REFERENCE: FILE NO. EP-1.2

THE CITY OF WINNIPEG

BY-LAW NO. 6391/94

A By-law of THE CITY OF WINNIPEG to adopt a secondary plan for the Wilkes South area as defined in that plan.

attached to and forming part of By-law No. 6391/94

THE CITY OF WINNIPEG, as amended, in Council assembled, hereby establishes the attached document entitled "Wilkes South Secondary Plan" as a secondary plan.

RECEIVED First Reading this 28th day of April, A.D. 1994

RECEIVED Second Reading this 21st day of September, A.D. 1994

RECEIVED Third Reading this 21st day of September, A.D. 1994

DONE AND PASSED, in Council assembled, this 21st day of September A.D. 1994.

(Sgd.) Susan A. Thompson
Mayor

(SEAL)

(Sgd.) Dorothy Browton
City Clerk

Certified as to Planning Details:

for Director of Planning

Certified as to Form:

for Acting City Solicitor

WILKES SOUTH
SECONDARY PLAN

Attached to and forming part of By-Law 6391/94

as amended and adopted by Council on Sepember 21, 1994

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Part One: Introduction

The Wilkes South Secondary Plan contains policies governing the infill development of existing rural residential areas located along improved roads south of Wilkes Avenue including Charleswood Road, Liberty Street, Loudoun Road and McCreary Road.

The plan has been prepared in accordance with Part 20 of The City of Winnipeg Act as amended. Section 548(2) of The Act requires that a secondary plan be consistent with *Plan Winnipeg ...toward 2010* (By-law No. 5915/92), the City's official development plan, and suggests the following level of detail:

- a map of the planned area;
- a statement of objectives and problems;
- a schedule and budget for addressing the problems;
- land use or development control regulations, and;
- a time period and review procedure for the plan.

This framework served as a guideline for preparing the Wilkes South Secondary Plan.

Policy Support

In Plan Winnipeg, the Rural Areas section of Chapter 5, "Urban Development Management," recognizes the existence of unserviced rural residential development within Winnipeg. While aiming to prevent the spread of such areas, the Plan suggests that "some infill development may be permitted at prevailing densities." (*Plan Winnipeg ...toward 2010*, p.83)

Plan Winnipeg Policy 5A-39 subsequently states:

> "The City shall limit unserviced residential development to locations characterized by existing unserviced residential land use and shall prepare a secondary plan for any unserviced residential development in these areas in accordance with (Policy) 5A-41." (p.83)

Policy 5A-41 provides the scope for the secondary plan. The policy states that the plan is to:

i) designate unserviced residential areas,
ii) establish minimum parcel sizes, and
iii) establish appropriate servicing criteria. (p.84)

Policy 5A-40 provides the criteria for subdivision within unserviced residential areas. The policy calls for limits to be placed on the conversion of land by:

i) approving conversion for residential purposes only,
ii) giving priority to property having frontage on an existing improved right-of-way other than a highway, and
iii) requiring that the proposed developments be consistent with immediately prevailing densities.

Secondary Plan Boundaries

The study area boundaries are Wilkes Avenue on the north, River Lot 15 O.T.M. on the east, the city limits on the south, and the Perimeter Highway on the west. The area contains about 2,266 hectares/5,600 acres and is designated under Plan Winnipeg as Rural Policy Area and referred to by the Planning Department as the Wilkes South Neighbourhood. Figure 1 is a map of the secondary plan area showing the rural residential areas which are the focus of the plan.

Time Frame of the Plan

The Wilkes South Secondary Plan flows directly from Plan Winnipeg policies governing rural residential areas, and will be amended, updated or repealed in accordance with those policies.

Part Two: Area Profile

The following paragraphs contain background information on the Wilkes South neighbourhood.

Population and Housing

The 1991 census population in Wilkes South was 351, an increase of about 10% from the 1986 census count of 320. A total of 90 housing units were recorded in the Wilkes South neighbourhood by the 1986 census. Since then, building permits have been issued for 12 new houses, placing the 1994 unit count at 102. Assuming an average household size of about 3.5 persons per unit, the 1994 population in Wilkes South is probably in the order of 360.

Zoning and Land Use

Figure 2 shows zoning in Wilkes South as governed by The Tuxedo-Fort Garry-Charleswood Zoning By-law #1800 passed on December 7, 1971. Most of the neighbourhood is zoned "A" General Agricultural District. This zoning district permits agricultural and related land uses on lots of 16 hectares/40 acres or more. The agricultural land use table from Zoning By-Law #1800 is included as Appendix A to this report. The remaining zoning categories apply to lands in the Liberty-Loudoun area where the zoning includes "A-5" Restricted Agricultural District (2 hectares/5 acre minimum lot size) and "M1" Limited Industrial District.

