and Beverage, and Drive-in/drive-through uses will be restricted.*

*B) Conditional Uses will be assessed for compatibility with the Summit Landfill by the Director of the Water and Waste Department. In addition to uses identified as conditional in the Manufacturing, General (M2) and Manufacturing, Heavy (M3) or*

*equivalent zoning districts, the following uses are conditional within the Summit Landfill Vicinity Control Area: Amusement Enterprise, indoor; Amusement Enterprise, outdoor; Craft brewery/winery/distillery, Auto/Light Truck/Motorcycle Sales and Rental; Auction Room; Landscape or Garden Supplies; Office uses.*

**Section 4.3.7.3(1) amended**

**13** Section 4.3.7.3(1) is amended by adding *"Business Park Industrial Policy Area"* immediately after *"Service Orientated Industrial Policy Area".*

**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 Rated uses, except for Parking, and Towing and Storage Facilties for the Commercial Nodes located west of CentrePort Canada Way.*

RECEIVED FIRST READING this day of , 2026;

RECEIVED SECOND READING this day of , 2026;

RECEIVED THIRD READING this day of , 2026;

**DONE AND PASSED** this day of , 2026.

**Mayor**

**City Clerk**

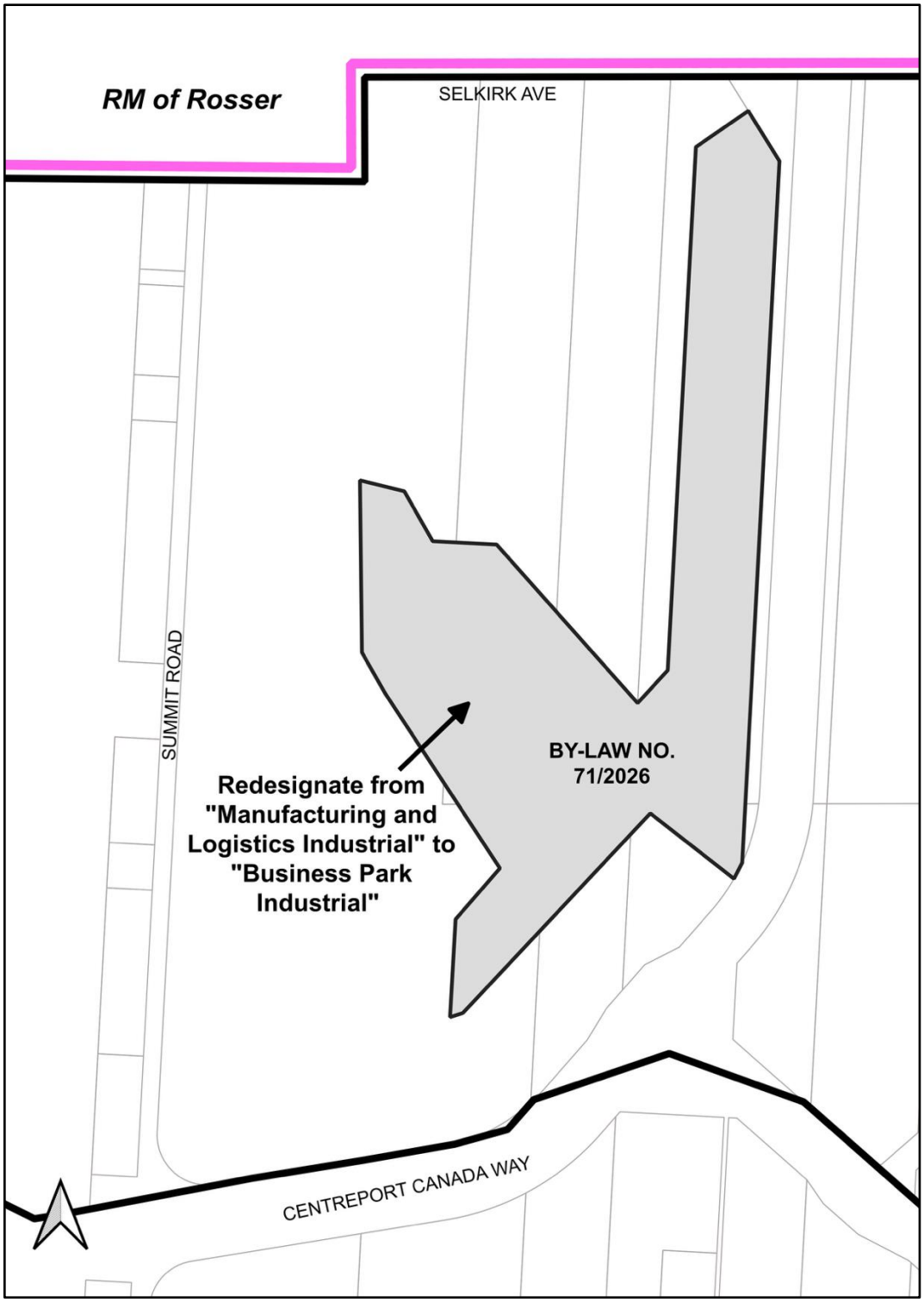
***Approved as to Content:***

Director of Planning, Property and Development

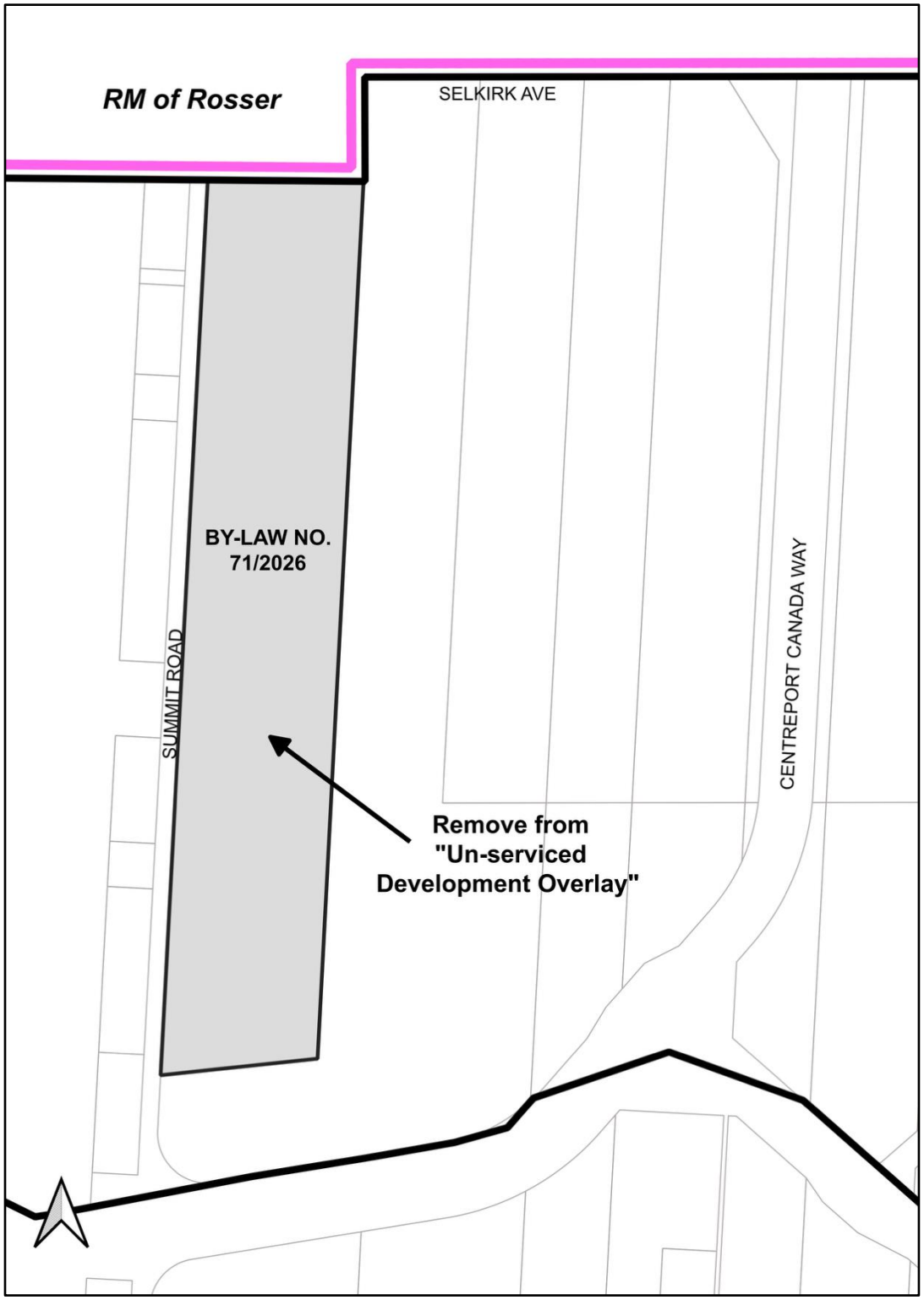
***Legally reviewed and certified as to form:***

