Minutes – Council – September 24, 2026

Minute No. 501
Report – Standing Policy Committee on Property and Development – September 9, 2026

Item No. 11 Rezoning – 3280 St. Mary's Road
(St. Norbert-Seine River Ward)
File DAZ 213/2026 [c/r DAV 147662/2026D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2026 by rezoning the subject land to an "EI" Educational and Institutional District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 28, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions of the Owner's Land zoned "EI" Educational and Institutional District, the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping
            g. Free-standing signage

            on the Owner's Land ("Works") to the Director of Planning, Property and Development (the "Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That the following uses shall not be permitted on the land:

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

COUNCIL DECISION (continued):

a. Dwelling, multi-family
b. Assisted living facility
c. Care home
d. Dormitory
e. Neighbourhood rehabilitation home
f. Single room occupancy
g. Hospital
h. Place of worship
i. Cultural centre
j. Gallery/museum
k. Sports or entertainment area/stadium, indoor
l. Hostel
m. Research institution
n. Medical/dental/optical/counselling clinic
o. Utility facility, minor
p. Recycling collection centre

iii. That the height of all buildings on the land shall be limited to a maximum of 35 feet (10.67 metres).

iv. To limit groundwater demand from the Planned Area, no washing, rinsing, detailing, pressure-washing, or other cleaning of school buses or other vehicles that generate wastewater, runoff, or wash water shall be conducted on the Planned Area, whether indoors or outdoors. No vehicle-washing equipment, wash bay, or other facility intended for the washing of vehicles shall be installed or operated on the Planned Area.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated July 28, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer:

i. A Zoning Agreement in accordance with Recommendation 1.A.; and

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

COUNCIL DECISION (continued):

ii. A Servicing Agreement in accordance with Recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 213/2026 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 213/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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

COUNCIL DECISION (continued):

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 6, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

9. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 213/2026.

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

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 Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On August 28, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation 1.A.iv:

  "iv. To limit groundwater demand from the Planned Area, no washing, rinsing, detailing, pressure-washing, or other cleaning of school buses or other vehicles that generate wastewater, runoff, or wash water shall be conducted on the Planned Area, whether indoors or outdoors. No vehicle-washing equipment, wash bay, or other facility intended for the washing of vehicles shall be installed or operated on the Planned Area."

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DAZ 213/2026

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

Public Hearing: August 28, 2026
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brennan Johnson)

Subject:

APPLICANT: Landmark Planning & Design Inc. (Brennan Johnson)
FILE: DAZ 213/2026
PROPOSAL: To rezone the land shown outlined above from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "EI" EDUCATIONAL AND INSTITUTIONAL DISTRICT to facilitate the establishment of a proposed school use. **For information, phone S. Nuttall, Planner at 204-986-7168.**

DEMANDEUR: Landmark Planning & Design Inc. (Brennan Johnson)
N° DE DOSSIER: DAZ 213/2026
PROJET: Demande de rezonage du terrain délinéé ci-dessus visant à le faire passer de la catégorie RR5 (secteur résidentiel en milieu rural 5) à la catégorie EI (secteur éducationnel et institutionnel) afin de faciliter l'aménagement d'une école. **Pour obtenir des renseignements, appelez S. Nuttall, urbaniste, au 204-986-7168.**

Premises Affected: 3280 St. Mary's Road

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: August 28, 2026

Community Committee Recommendation:

On August 28, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, ***as amended,*** and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2026 by rezoning the subject land to an "EI" Educational and Institutional District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 28, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions of the Owner's Land zoned "EI" Educational and Institutional District, the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings;
            b. Accessory parking areas;
            c. Private approaches;
            d. Garbage enclosures;
            e. Fencing;
            f. Landscaping; and
            g. Free-standing signage

        on the Owner's Land ("Works") to the Director of Planning, Property and Development (the "Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the following uses shall not be permitted on the land:

a. Dwelling, multi-family
b. Assisted living facility
c. Care home
d. Dormitory
e. Neighbourhood rehabilitation home
f. Single room occupancy
g. Hospital
h. Place of worship
i. Cultural centre
j. Gallery/museum
k. Sports or entertainment area/stadium, indoor
l. Hostel
m. Research institution
n. Medical/dental/optical/counselling clinic
o. Utility facility, minor
p. Recycling collection centre

iii. That the height of all buildings on the land shall be limited to a maximum of 35 feet (10.67 metres).

iv. To limit groundwater demand from the Planned Area, no washing, rinsing, detailing, pressure-washing, or other cleaning of school buses or other vehicles that generate wastewater, runoff, or wash water shall be conducted on the Planned Area, whether indoors or outdoors. No vehicle-washing equipment, wash bay, or other facility intended for the washing of vehicles shall be installed or operated on the Planned Area.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated July 28, 2026 and attached as Appendix “B” to this report.

C. That the City enter into, execute and deliver with the Developer

i. A Zoning Agreement in accordance with Recommendation 1.A.; and

ii. A Servicing Agreement in accordance with Recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 213/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 213/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 6, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing

9. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 213/2026.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. There will be a less intensive use of the space. Veert landscaping operated during the summer months and operated during the winter months as snow clearing.

2. The Louis Riel School Division will be operating more so from September to June. Less intensive use of the space during summer months.

3. The way that the Louis Riel School Division has set-up the site in terms of increasing the berm, increasing the height of the fence, and increasing the amount of vegetation that surrounds the perimeter of this space, will mitigate a lot of the concerns that have been raised by area residents

4. Also looking to the south of the site, there is a significant buffer that is between the homes and this space. To the west, less-so, but there is a significant buffer zone to the north of the space, clearly mitigating the concerns of area residents.

5. I am supportive of this. I think it will be a great use of the space, as well as promoting outdoor learning for our students.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 3 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated November 6, 2025 2. Notification of Public Hearing dated June 4, 2026 3. Manitoba Status of Title 3372108/1 4. Letter of authorization dated September 10, 2025, from Louis Riel School Division (Jamie Rudnicki) to Landmark Planning & Design 5. Surveyor's Building Location Certificate and sketch dated March 28, 2025 6. Rezoning sketch dated March 11, 2025 7. Plans (9 pages) 8. Report from the Urban Planning Division dated August 19, 2026 9. Inspection Report 10. Communication dated July 29, 2026, from Emily Bews in support of the application 11. Communication dated August 19, 2026, from Chris Friesen with respect to the application 12. Communication dated August 25, 2026, from Debbie Westphal in opposition to the application 13. Communication dated August 25, 2026, from Monica Geisbrecht in support of the application 14. Communication dated August 25, 2026, from Justin Rioux with respect to the application 15. Communication from Ed Westphal dated August 27, 2026 in opposition to the application 16. Presentation dated August 28, 2026, from Jeff Pratte in support of the application 17. Communication from Ian Walker dated August 27, 2026 in support of the application 18. Communication from Tracey Rempel dated August 28, 2026 in opposition to the application 19. Recording of Representations

REPRESENTATIONS:

In Support:

Emily Bews
Amarbeer Bhandari
Monica Geisbrecht
Charles Ludlow
Brennan Johnson
Sandy Nemeth
Jeff Pratte
Ian Walker

In Opposition:

Tracy Rempel
Ed Westphal
Debbie Westphal

For Information:

Chris Friesen
Justin Rioux

For the City:

D. de Moissac, Planner, Planning, Property and Development Department
G. Kolody, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DAZ 213/2026