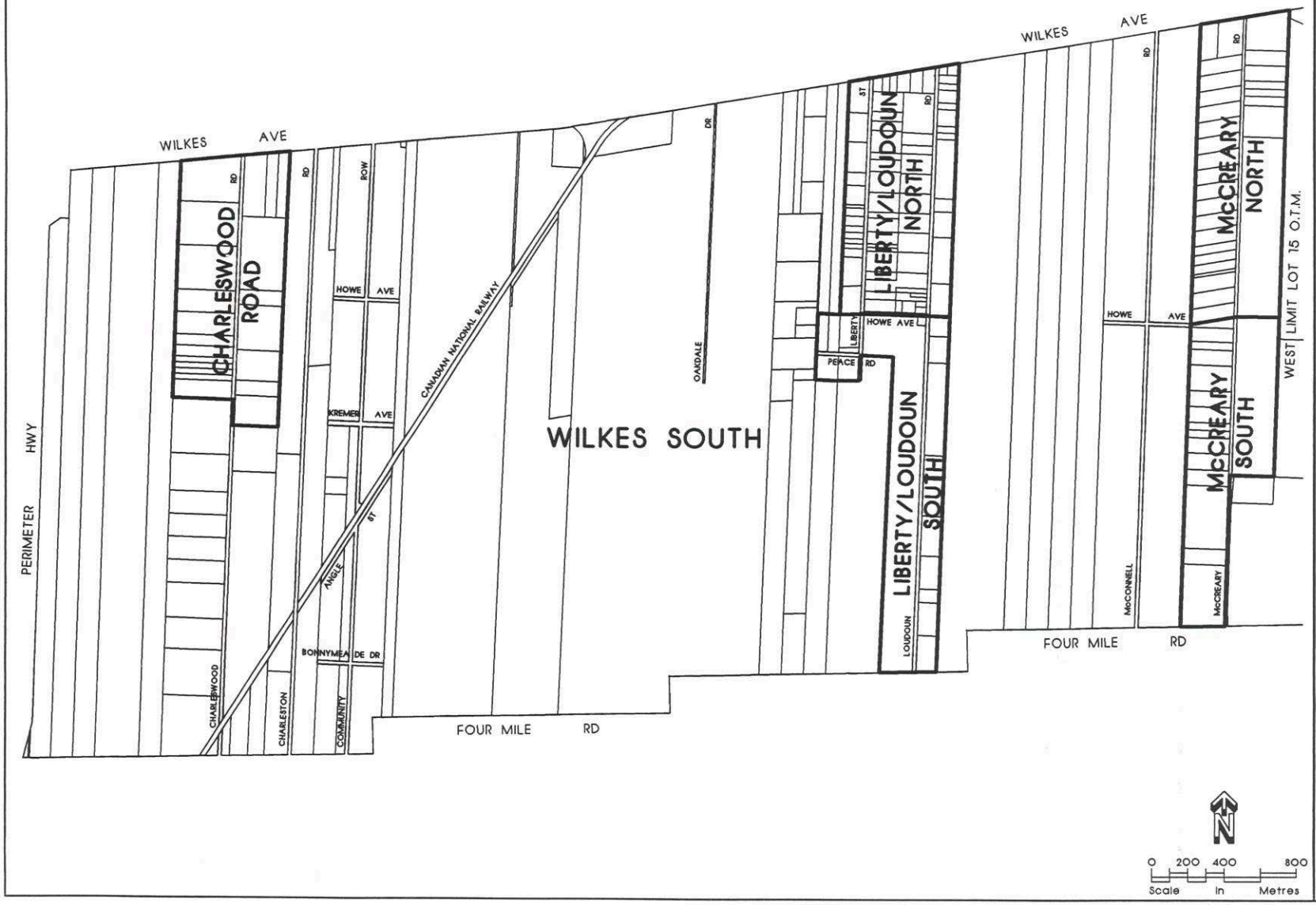
Figures 3a through 3f depict land use in Wilkes South. Agriculture and related usage occupies about 88% of the overall planning area. Rural residential areas --the focus of the present study — have become established over the years on Charleswood Road, Liberty Street, Loudoun Road and McCreary Road. In addition, a handful of houses outside these areas take direct access off Wilkes Avenue.

The Liberty-Loudoun area is notable for several light industrial enterprises and its mixed agricultural and industrial zoning. At one time, the area north of Howe Avenue was entirely zoned for industrial land use. The industrial zoning permitted one house per lot without residency restrictions (i.e., caretaker or watchman), which accounts for the predominately residential character of the area today. Currently, only lots containing active businesses retain the industrial zoning.

WILKES SOUTH SECONDARY PLAN

FIGURE 1

SECONDARY PLAN AREA AND KEY MAP



— Rural Residential Boundary Line

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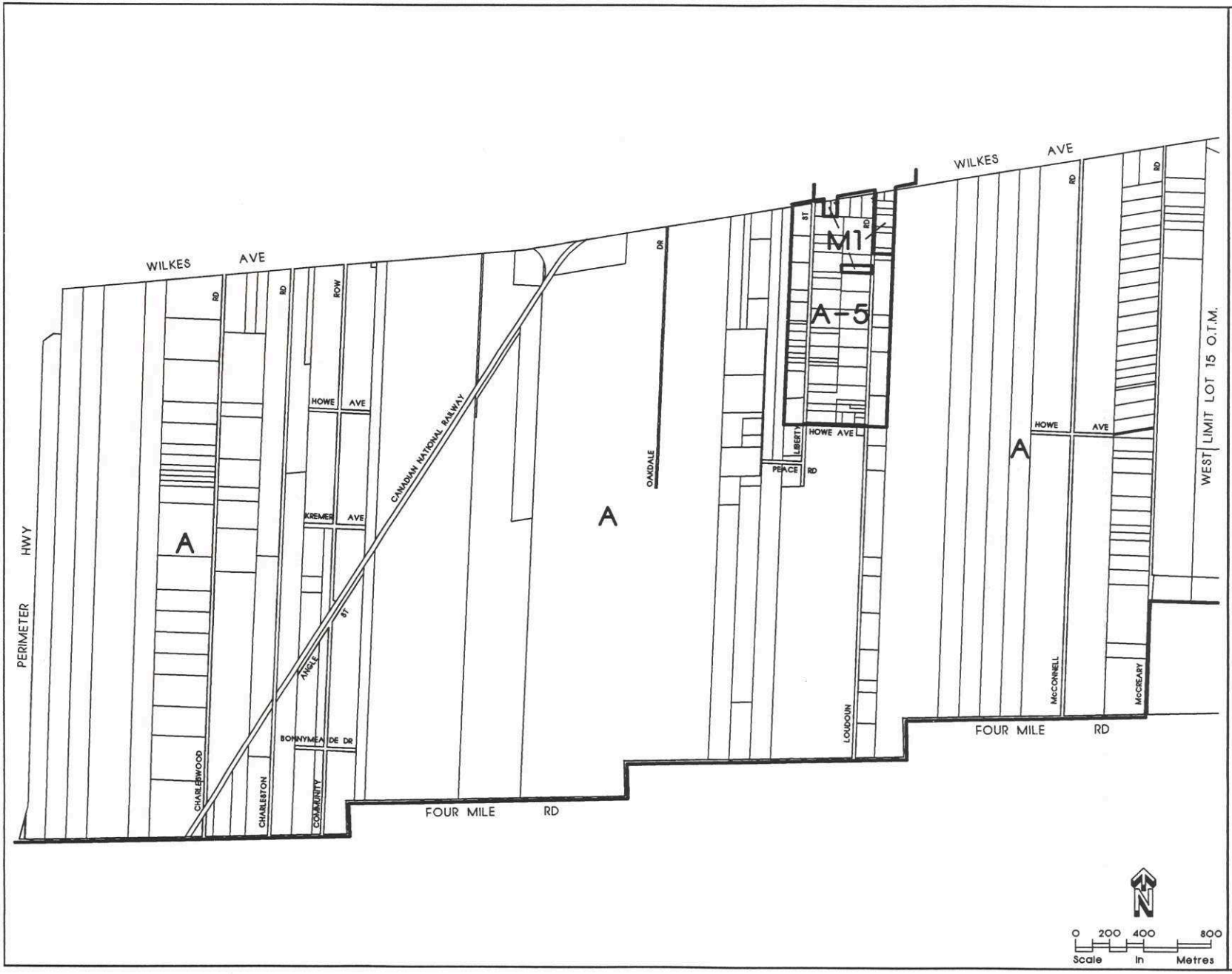
WILKES SOUTH SECONDARY PLAN

