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CONSOLIDATION UPDATE: DECEMBER 11, 2002

THE CITY OF WINNIPEG

KIL-CONA PARK AREA (WEST) SECONDARY PLAN BY-LAW NO. 4884/88

An Action Area Plan By-law of THE CITY OF WINNIPEG to approve an Action Area Plan for the Kil-Cona Park Area (West) and to determine the boundaries of that Action Area.

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

1. The document attached to this By-law, identified as Schedule A to By-law No. 4884/88, is hereby approved as the Kil-Cona Park Action Area Plan (West).

2. The boundaries of the Kil-Cona Park Action Area Plan (West) are hereby established, as described in said Schedule A.

3. This By-law shall be referred to as the "**Kil-Cona Park Area (West) Secondary Plan By-law**".

added 8162/2002

DONE AND PASSED in Council assembled, this 5th day of October, A.D. 1988.

SCHEDULE A

KIL-CONA PARK ACTION AREA PLAN (WEST)

INTENT

1. The intent of this action area plan is to promote the orderly development of the Kil-Cona Park Area (West) as an area of large lot residential development.

BOUNDARIES

2. The boundaries of the Kil-Cona Park Action Area Plan (West) (hereinafter referred to as "the plan area") are hereby established, as shown on the map titled "KIL-CONA PARK ACTION AREA PLAN (WEST) BY-LAW NO. 4884/88 attached hereto as Page 2 of this Schedule

On the north:	City of Winnipeg North Limit
On the south:	McIvor Avenue
On the west:	Lagimodiere Boulevard
On the east:	City of Winnipeg Hydro Transmission Line

PLAN POLICIES

3. (i) To encourage large lot residential development within the plan area

(ii) To provide for, and enable future redevelopment within the plan area to smaller lots on an urban scale when municipal services are extended to the plan area.

(iii) Subject to policies 3. (i) and 3. (ii) aforesaid, the following design criteria shall apply to proposals for residential development:

(a) Lot sizes shall not be less than 0.4 hectare (one (1) acre) except that lots with lot frontage on Knowles Avenue may be a minimum of 0.2 hectare (one-half (1/2) acre) in lot size.
(b) Street rights-of-way shall be a minimum of 24 m (80 feet) excepting the Headmaster Row extension that shall be 32 m (105 feet);
(c) all roadways shall be improved with asphaltic concrete pavement 7.3 m (24 feet) in width flanked by 1.5 m (5 foot) granular shoulders;
(d) Sewage disposal shall be provided by means of private independent systems excepting for the frontage on Knowles Avenue which shall consist of pump-out tanks in the event of the reduction in size of any such lot to one-half (1/2) acre in size. The minimum standards for the septic tank and field systems are as follows:

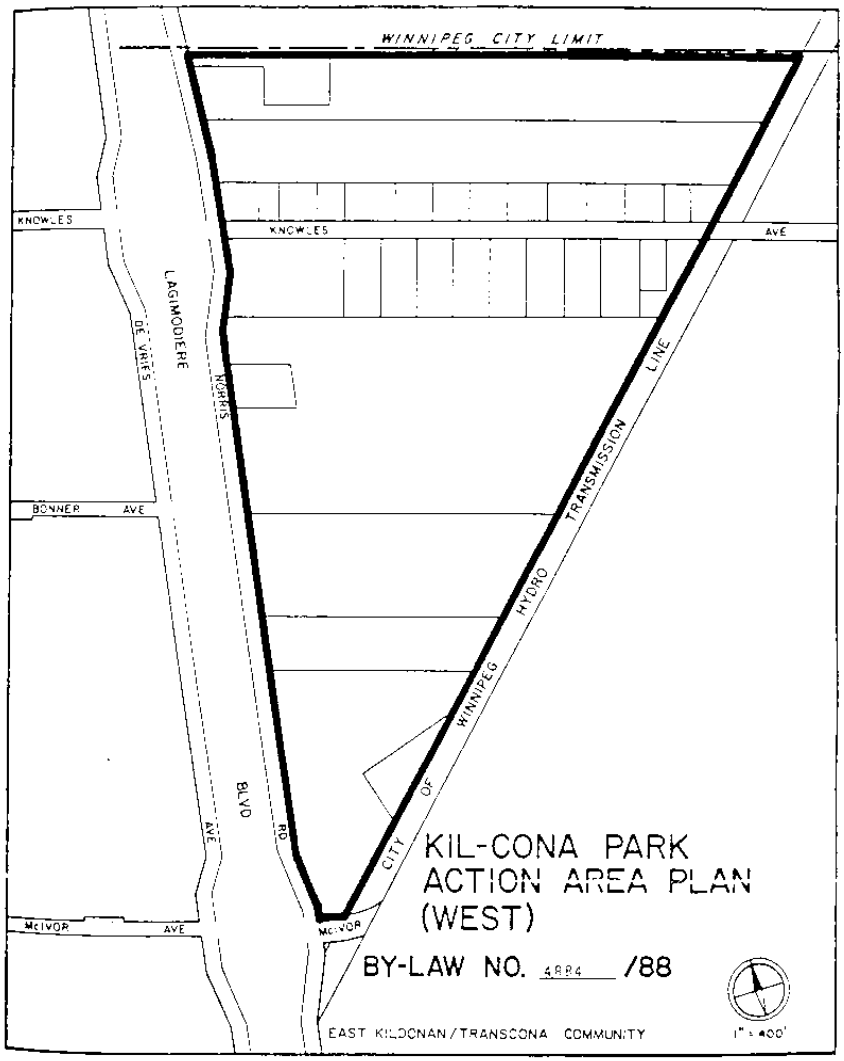
The disposal area of the field shall conform to the following minimum criteria:

Number of Bedrooms In Dwelling	2-3	4	5
Volume of Graded Media	(3179 cu. ft.) (90 cu. m.)	(4238 cu. ft.) (120 cu. m.)	(5297 cu. ft.) (150 cu. m.)
Minimum Disposal Area	(1722 sq. ft.) (160 sq. m.)	(2260.5 sq. ft) (210 sq. m.)	(2799 sq. ft.) (260 sq. m.)

No part of the private sewage disposal system of the septic tank and field type shall be installed within 8 metres (26.5 feet) of the property boundary, within 15 metres (50 feet) of any well, within 30 metres (100 feet) of any other disposal field, with the disposal field being not closer than 11 metres (37.5 feet) to any dwelling, and with the tank being not closer than 1 metre (3 feet, 6 inches) from any dwelling.

(e) any dwelling to be constructed, and all associated independent sewage and water supply systems, shall be positioned so as to allow for the future sub-division of the larger lots to smaller holdings; and

(f) provision for noise attenuation by increased yards shall be made for all lots abutting Lagimodiere Boulevard (Norris Road).


WINNIPEG CITY LIMIT
KNOWLES
KNOWLES AVE
LAGIMODIERE
DE VRIES
NORRIS
BONNER AVE
BLVD
AVE
RD
McIVOR
McIVOR AVE
CITY OF WINNIPEG HYDRO TRANSMISSION LINE
KIL-CONA PARK
ACTION AREA PLAN
(WEST)
BY-LAW NO. 4884 /88
EAST KILDONAN/TRANSCONA COMMUNITY
1" = 400'