ADMINISTRATIVE REPORT

Title: DAZ 213/2026 – 3280 St. Mary's Road

Issue: For consideration at the public hearing of a Rezoning application to rezone the subject property from "RR5" Rural Residential 5 district to "EI" Educational and Institutional district to construct an outdoor educational facility and accessory maintenance facility.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2026 by rezoning the subject land to an "EI" Educational and Institutional District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 28, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

   A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. For those portions of the Owner's Land zoned "EI" Educational and Institutional District, the Owner must submit plans showing the location and design of any and all proposed:

         a. buildings;
         b. accessory parking areas;
         c. private approaches;
         d. garbage enclosures;
         e. fencing;

f. landscaping; and

g. free-standing signage

on the Owner's Land ("Works") to the Director of Planning, Property and Development (the "Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the following uses shall not be permitted on the land:

a. Dwelling, multi-family

b. Assisted living facility

c. Care home

d. Dormitory

e. Neighbourhood rehabilitation home

f. Single room occupancy

g. Hospital

h. Place of worship

i. Cultural centre

j. Gallery/museum

k. Sports or entertainment area/stadium, indoor

l. Hostel

m. Research institution

n. Medical/dental/optical/counselling clinic

o. Utility facility, minor

p. Recycling collection centre

iii. That the height of all buildings on the land shall be limited to a maximum of 35 feet (10.67 metres).

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated July 28, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer

(i) a Zoning Agreement in accordance with recommendation 1.A.; and

(ii) a Servicing Agreement in accordance with recommendation 1.B.,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 213/2026 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 213/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing

9. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under file DAZ 213/2026.

REASON FOR THE REPORT

- The applicant proposes to rezone 3280 St. Mary's Road for the purpose of establishing and educational facility and accessory bus maintenance yard.
- A Rezoning (DAZ) application is required to rezone the lot and enable the proposed development.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning and Design Division are concurred in, the land **can** be rezoned in accordance with Schedule "B".

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

6.32 Rural and Agricultural Areas Designate Rural and Agricultural Areas within the Urban Structure, as non-urbanized lands suitable for agriculture, specialized agriculture, Indigenous land-based practices where possible, and supportive uses, as well as rural living that is permitted under existing, adopted secondary plans, and does not require a full range of municipal services

- According to the letter of intent, the proposed development would "allow the Louis Riel School Division to support land-based Indigenous education and learning of traditional practices, environmental stewardship, and cultural land-based programming."

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

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:	Steve Nuttall, MCP
Date:	August 19, 2026
File No.	DAZ 213/2026

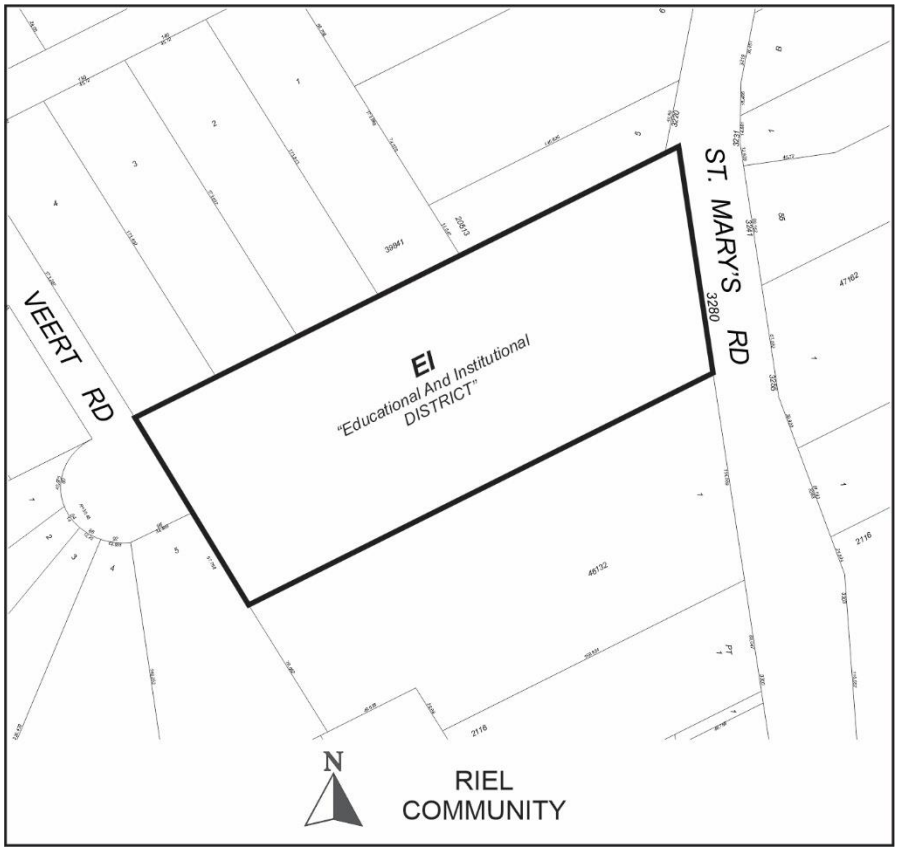
List of Schedules and Appendices
Schedule A – Planning Discussion
Schedule B – File No. DAZ 213/2026 Riel Community Committee, dated August 28, 2026
Appendix A – Draft By-law
Appendix B – Report of the Administrative Coordinating Group dated July 28, 2026

SCHEDULE A

DATE:	August 19, 2026
FILE:	**DAZ 213/2026**
RELATED FILES:	DAV 26-147662\D
COMMUNITY:	Riel Community
NEIGHBOURHOOD #:	5.543 – (ST. VITAL PERIMETER SOUTH)

SUBJECT: For consideration at the public hearing of a Rezoning application to rezone the subject property from “RR5” Rural Residential 5 district to “EI” Educational and Institutional district to construct an outdoor educational facility and accessory maintenance facility.

LOCATION: **3280 St. Mary’s Road**



LEGAL DESCRIPTION: LOT 6 PLAN 50914 164/6 ST N

APPLICANT: Brennan Johnson (Landmark Planning & Design Inc)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: THE LOUIS RIEL SCHOOL DIVISION
900 St Mary's Rd
Winnipeg, MB R2M 3R3

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on St Mary's Rd, in the St. Vital Perimeter South neighbourhood of the St Norbert - Seine River ward.
- The subject site is 8.2 acres (3.3 hectares) in area. The site is currently occupied by multiple buildings and accessory structures.
- The subject site is accessed by an approach off St. Mary's Road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Rural Agricultural policy area.
- Under the *St. Vital Perimeter South Area* Secondary Plan, the site is located within the Medium Density policy area.
- The property is zoned "RR5" Rural Residential 5 District.