FIGURE 2

ZONING



A General Agricultural
A-5 Restricted Agricultural
M1 Limited Industrial

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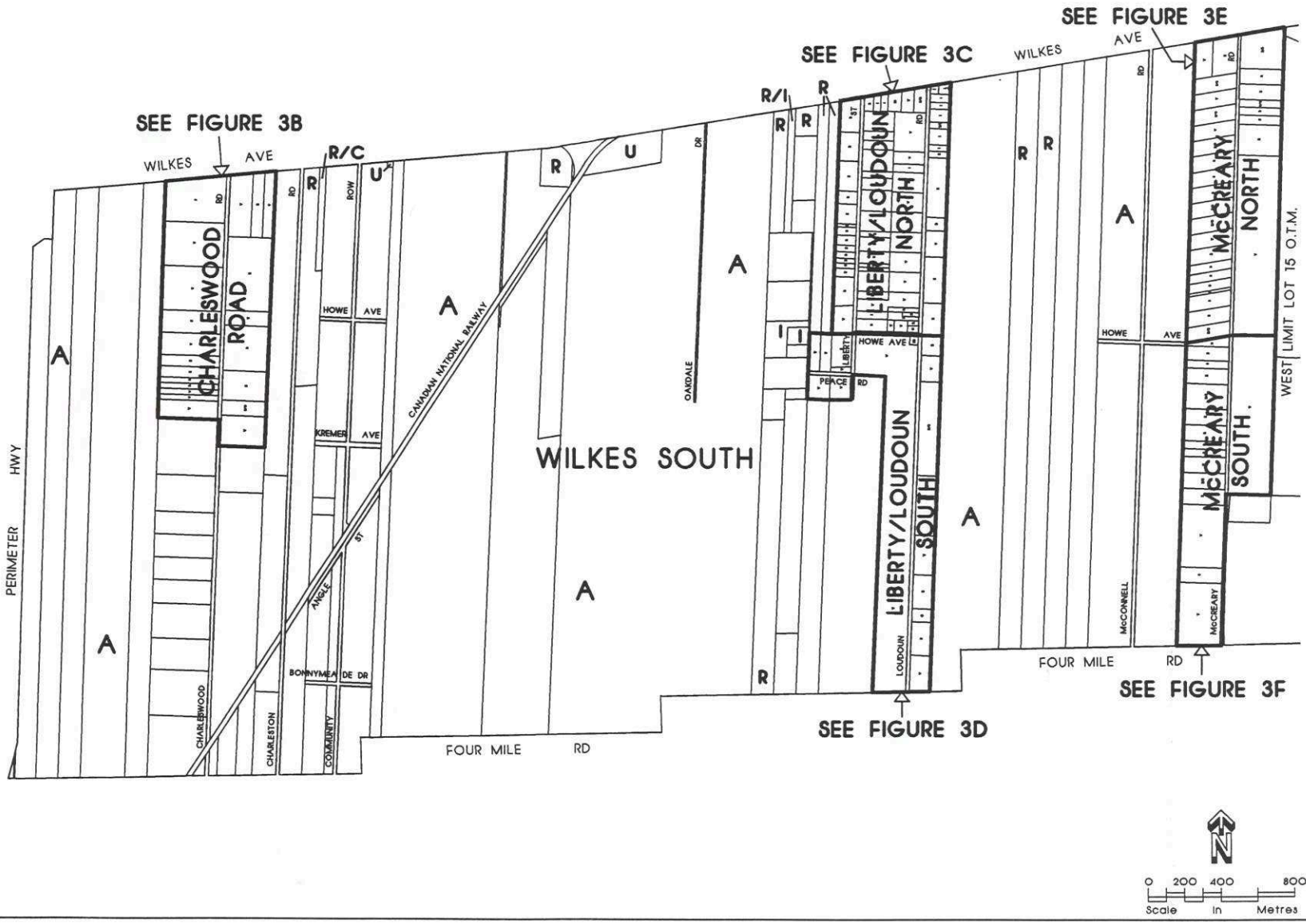
FIGURE 3A

AREA-WIDE LAND USE



R Residential
C Commercial
I Industrial
A Agricultural
U Utility

Note: For land use in rural residential areas, see figures 3B to 3F

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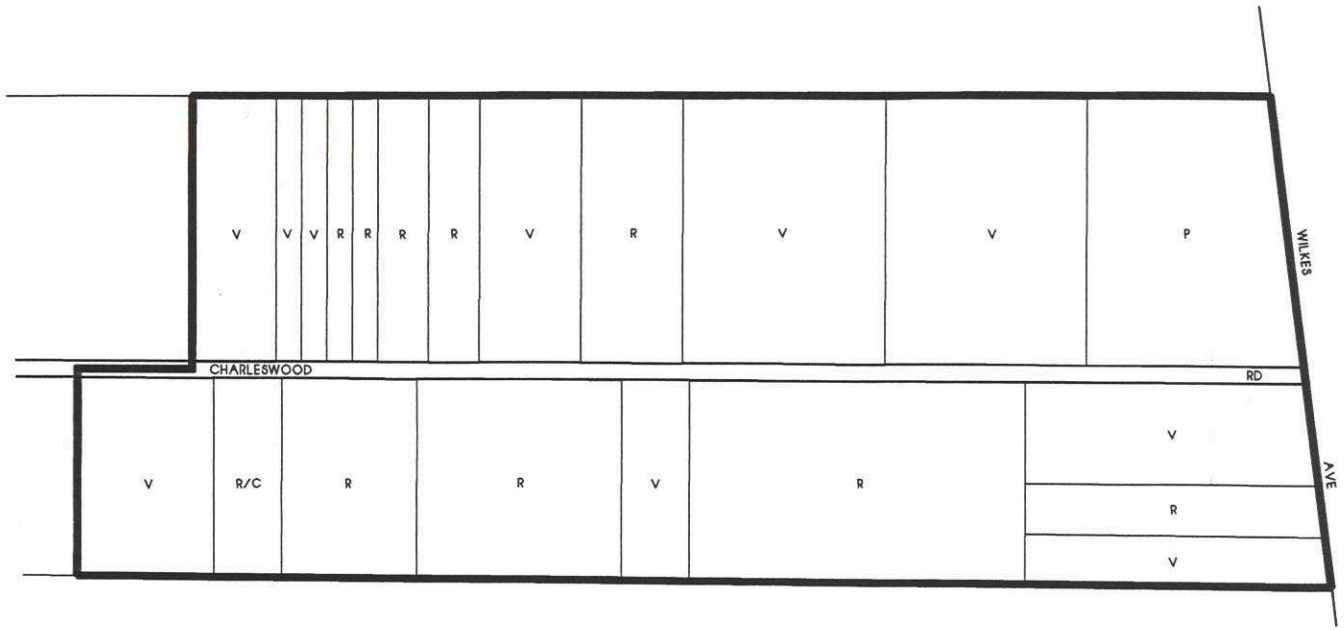
WILKES SOUTH SECONDARY PLAN