"A. Bellhouse" (September 16, 2026)
for City Solicitor and
Director of Legal Services

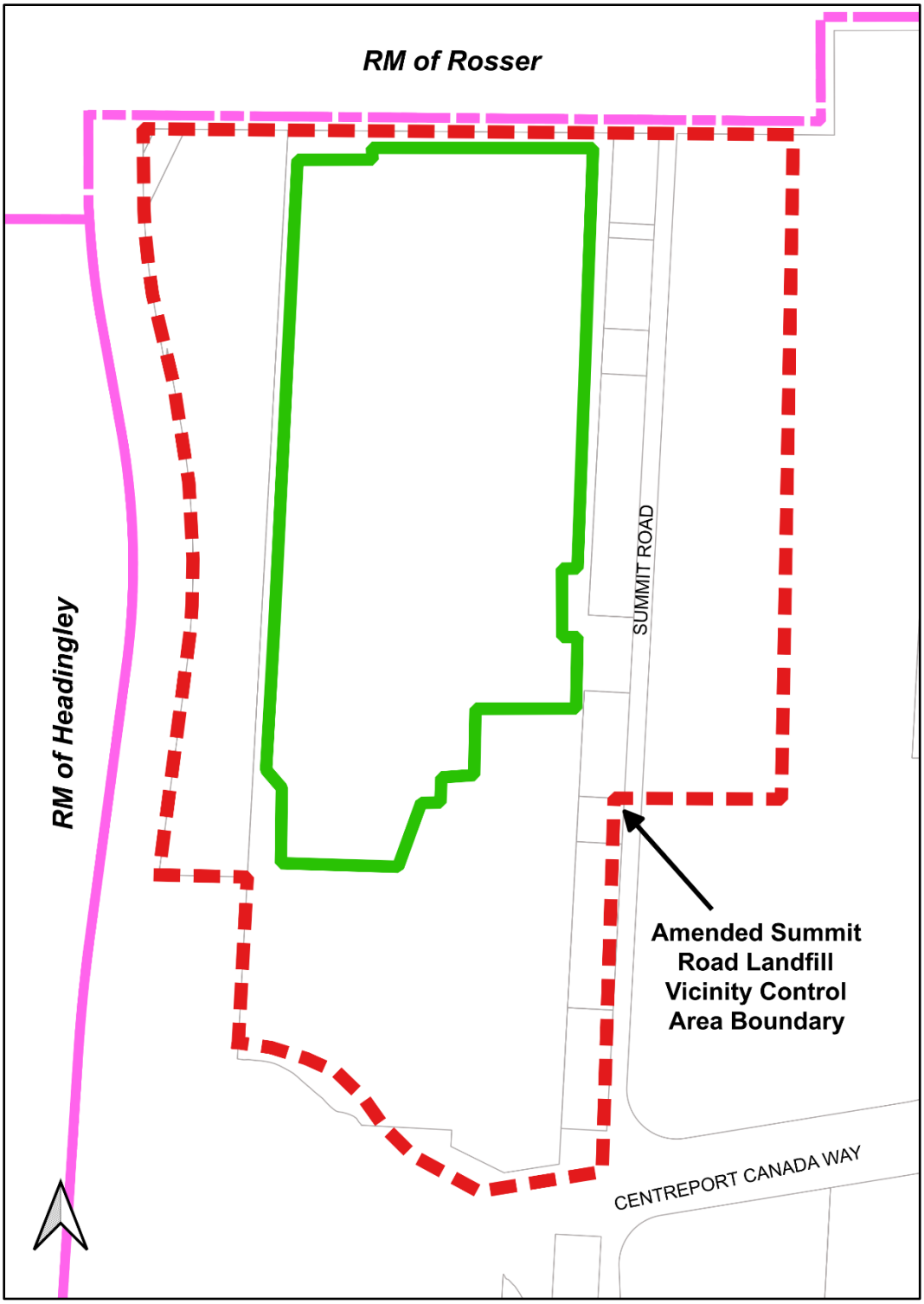
**SCHEDULE A**


RM of Rosser
SELKIRK AVE
SUMMIT ROAD
BY-LAW NO.
71/2026
Redesignate from
"Manufacturing and
Logistics Industrial" to
"Business Park
Industrial"
CENTREPORT CANADA WAY