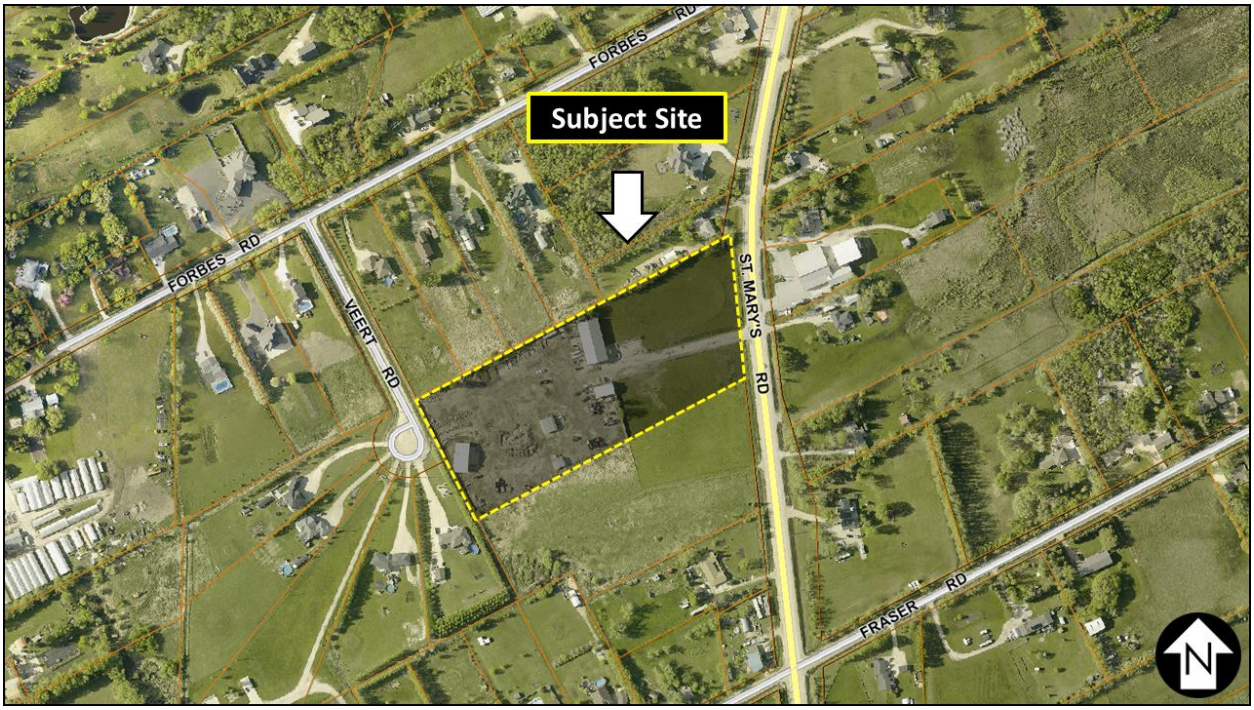


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential uses on land zoned “RR5” Rural Residential 5 district.

South: Vacant land zoned “RR5” Rural Residential 5 district.

East: St. Mary’s Road, then residential uses on land zoned “RR5” Rural Residential 5 district.

West: Residential uses on land zoned “RR5” Rural Residential 5 district.

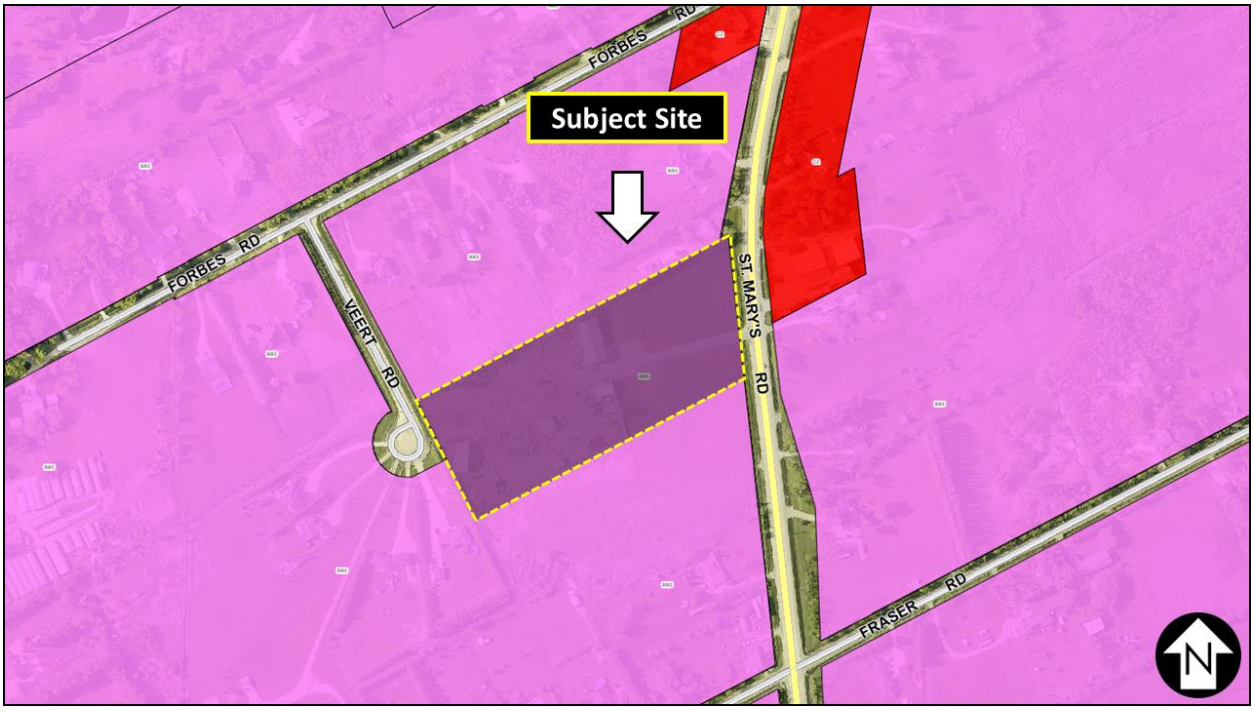


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to establish an outdoor-education facility with accessory fleet maintenance facilities.
- The existing buildings and accessory buildings will be maintained.
- The new educational building will be:
    - 1 storey in height (13.6 feet / 4.1 metres)
    - 10,869 square feet (1,009.8 square metres) in area
    - Include three classrooms, seven offices, multi-purposes rooms, workstations, and common areas
- The existing buildings will be repurposed for:
    - A maintenance shop for school division projects and infrastructure
    - Outdoor material storage sheds
    - A covered outdoor work area

- Other features of the proposed development include:
    - An entry plaza,
    - An outdoor classroom
    - Restored prairie landscaping including mixed aspen forest, naturalized rain garden planting, and a naturalized pond
    - Landscaping in excess of the by-law minimums
- The site is planned to mitigate the potential impact of the accessory bus maintenance use through the following site design elements:
    - A 5.9 foot (1.8 metres) tall privacy fence enclosing the accessory parking area in the west half of the site.
    - A 6 foot (1.82 metre) vegetative buffer between the edge of the parking surface and the north, south, and west property lines
    - “Night-sky friendly” inward facing pole mounted lights
- Accessory parking:
    - 64 staff parking stalls
    - 18 visitor stalls
    - 3 accessible and 1 van accessible stall
    - 54 bus parking stalls, including 3 for the school building
    - 4 bicycle parking stalls
- The property will remain unserviced, with a septic field located in the front yard.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant consulted with the Urban Planning and Design Division prior to making an application.

With the Public

An open house event was held on the evening of May 27, 2026 at the Mustangs Football Club. Letter notification was hand-delivered to nearby properties and advertised in the Free Press Community Review East newspaper.

The event was attended by approximately 20 residents. Concerns were raised about the buffering of the site from nearby properties, the extent/intensity of the bus operations, site servicing, wildlife, and traffic/safety regarding St. Mary’s Road. The applicant believes the proposed plan adequately addresses the concerns.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) supports *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject property is located in an "Rural and Agricultural" policy area as outlined in *CCDS 2.0*. The goals and policies from *CCDS 2.0* that apply to the subject property include:

Goal 1: Ensure that the majority of new development in built up areas are supported by a full range of municipal services.