FIGURE 3B

CHARLESWOOD ROAD



LAND USE

R Residential
C Commercial
P Park
V Vacant

0 50 100 200
Scale In Metres

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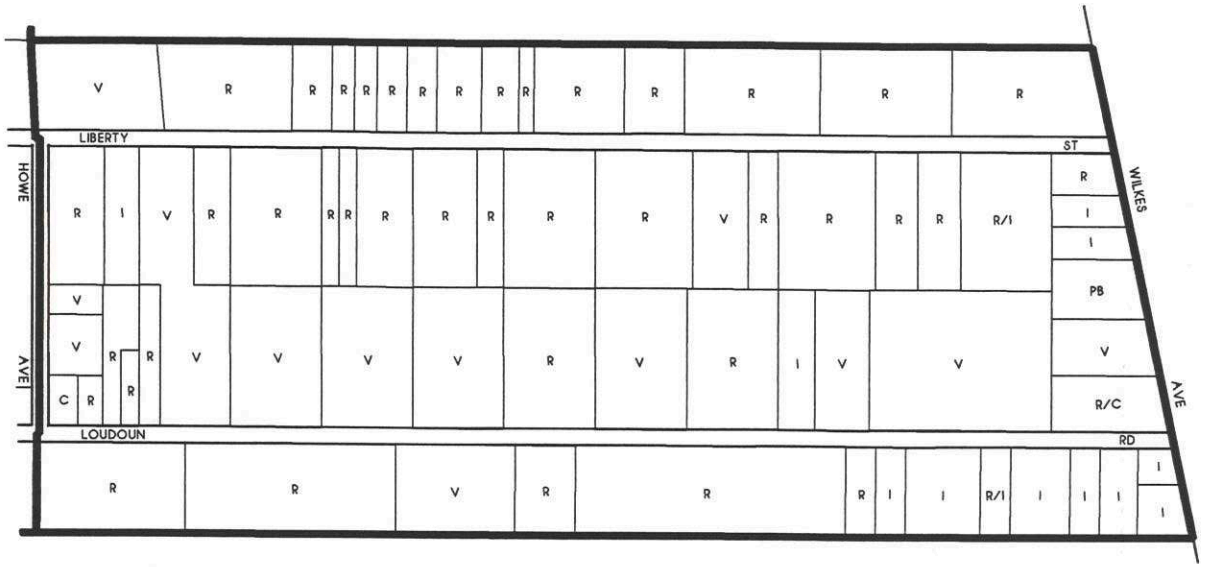
WILKES SOUTH SECONDARY PLAN

FIGURE 3C

LIBERTY LOUDOUN NORTH



LAND USE

R Residential
C Commercial
I Industrial
PB Public Building
V Vacant

0 50 100 200
Scale In Metres

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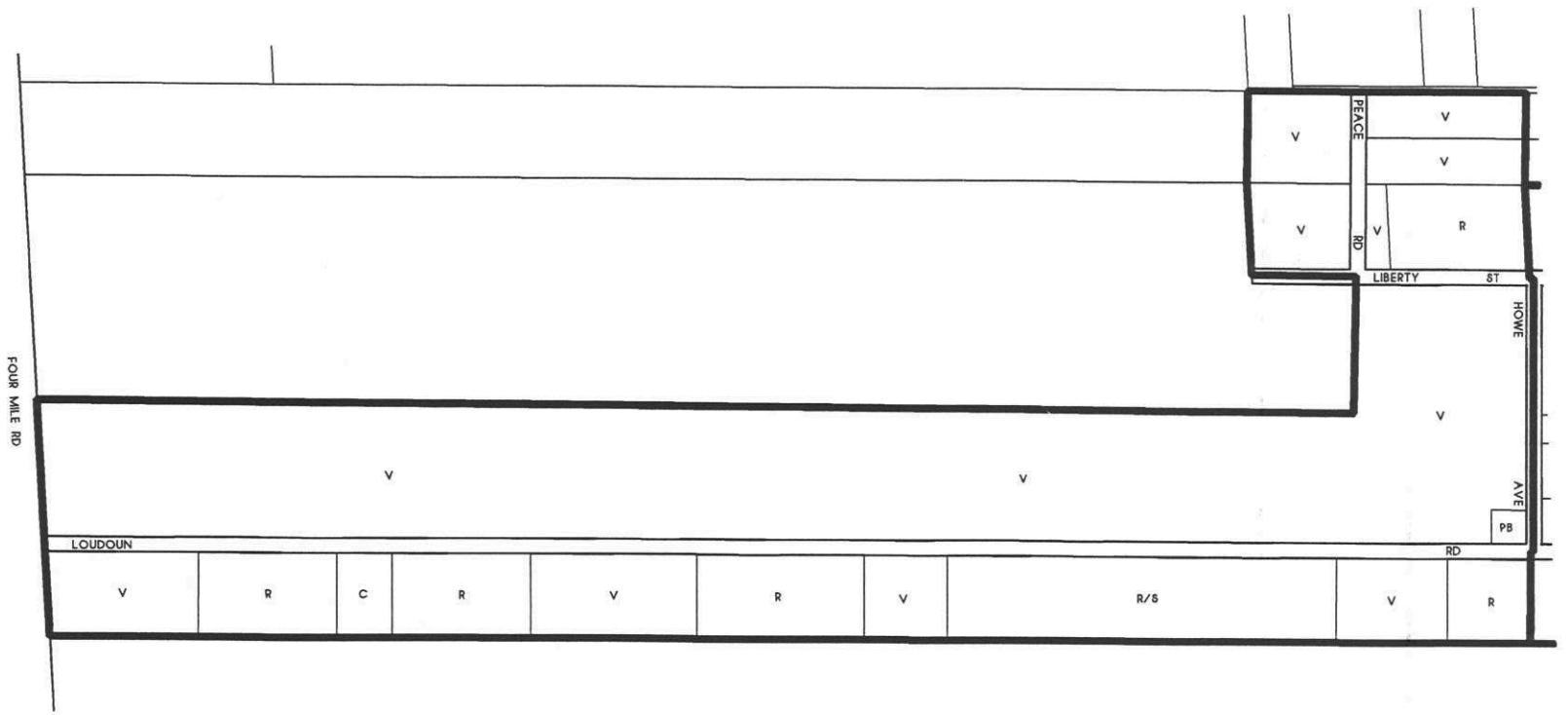
WILKES SOUTH SECONDARY PLAN

