

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 24th day of September, 2026;

RECEIVED SECOND READING this 24th day of September, 2026;

RECEIVED THIRD READING this 24th day of September, 2026;

DONE AND PASSED this 24th day of September, 2026.

Mayor

City Clerk

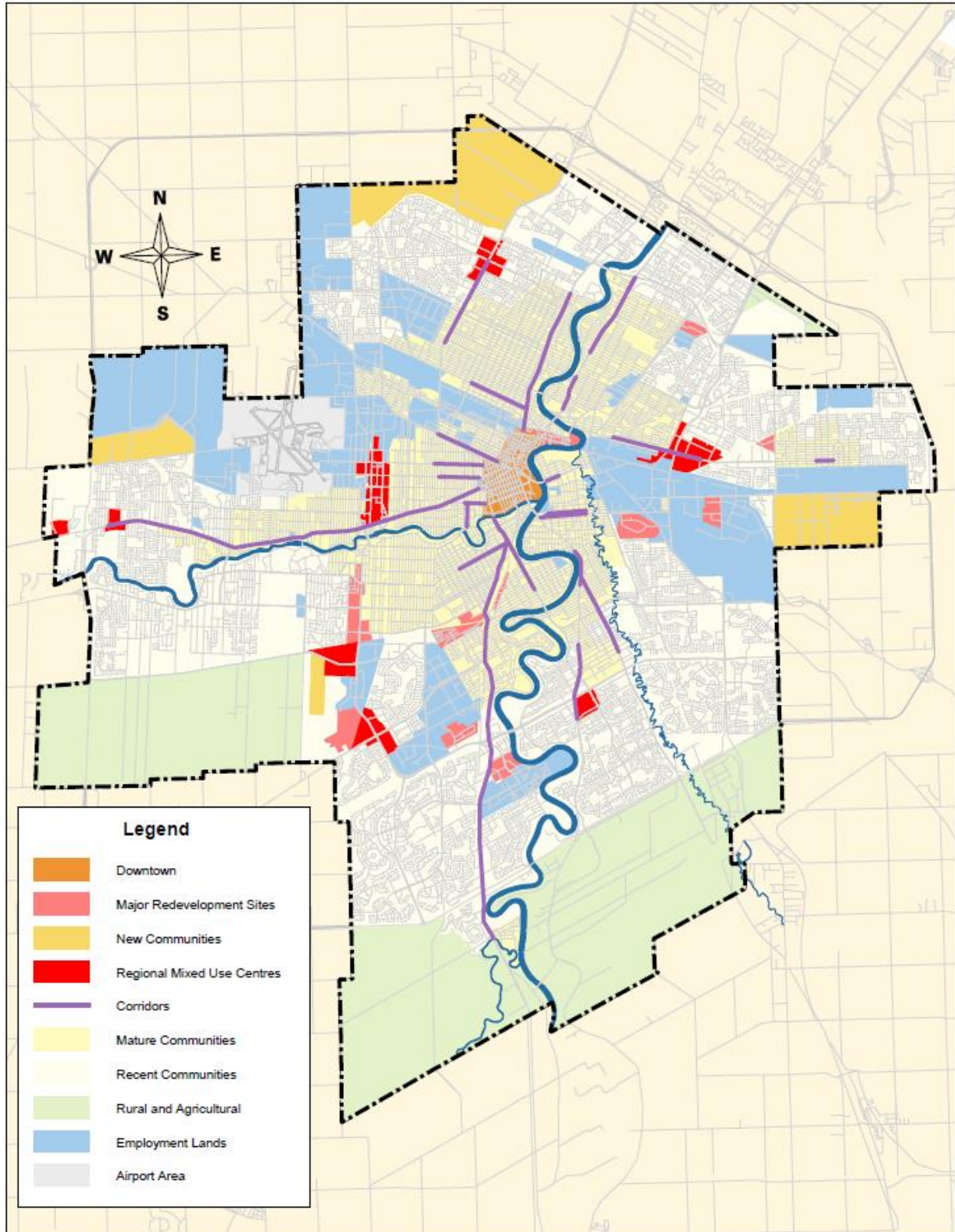
Approved as to content:

Director of Planning, Property
and Development

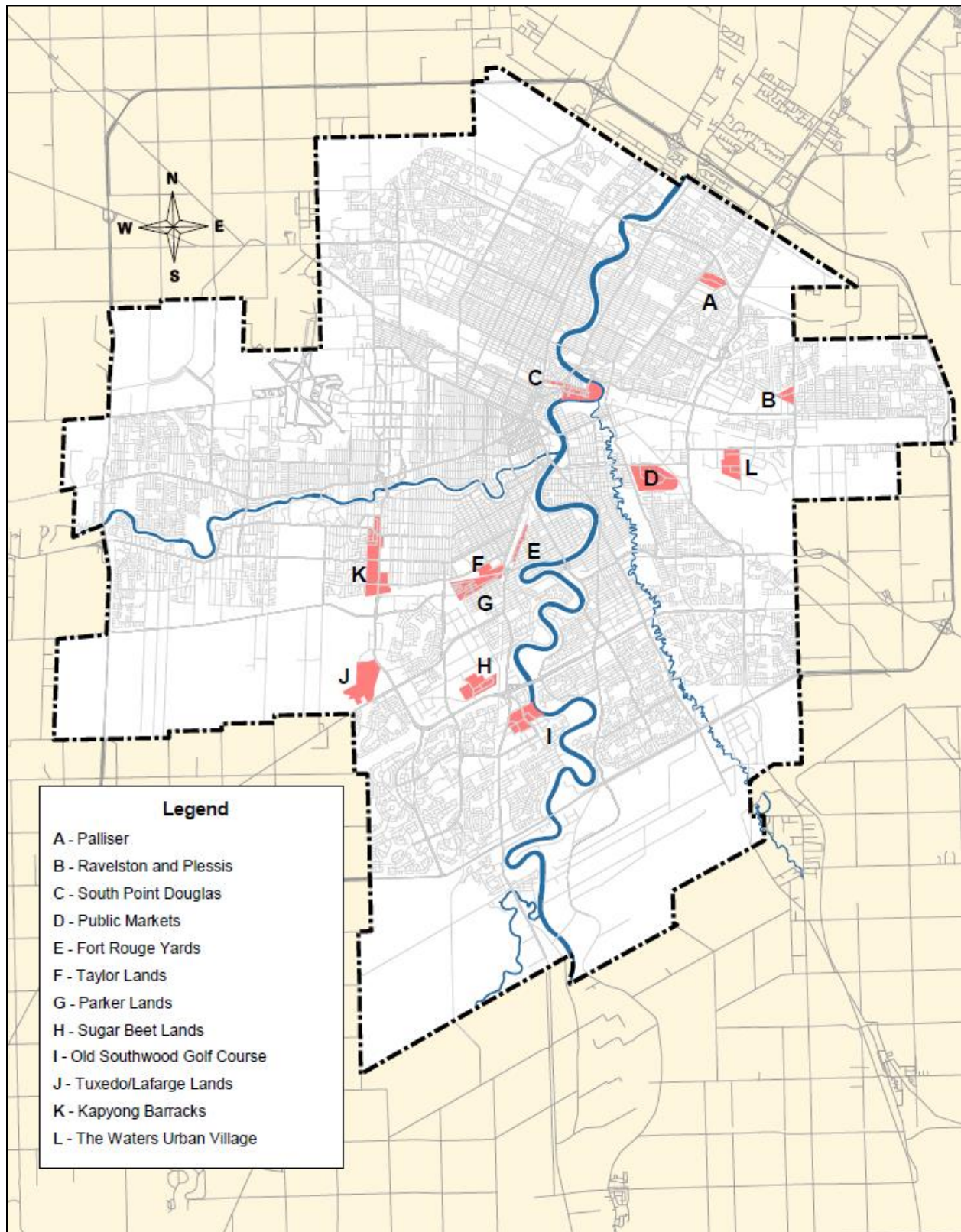
Legally reviewed and certified as to form:

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

SCHEDULE "A"



SCHEDULE "B"



SCHEDULE “C”