- *1.2 Consider sustainable alternatives to a full range of municipal services where the following conditions are satisfied: a. The applicant can demonstrate that the alternative provides a comparable level of service and safety in an environmentally-sound and economical manner; and b. The alternative has been accepted as satisfactory by the Directors of Public Works, Water and Waste, and Planning, Property & Development*

Goal 3: Manage servicing in an efficient and sustainable manner that supports large lot and agricultural development in rural and agricultural areas.

- *3.2 Consider the possible subdivision or conversion of land in unserviced areas only where a statutory secondary plan establishes minimum parcel sizes, and appropriate servicing criteria.*

ST. VITAL PERIMETER SOUTH SECONDARY PLAN

The *St. Vital Perimeter South Secondary Plan* is intended to establish objectives and policies for the logical and orderly development of the St. Vital Perimeter South area. The subject site is located in the *Medium Density* policy area of the secondary plan. Key objectives and policies relevant to this proposal include:

Objectives

- *1. To establish settlement policy which is compatible with the natural environment and which safeguards the general welfare of the community by ensuring the location and density of development respects the natural limits imposed by the local environment.*

- *2. To accommodate some people who wish to live in a rural setting by designating areas appropriate for rural-residential and associated land uses.*

- *5. To balance the development of this Limited Urban Expansion Area against the measurable costs of this development form in terms of service, utilities, and public facilities, taxes, and environmental quality, thereby ensuring the greatest benefits possible are received by the community in the accommodation of the wishes of some people for limited urban development.*

Policies

4. Community Services

- *(a) To ensure the level of community services commonly associated with limited urban areas is maintained abreast of development.*
- *(c) To endeavor to ensure sufficient and suitable lands are available to satisfy the diverse recreation requirements of the community's residents.*
- *(d) To make provision for the preservation of natural treed areas where it is practical by encouraging good conservation practices.*
- *(f) The extension of city water and sewer services in St. Vital south of the Perimeter Highway is not contemplated within the time-frame of the plan.*

The Urban Planning and Design Division recommends **approval** of the subject proposal because it is consistent with applicable policies as outlined above for the following reasons:

- *CCDS2.0* allows for rezoning without a full range of services where the secondary plan supports the proposed development.
- The *St. Vital Perimeter South Area* Secondary Plan allows for community services uses.
- An outdoor education facility is compatible with the rural character of the area and would not be suited to a more urban neighbourhood.

Therefore, the proposed development complies with *Complete Communities 2.0* and the applicable secondary plan.

WINNIPEG ZONING BY-LAW 200/06

- The "EI" Educational and Institutional district is intended to provide areas for the development of large and significant, multi-building, public, quasi-public, or private facilities of a non-commercial character that may have significant impacts on the surrounding areas. Typical uses may include places of worship, schools, colleges and universities, libraries, cultural facilities, hospitals, and large research facilities as well as supporting residential uses. Attractive, campus-style development is encouraged within this district.
- In some cases, "EI" zoning may be appropriate for clustered or core facilities, while supporting facilities on non-contiguous lots remain in other zoning districts. Commercial or non-commercial uses that support the function of the facility or its population would be considered as accessory uses.
- The applicant is proposing this rezoning to accommodate an outdoor educational facility. The proposed use is aligned with the intent of the "EI" district, which allows for large campus-style development for educational uses.
- The proposed accessory use for school bus maintenance facilities cannot be accommodated in the "A" Agricultural district. Since the "EI" district allows for uses which support non-contiguous lots, the accessory use can be accommodated under the "EI" district if rezoned.

ASSOCIATED VARIANCE

- A Variance application is required to maintain an accessory structure having an insufficient rear yard setback.
- The Report recommends **approval of** the Variance application.
- See DAV 26-147662/D for more information.

ZONING AGREEMENT

- The Public Services recommends that the Zoning Agreement prohibit uses that would otherwise be permitted in the “EI” zoning district.
- As the site is located within the Rural Agricultural policy area, lacks a Precinct Plan, and does not have a full range of municipal services, there are a number of uses that cannot be accommodated at this time. This condition ensures that development on this lot is compatible with the current policy environment.
- Plan Approval has been included as a recommendation. This is, in part, to ensure there is adequate buffering of the accessory bus parking area from the adjacent homes and to address any additional concerns that may arise during the public hearing.

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval with conditions** of the Rezoning application for the following reasons:

- The application is consistent with policies in *OurWinnipeg 2045*, *and Complete Communities Direction Strategy 2.0,* and the *St. Vital Perimeter South Secondary Plan.*
- The proposed use, scale, massing, and built form are context-sensitive and compatible with adjacent land uses.
- The design of the site plan mitigates land use conflicts and massing impacts on the nearby lower-density residential uses.
- An outdoor education facility is best suited to a more rural environment.

Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by: Steve Nuttall, MCP
PPD File #: DAZ 213/2026

SCHEDULE B

File DAZ 213/2026, Riel Community Committee, August 28, 2026

By-Law No. _____

File No. **DAZ 213/2026**

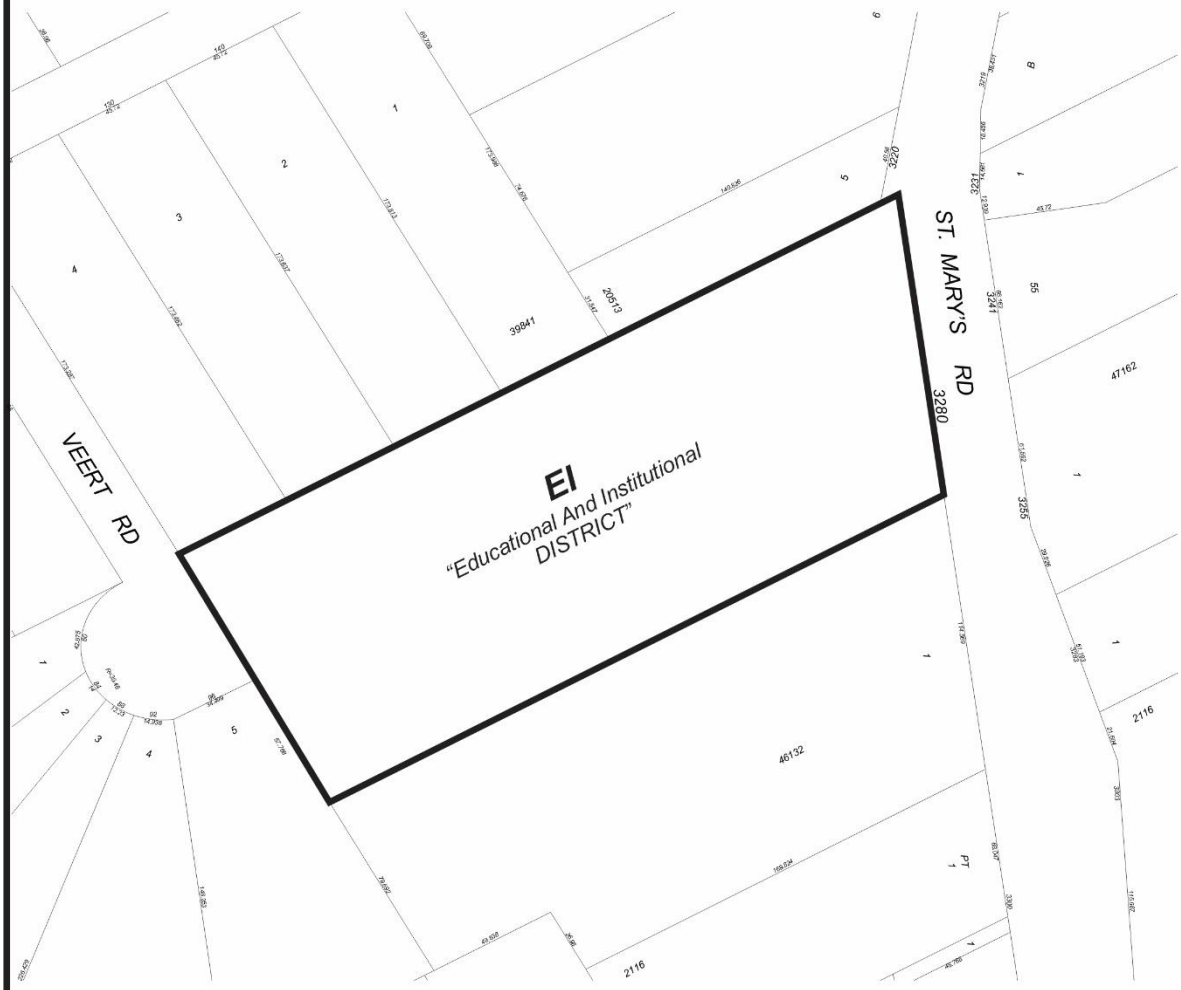
Atlas Sheet No. **AP25**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 3280 St. Mary's Road from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "EI" EDUCATIONAL AND INSTITUTIONAL DISTRICT to facilitate the establishment of a proposed school use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DAZ 213/2026