FIGURE 3D

LIBERTY LOUDOUN SOUTH



LAND USE

R Residential
C Commercial
PB Public Building
S Stables/Equestrian
V Vacant

0 50 100 200
Scale in Metres

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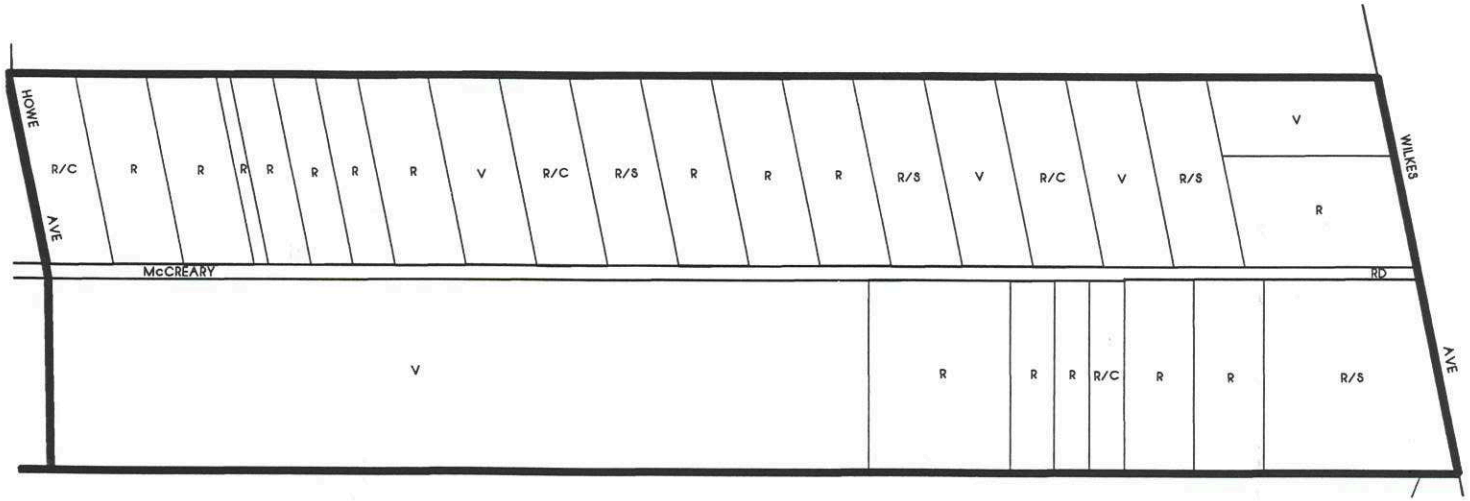
WILKES SOUTH SECONDARY PLAN

FIGURE 3E

McCREARY NORTH



LAND USE

R Residential
C Commercial
S Stables/Equestrian
V Vacant

0 50 100 200
Scale In Metres

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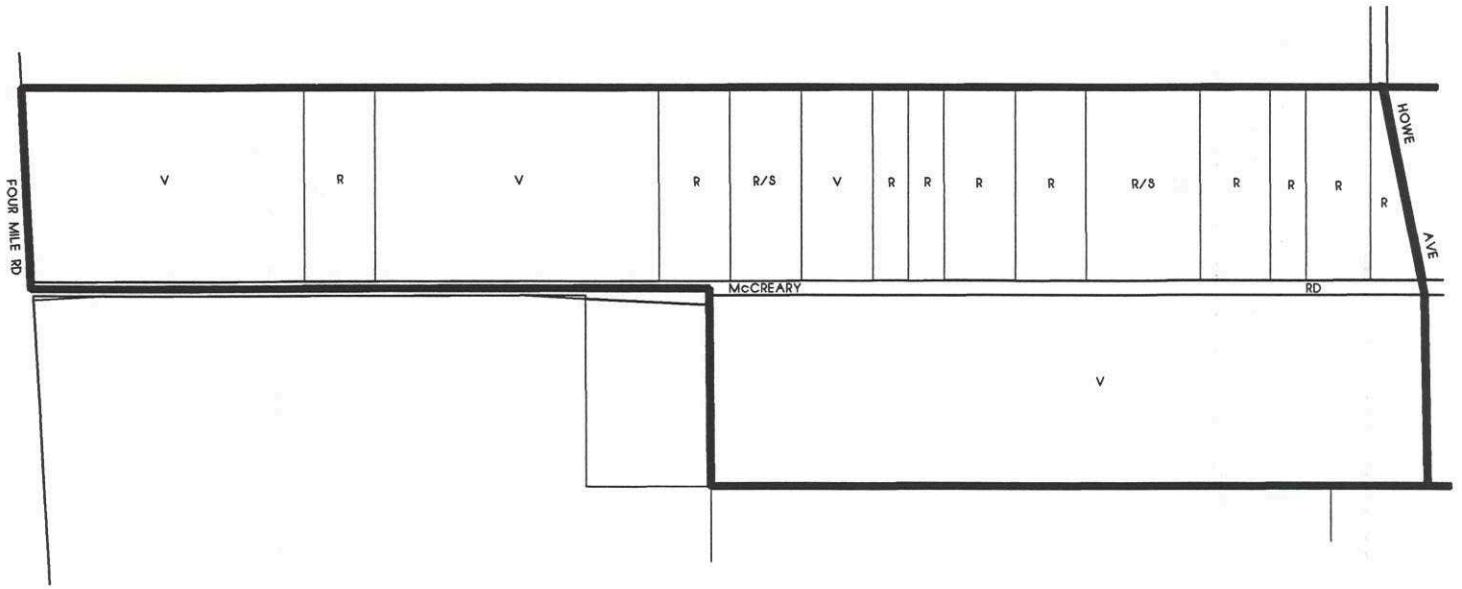
FIGURE 3F