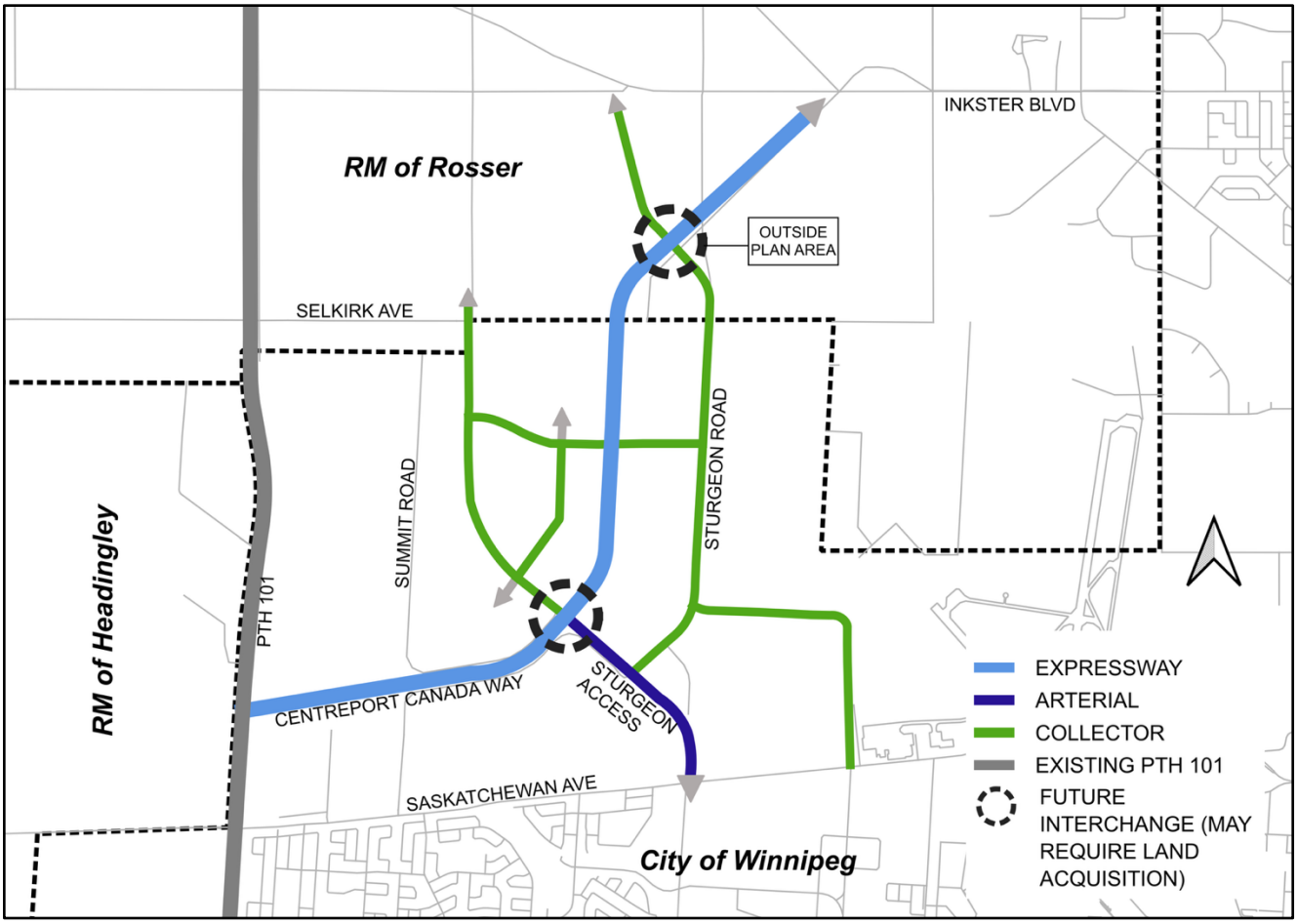
**SCHEDULE B**


RM of Rosser
SELKIRK AVE
BY-LAW NO.
71/2026
SUMMIT ROAD
CENTREPORT CANADA WAY
Remove from
"Un-serviced
Development Overlay"

**SCHEDULE C**


RM of Rosser
RM of Headingley
SUMMIT ROAD
CENTREPORT CANADA WAY
Amended Summit Road Landfill Vicinity Control Area Boundary

**SCHEDULE D**


INKSTER BLVD
RM of Rosser
OUTSIDE PLAN AREA
SELKIRK AVE
SUMMIT ROAD
STURGEON ROAD
RM of Headingley
PTH 101
CENTREPORT CANADA WAY
STURGEON ACCESS
SASKATCHEWAN AVE
City of Winnipeg
EXPRESSWAY
ARTERIAL
COLLECTOR
EXISTING PTH 101
FUTURE INTERCHANGE (MAY REQUIRE LAND ACQUISITION)