HTFC PLANNING & DESIGN

prairie architects inc.

DIVISION SCOLAIRE LOUIS RIEL SCHOOL DIVISION

SCHEMATIC SITE MASTER PLAN

LRSD MAINTENANCE AND OUTDOOR EDUCATION FACILITY

- 5280 ST. MARY'S ROAD, WINNIPEG, MB

2026-04-13

L1.0

LEGEND

- PROPERTY LINE
- HYDRO
- EX. BUILDING
- NEW BUILDING
- CONCRETE SIDEWALK
- 2.5m WIDTH GRANULAR PATH
- 3m WIDTH GRANULAR PATH
- COMPACTED GRAVEL VEHICULAR
- CROSS WALK
- LARGE BOULDERS
- PARKING LOT LIGHTS
- FACILITY SIGN
- GREEN HOUSE
- SHADE ARBOUR
- WOOD DOCK
- WOOD STUMP
- 7 TEACHING POLES
- PICNIC TABLE
- BENCH
- PRECAST BARKMAN STORAGE WALLS
- ELECTRONIC TRACK GATE (82M)
- PUBLIC FACING PRIVACY WALL/ SCREEN (1.8M HT)
- PLANTING BEDS C/W WOOD CHIP MULCH
- NATURALIZED TALL GRASS PRAIRIE
- ASPEN GROVE UNDERSTORY
- MEDICINE GARDEN
- DRAINAGE SWALE
- NATURALIZED POND
- NATURALIZED RAIN GARDEN PLANTING
- NATURALIZED EMERGENT PLANTING
- SHRUBS AND PERENNIALS
- OAK TREE
- WILLOW TREE
- ASPEN TREE
- SPRUCE TREE
- BIRCH TREE
- TAMARACK TREE
- ELM TREE

MAINTENANCE COMPOUND

1. EXISTING BUILDING 1
2. EXISTING BUILDING 2
3. EXISTING BUILDING 3
4. RELOCATED SEASONAL STORAGE S-100
5. EXISTING OPEN STORAGE SHED
6. RELOCATED GAS TANK
7. EXISTING WATER TANK
8. CONFINED OUTDOOR WORK AREA
9. MATERIAL STORAGE
10. SERVICE GATE
11. YARD EDGE BUFFER (NEW FENCE W/ CONIFEROUS TREES)
12. PRIVATE REFUSE SERVICE PICKUP

OUTDOOR LEARNING ENVIRONMENT

13. NEW OFFICE / LEARNING BUILDING
14. ENTRY PLAZA / OUTDOOR CLASSROOM
15. MIXED ASPEN FOREST
16. NATURAL (PET) POND W/ DOCK
17. PRAIRIE RESTORATION W/ BERMS
18. WINDBREAK OVERLOOK
19. TAMARACK + FOREST LEARNING NODE
20. ART WALL SCRITH
21. GREENHOUSES
22. VISITOR PARKING (22)
23. BUS PICK UP / DROP OFF
24. FACILITY SIGN

CITY OF WINNIPEG
LANDSCAPE ZONING REQUIREMENTS
Zoning District: Educational Institutional

SETBACK REQUIREMENTS

Min./Max. Front Yard Setback	Required: Min. 25' (7.62m)/N/A Provided: 157' (48.2m)	
Min. Rear Yard Setback	Required: 25' (7.62m) Provided: 538' (163.8m)	
Min. Interior Side Yard	Required: 10' (3.05m) - abutting residential Provided: 22' (6.7m)	

PARKING REQUIREMENTS
Elementary/Junior High - 3 (staff/employees, Office 830' sq.ft, Plant Services/Maintenance 32' (58 sq.ft)

Parking Stalls	Required Provided	24 stalls 57 stalls * (accessible parking included)
Loading Stalls	N/A	
Accessible Parking	Required Provided	2 stalls, including 1 van 3 stalls, including 1 van
Bike Parking	Required Provided	2 spaces 4 spaces
Visitor Parking	N/A, but 10 stalls provided	

LANDSCAPE BUFFERING REQUIREMENTS

Street Edge Landscaping - St. Mary's Road
(25.33m 831' 0 Trees / 50 L.F. or 2 Shrubs / 50 L.F.)
Required: 14 Trees, 52 Shrubs
Proposed: 104 Trees, 65 Shrubs

Building Foundation Landscaping - South
(Zone: 693 0' 0 Shrubs / 10 L.F.)
Required: 1 Shrubs
Proposed: 18 Shrubs

Parking Lot Interior Landscaping - East Parking Lot
Gross Parking Lot Area: 1,468 sq.m., 15,804.42 sq.ft.
5% Required for Landscape Areas: 73.4 sq.m., 790.03 sq.ft.
Trees Required: (1 Tree / 300 sq.ft.): 3
Shrubs Required: (1 Shrub / 100 sq.ft.): 8
Proposed Landscape Area: 494.22, 4,192.73 sq. ft.
Trees Proposed: 12
Shrubs Proposed: 20

Parking Lot Interior Landscaping - West Parking Lot
Gross Parking Lot Area: 11,804.40 sq.m., 127,066.75 sq.ft
5% Required for Landscape Areas: 590.20 sq.m., 6,353.33 sq.ft.
Trees Required: (1 Tree / 300 sq.ft.): 22
Shrubs Required: (1 Shrub / 100 sq.ft.): 64
Proposed Landscape Areas: 1,603.7 sq.m., 18,187.8 sq.ft
Trees Proposed: 58
Shrubs Proposed: 64