McCREARY SOUTH



0 50 100 200
Scale In Metres

LAND USE

R Residential
S Stables/Equestrian
V Vacant

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A prominent land use bordering the southeastern corner of the planning area is the Fort Whyte Nature Centre, a private, non-profit bird sanctuary and outdoor education centre. The nature centre provides an opportunity for Winnipeggers to observe the City's wildlife in and around lakes and woodlands reclaimed from the operations of an adjacent cement plant. While the Planning Department regards rural residential development as a compatible land use, encroaching urbanization is a concern expressed by representatives of the Fort Whyte Nature Centre.

Roadways

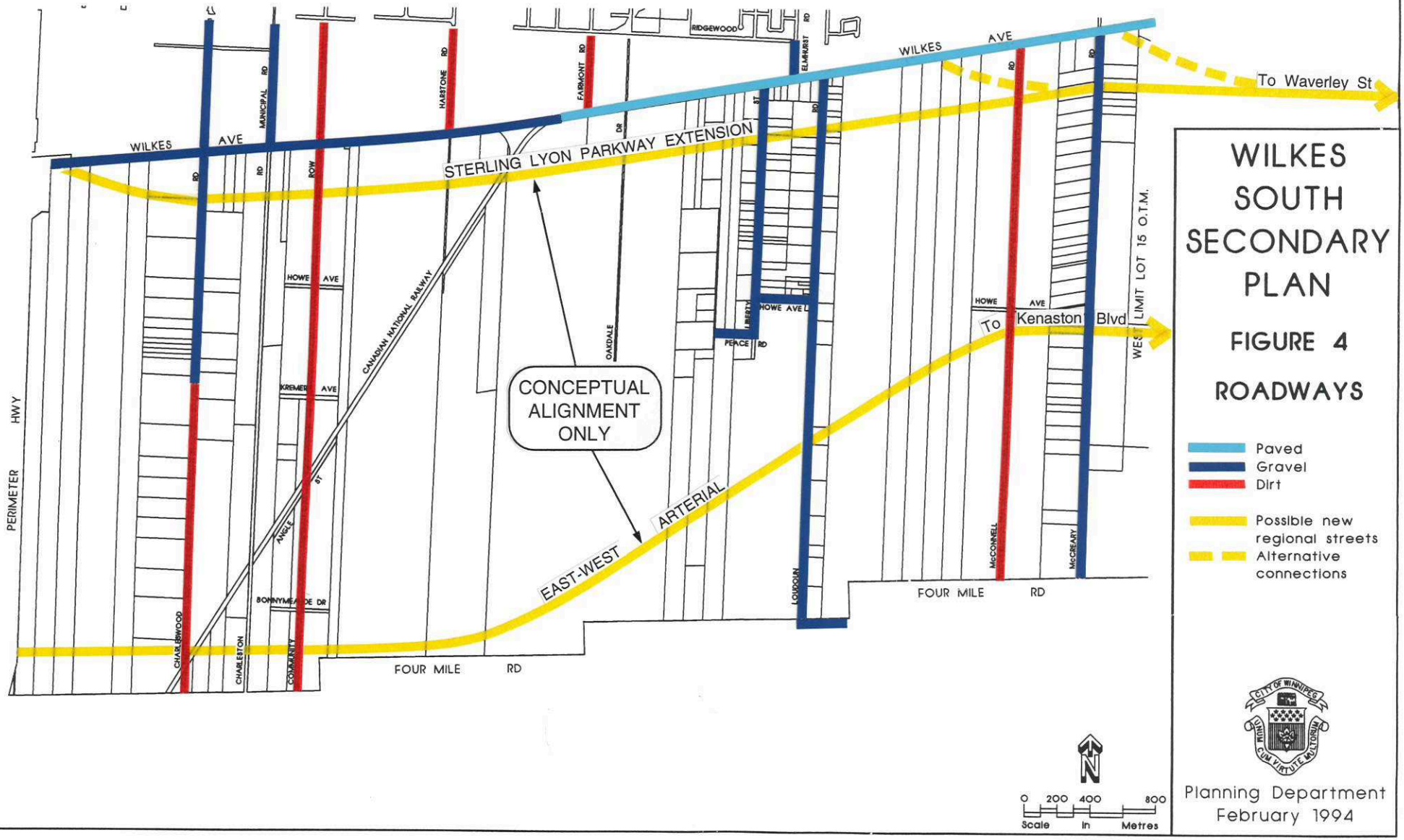
Existing and proposed roads are shown in Figure 4. Existing roads are shown according to their level of improvement.

Wilkes Avenue is classed as a Regional Arterial and provides primary access to the area. Wilkes is paved from Kenaston west to Fairmont Road, and is gravel surfaced from there to the Perimeter Highway. Wilkes carries traffic volumes in the order of 6,700 vehicles per day at the Shaftesbury/McCreary intersection. Traffic will increase as development in south Charleswood proceeds.

Gravel surfaced local roads include McCreary Road, Loudoun Road, Howe Avenue, Peace Road, Liberty Street, Finkelstein Road, the northerly portion of Charleswood Road and easterly portion of Four Mile Road which combines with Finkelstein to bound the neighbourhood on the south. The remaining rights-of-way in Wilkes South are unimproved.

Figure 4 shows two, long range streets in Wilkes South, Sterling Lyon Parkway and an unnamed east-west regional street. Sterling Lyon has no official status west of Kenaston Boulevard. The easterly section from Kenaston to Waverley is included in Plan Winnipeg. The east-west arterial has no official status and only a portion of the required right-of-way is established. The right-of-way runs west from Kenaston, just north of the CPR La Riviere Subdivision rail crossing, to the west limit of River Lot 11, a distance of almost 1 kilometre.

Sterling Lyon Parkway is shown running west about 300 metres/1,000 feet south of Wilkes Avenue, connecting to the Perimeter at the existing Wilkes interchange. Sterling Lyon is intended to replace Wilkes Avenue at some point in the future depending on the pace of development in Charleswood and availability of capital funding. Among its shortcomings, Wilkes Avenue is considered too close to the CN main line, raising safety issues at the level crossings of north-south streets.