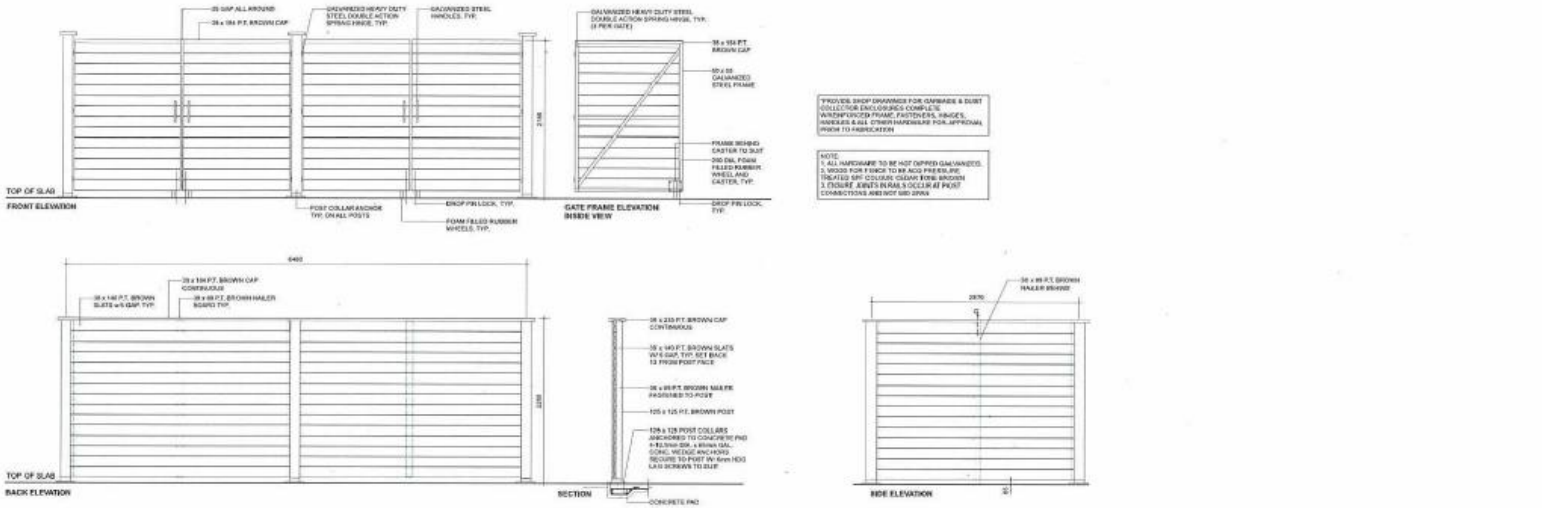
Building Foundation Landscaping - East
43.66m 143' 0 Shrubs / 50 L.F.
Required: 16 Shrubs
Proposed: 165 Shrubs

Side & Rear Site Edge Buffering
Landscape Area: 2,00 Proposed Trees

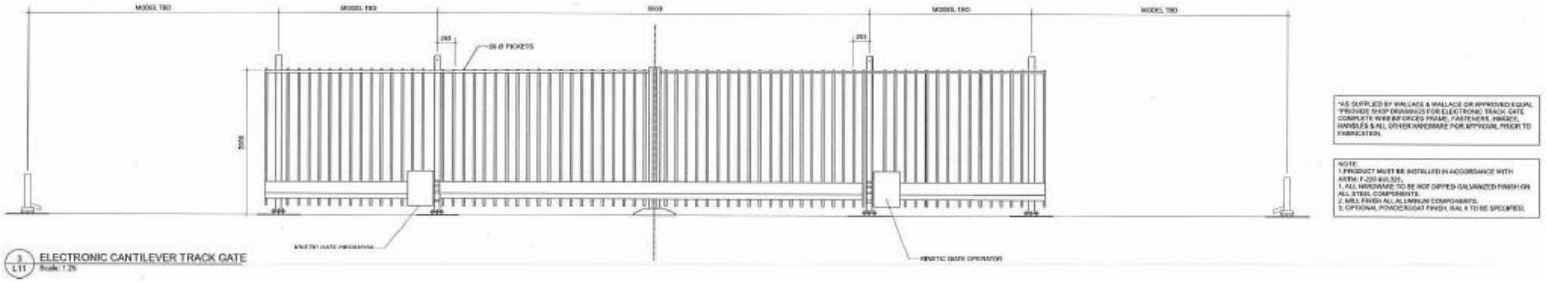
HTFC PLANNING + DESIGN

prairie architects inc.

SCHEMATIC SITE MASTER PLAN
LRSD MAINTENANCE AND OUTDOOR EDUCATION FACILITY - 3280 ST. MARY'S ROAD, WINNIPEG, MB
2025-11-03 L10



1 / L11 TYPICAL GARBAGE ENCLOSURE ELEVATION
Scale: 1:25

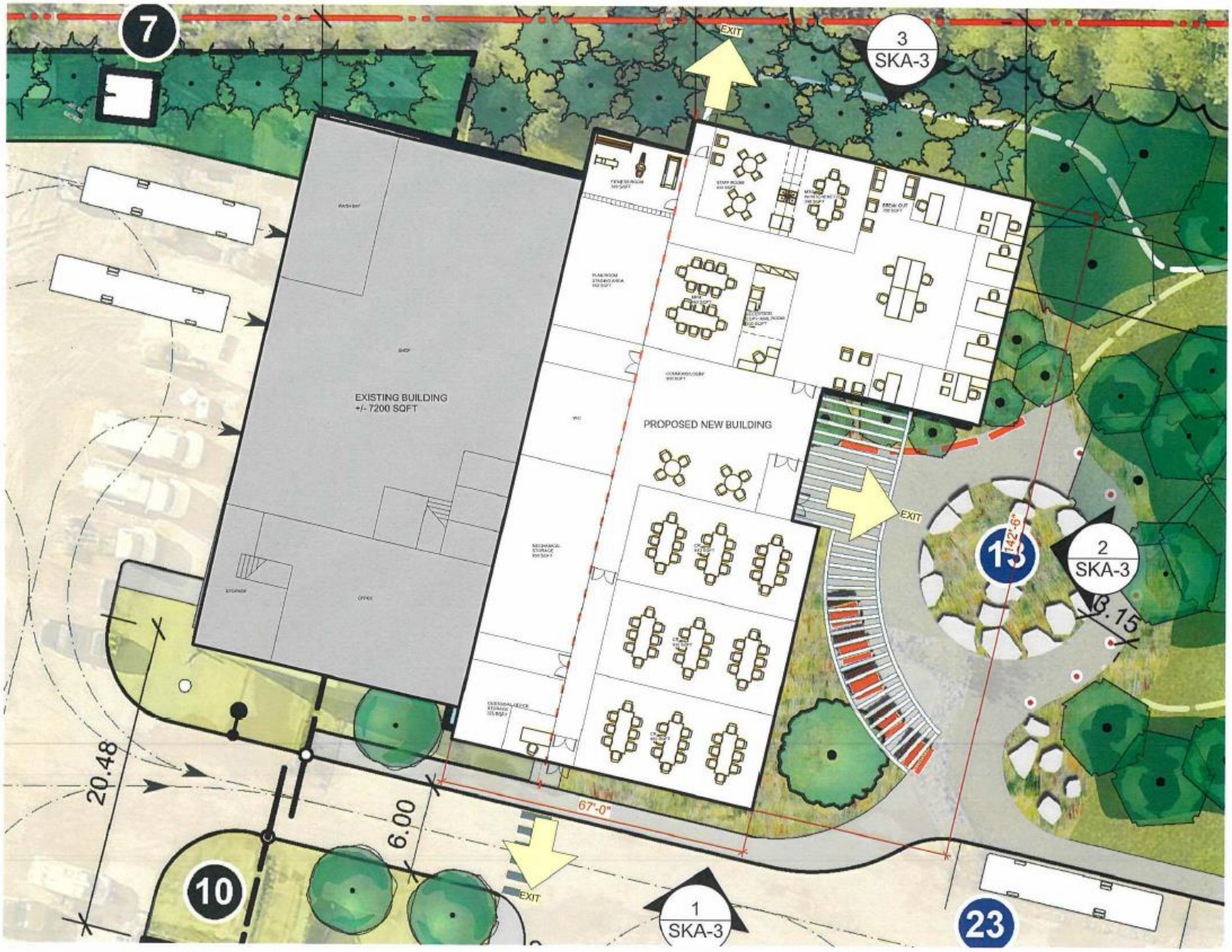


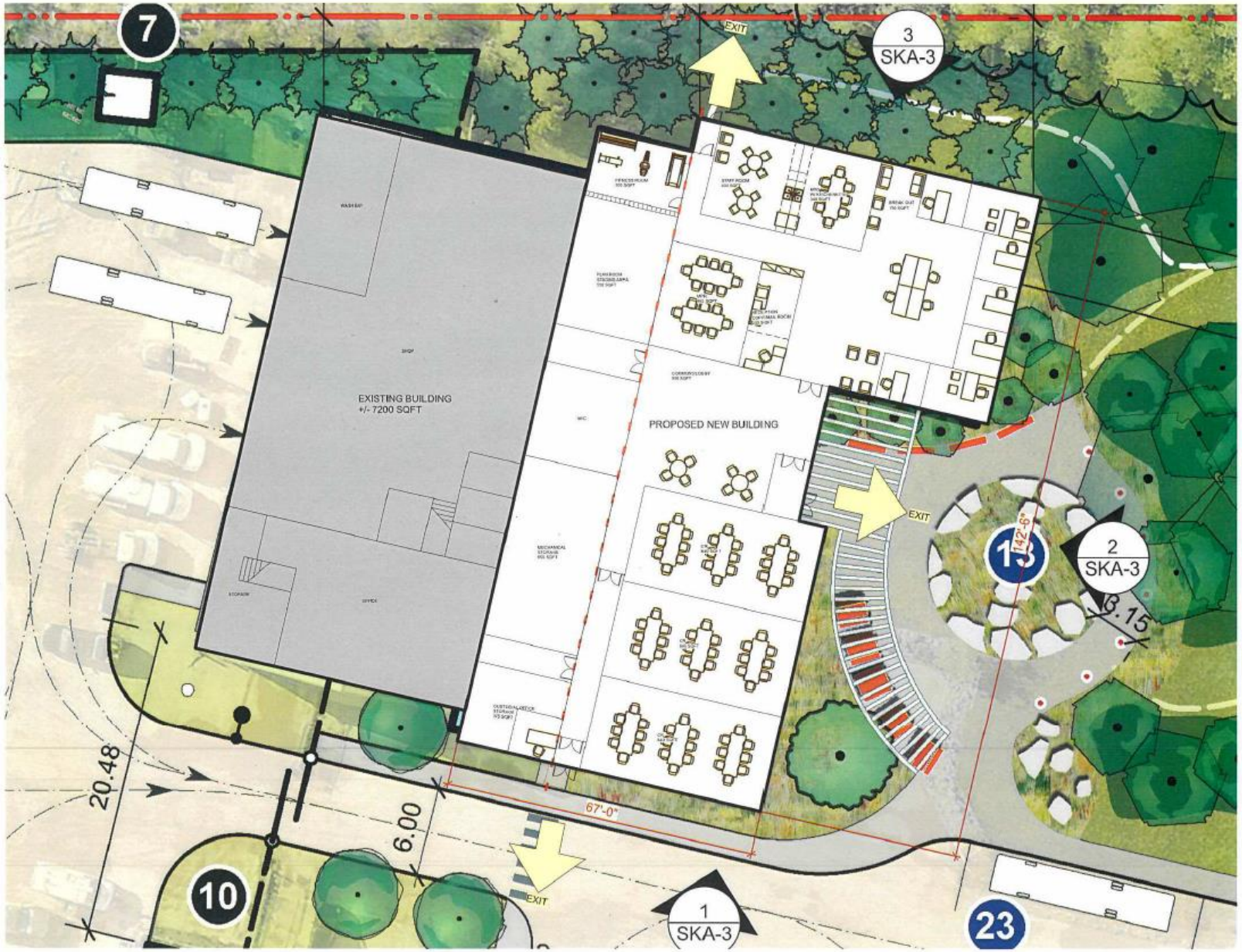
3 / L11 ELECTRONIC CANTILEVER TRACK GATE
Scale: 1:25