WILKES SOUTH SECONDARY PLAN

FIGURE 4

ROADWAYS

- Paved
- Gravel
- Dirt
- Possible new regional streets
- Alternative connections

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East of McCreary, Sterling Lyon is required at such time as Kenaston Boulevard and the CN mainline are grade separated. Wilkes will be discontinued at Kenaston when this occurs, requiring Sterling Lyon for the traffic link between Wilkes (west of Kenaston) and Waverley Street.

Two options for connecting Sterling Lyon to Wilkes are depicted in Figure 4. Both options cross Kenaston and proceed westward on an alignment which borders the south limit of the CN Winnipeg Intermodal Terminal (WIT). Option "A" swings Sterling Lyon northward along the WIT property line connecting to Wilkes just east of the McCreary/ Shaftesbury intersection. Option "B" continues Sterling Lyon across McCreary before swinging it northward to Wilkes.

Selection of the preferred option for connecting Sterling Lyon to Wilkes depends largely on the City's long range plan for Shaftesbury Boulevard and its grade level crossing of the CN main line. If the crossing is abandoned, Option "A" will likely be selected. If the crossing is maintained, including the possibility of future grade separation, Option "B" will likely be selected.

It is noted that all street proposals discussed above will be subject to review under "TransPlan ...2010", the City's long-range transportation study currently being initiated under Council authority.

Existing Sewer and Water Services

Development in Wilkes South is privately serviced with cisterns for drinking water (ground water is not potable), and septic fields or pump-out tanks for sewage disposal.

Piped sewer and water services extending to the north limit of the neighbourhood from suburban Charleswood are shown in Figure 5. Local watermains at Charleswood Road and Wilkes and Elmhurst and Wilkes supply the Charleswood Place Recreation Area (southwest corner Charleswood Road and Wilkes) and the Assiniboine South School Division's bus barns on the south side of Wilkes between Loudoun and Liberty.

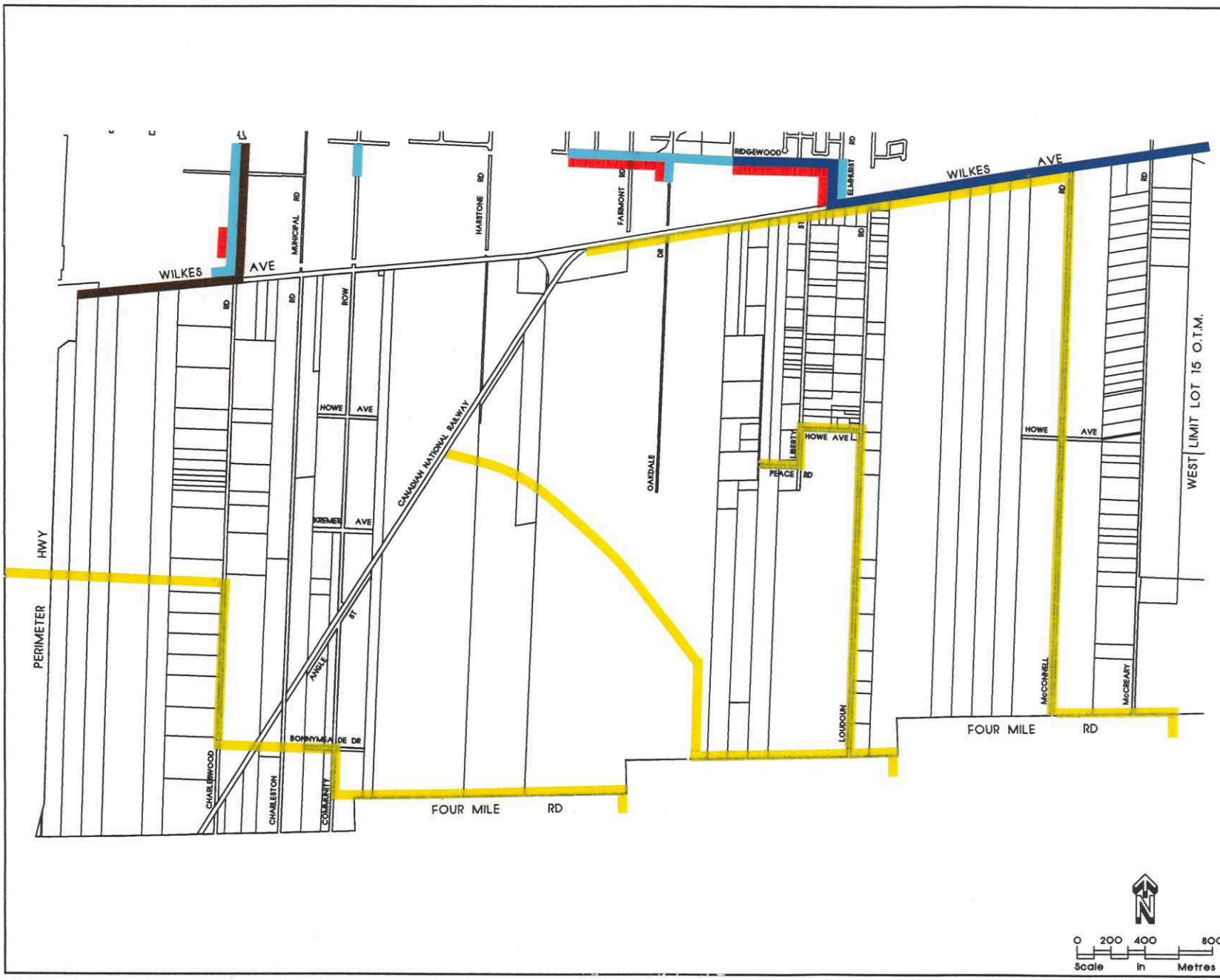
The Charleswood Interceptor Sewer runs west in the Wilkes right-of-way from Charleswood Road to the West End Pollution Control Centre.

Open ditches provide land drainage, and are graded to flow generally in a southeasterly direction to discharge points which include the lakes at the Fort Whyte Nature Centre and the Lot 16 Drain leading to the Red River.