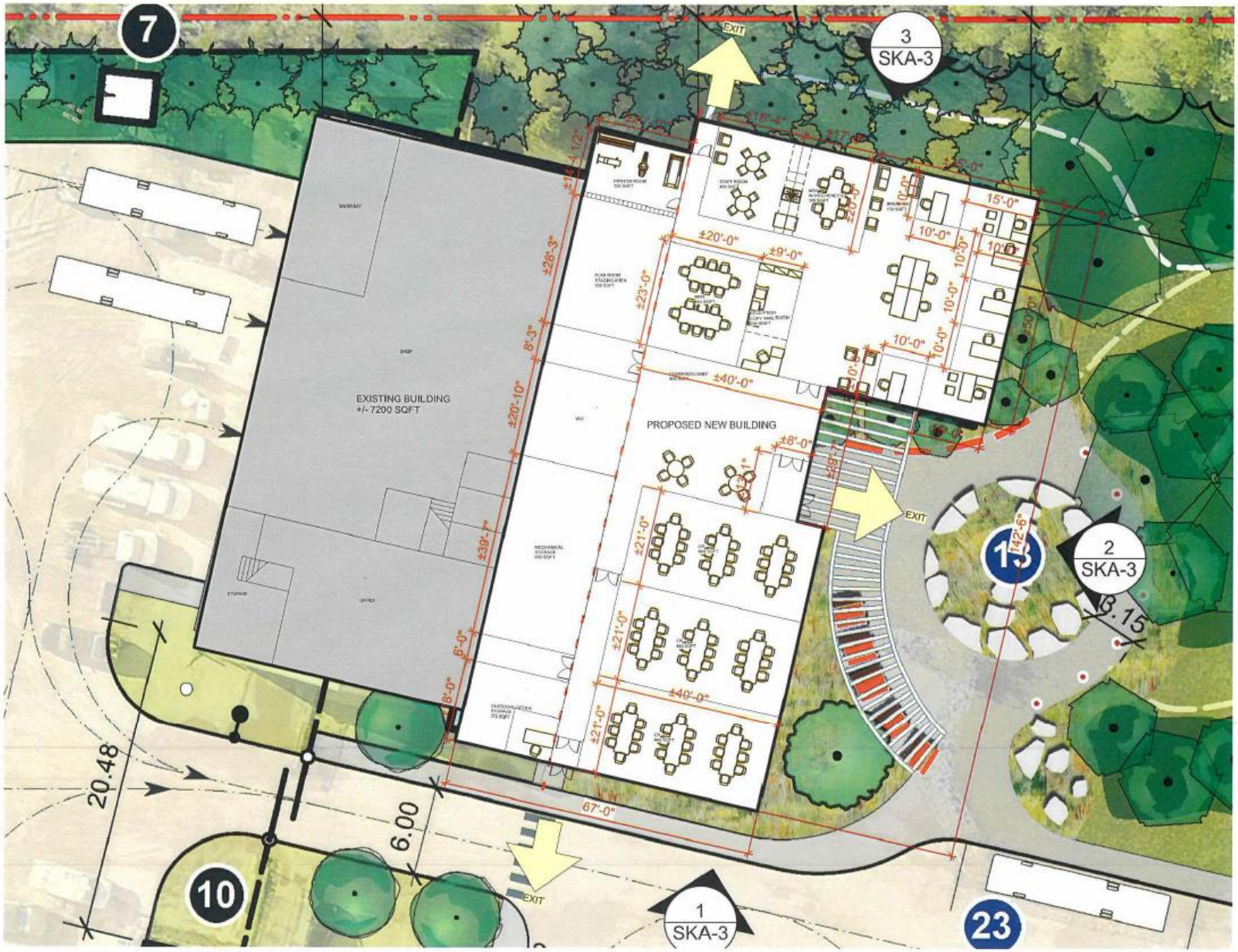
HTFC PLANNING & DESIGN

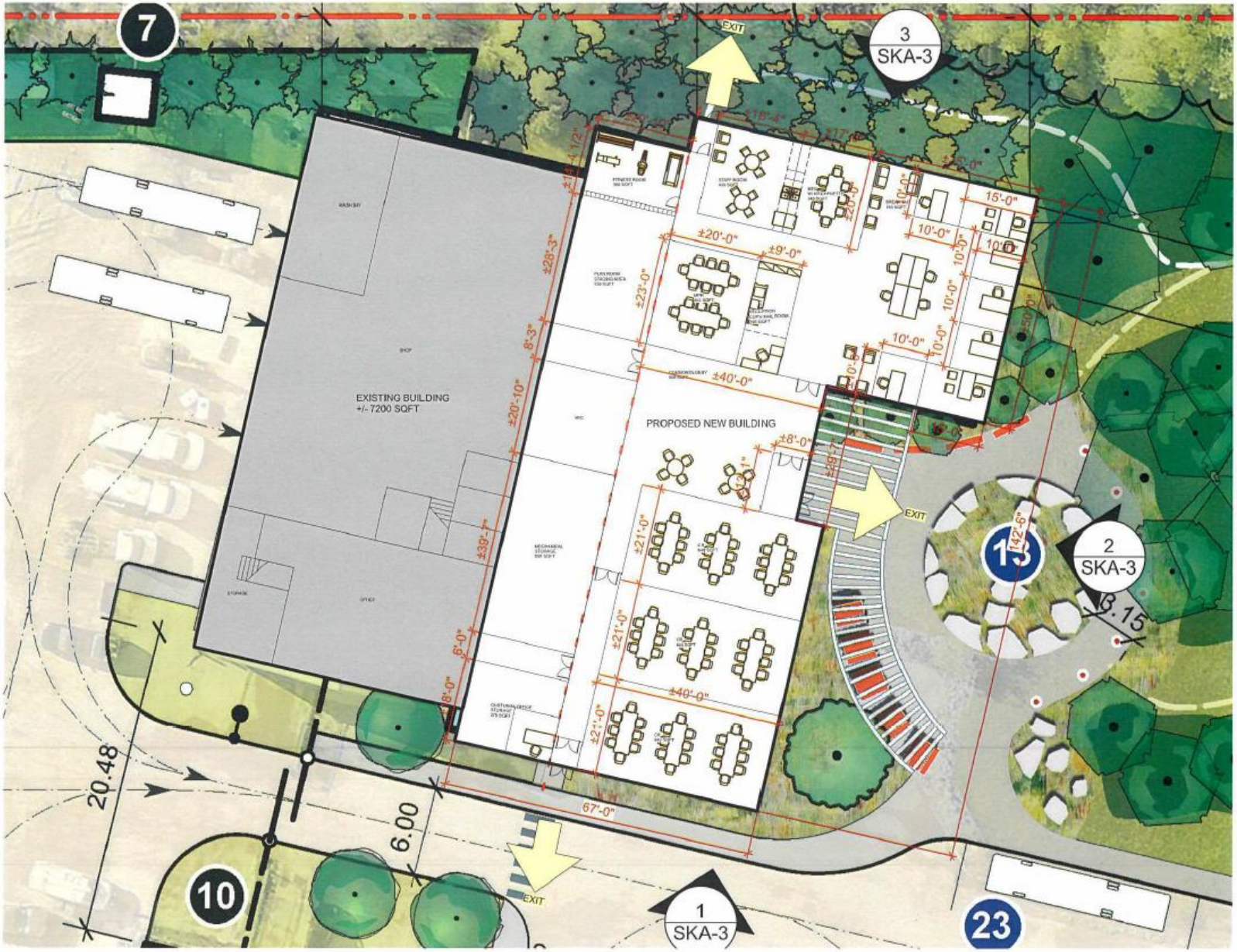
prairie architects inc.

GARBAGE ENCLOSURE & TRACK GRATE - TYPICAL ELEVATIONS
LRSD MAINTENANCE AND OUTDOOR EDUCATION FACILITY - 3280 ST. MARY'S ROAD, WINNIPEG, MB
2025-11-03 L11


7
3
SKA-3
EXIT
EXISTING BUILDING
+/- 7200 SQFT
PROPOSED NEW BUILDING
EXIT
13
2
SKA-3
142'-6"
3.15
20.48
6.00
67'-0"
10
EXIT
1
SKA-3
23


7
3
SKA-3
EXIT
EXISTING BUILDING
+/- 7200 SQFT
PROPOSED NEW BUILDING
EXIT
13
142'-6"
2
SKA-3
6.15
20.48
6.00
67'-0"
10
EXIT
1
SKA-3
23


7
EXIT
3
SKA-3
EXISTING BUILDING
+/- 7200 SQFT
PROPOSED NEW BUILDING
±20'-0"
±9'-0"
±23'-0"
±40'-0"
±8'-0"
±21'-0"
±40'-0"
±21'-0"
15'-0"
10'-0"
10'-0"
10'-0"
10'-0"
±28'-3"
8'-3"
±20'-10"
±39'-7"
6'-0"
67'-0"
EXIT
13
2
SKA-3
3.15
20.48
6.00
10
EXIT
1
SKA-3
23


7
3
SKA-3
EXIT
EXISTING BUILDING
+/- 7200 SQFT
PROPOSED NEW BUILDING
±20'-0"
±9'-0"
±23'-0"
±40'-0"
±8'-0"
±21'-0"
±40'-0"
±21'-0"
15'-0"
10'-0"
10'-0"
10'-0"
10'-0"
±28'-3"
8'-3"
±20'-10"
±39'-7"
6'-0"
8'-0"
67'-0"
142'-6"
13
2
SKA-3
3.15
20.48
6.00
10
1
SKA-3
23
EXIT

1 SKA-2 SOUTH ELEVATION

2 SKA-2 EAST ELEVATION

3 SKA-2 NORTH ELEVATION

prairie architects inc.

101-139 Market Ave.,
Winnipeg, MB, R3B 0P6
telephone | 204.956.0938
web | www.prairiearchitects.ca

project info

3280 ST. MARY'S ROAD
WINNIPEG, MB
CANADA

detail info

date: 2025.07.03
proj. #: 2025.08

LRSD MAINTENANCE FACILITY | ELEVATIONS

SKA-2

1 SKA-2 SOUTH ELEVATION

2 SKA-2 EAST ELEVATION

3 SKA-2 NORTH ELEVATION

prairie architects inc.

101-130 Market Ave.,
Winnipeg, MB, R3B 0P5
telephone | 204.956.0938
web | www.prairiearchitects.ca

project info

3280 ST. MARY'S ROAD
WINNIPEG, MB
CANADA

detail info

date: 2025.07.03
proj. #: 2025.08

LRSD MAINTENANCE FACILITY | ELEVATIONS

SKA-2