WILKES SOUTH SECONDARY PLAN

FIGURE 5

MUNICIPAL SERVICES



- Watermain
- Water Feedermain
- Wastewater Sewer
- Wastewater Interceptor
- Land Drainage

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Part Three: Policy and Planning Framework

Rural Residential Development: Definition and Issues

Rural residential development is an unavoidable by-product of urbanization and a legitimate residential land use. It does not respect political boundaries and cannot be legislated out of existence. Attempts to prohibit rural residential development in one municipality area will simply drive it to another with more permissive land use controls.

Perhaps more significantly, semi-rural living is a life-style choice. In a democratic state, attempts to restrict freedom of choice are resisted. Equally important in our consumer society, semi-rural living conveys an element of status. As long as people aspire to it, the demand for rural residential housing opportunities will persist.

Without restrictions, rural residential development can cause problems for city governments. Related issues include the following:

- Compact urban areas with precise development limits are easier to administer.
- Cities rely on higher residential densities for cost-efficient service delivery.
- If unchecked, rural housing can consume valuable farmland and promote urban sprawl.
- Regardless of how fair the system of taxation is in theory, large-lot owners may eventually balk at paying at the same taxation levels as their better serviced suburban and inner-city counterparts.
- And, ultimately, if urbanization of rural residential areas is allowed to occur in future, existing residents will resist the change to their environment and the prospect of having to contribute to the costs of upgrading services.

The current proposal for further large lot development in Wilkes South attempts to address the planning issues in three ways. First, the areas identified for additional subdivision are located beyond the current limits of the city's existing trunk service plant in Charleswood. Second, boundaries clearly delineate those areas proposed for infill development. Intervening agricultural lands will remain available for suburban development in the future unless the policy regarding rural subdivision is relaxed further. Third, rights-of-way for future streets can be protected where deemed necessary to ensure an orderly transition to fully serviced development if pressures for this should occur at some point in the future. Although, in Canadian cities where rural residential development is commonplace, the cost and exclusivity of the housing, alone, is sufficient to preclude redevelopment — in a normal market — for a century or more.

Policy Background

The Metropolitan Winnipeg Act of 1961 gave the city planning jurisdiction over the Additional Zone, adjacent portions of fringe municipalities. The objective, as defined in the Metropolitan Development Plan (Metro Plan), the city's first comprehensive plan passed in 1968, was to "allow the Corporation to regulate the haphazard semi-urban development which usually occurs on the fringes of urban communities." (p.74)

At the same time, Metro Plan recognized 10 existing rural hamlets in the Additional Zone and acknowledged that a market existed for large lot development. That market could be satisfied, it was reasoned, by directing rural residential development to the hamlet areas.

In 1971, The City of Winnipeg Act, in replacing The Metropolitan Winnipeg Act, reaffirmed the Additional Zone concept. However, 1973 amendments to the Greater Winnipeg Development Plan symbolized a retreat from the negative stance of the preceding Metro Plan. Known as By-law 411/73, the amendments, in their words, "recognize(d) the fact that there are some persons who wish to live in (a) semi-rural area." By-law 411/73 created a "limited urban expansion area" covering about one-sixth of the original Additional Zone.

The decade of the 1980's witnessed the erosion of the Additional Zone through the withdrawal of the R.M.'s of Rosser, Ritchot, Macdonald and West St. Paul. In 1989, Plan Winnipeg "confirmed" the policies as stated in By-law 422/73. By this time, however, the R.M.'s and their local developers had begun exploiting the large-lot market, and the Additional Zone was finally eliminated in 1991.

Within the city limits, Plan Winnipeg created two land use policy areas for essentially different types of rural residential development: Large Lot Residential Development Areas and Hamlet Areas. The Hamlet designation covered all of North Headingley and much of South Headingley, and allowed a minimum lot area of 0.2 hectares/0.5 acres. The Large Lot designation required a minimum lot area of 0.8 hectares/2.0 acres, except where an Action Area Plan justified a minimum lot size of 0.2 hectares/0.5 acres on the basis of sewer and water servicing.

The City's revised development plan, "*Plan Winnipeg ...toward 2010*," passed in 1993, eliminated the Hamlet and Large Lot areas, and established policies allowing for the infill development of existing rural residential areas, with details such as extent and density to be precisely defined by follow-up Secondary Plan(s).

In redefining Rural Areas, the *Plan Winnipeg ...toward 2010* recognizes the legitimacy of the ex-urban lifestyle, and the case is made that ill-planned rural residential development is wasteful of private and public sector investment in regional infrastructure; infrastructure which requires urban densities to maintain and replace.

Current Planning Process

Following the approval of the Terms of Reference for the Rural Residential Secondary Plan, the Planning Department embarked on a simple three-phase planning process.

Phase One involved identifying and mapping existing rural residential areas in Wilkes South in accordance with the parameters and criteria established by Plan Winnipeg. Minimum lot size(s) were recommended based on existing development densities, and the potential increase in housing in each area was calculated. This information was circulated and reviewed by the Administrative Coordinating Group (ACG), chaired by a representative of the Land Development Department. Servicing issues/constraints were outlined and minimum levels of service were discussed.

Phase Two involved the staging of a Public Open House to review the background information and proposals for allowing rural residential infill. Affected residents and property owners were notified of the open house and invited to submit their comments to the administration and elected representatives. Their concerns and suggestions were given due consideration within the context of the development criteria set down in Plan Winnipeg. People who attended the open house were also made aware of the by-law approval process and their opportunities for input at the political level.

Phase Three involved preparation of the current background report and its submission, along with the Draft Secondary Plan By-law, to the Assiniboia Community Committee as a first step in the by-law approval process. In accordance with Section 584(3) of the City of Winnipeg Act as amended, a Public Hearing is to be held by a Committee of Council between first and second readings of the by-law. As similar secondary plans are envisioned (if warranted) for each of the four suburban communities, it is appropriate for the Community Committee to be designated the hearing body.

Public Awareness and Opinion

At the beginning of January, 1994, letters were sent to all residents and property owners in the areas identified for possible future subdivision. The letter advised of the study and invited attendance at a Public Open House. A survey was included to gauge public opinion. This information is included as Appendix B.

The Public Open House was advertised in both Winnipeg dailies and was held at the Varsity View Sportsplex on Ridgewood Avenue on Monday January 31, 1994. One hundred and three people registered at the event and were able to review information relating to the study and discuss their concerns with the area Councillor and representatives of the Planning and Operations departments. Story boards, reproduced in Appendix C, described the study's policy framework, issues, recommendations and schedule, while maps depicted zoning, land use, property ownership, roads and services, and subdivision potential based on recommended lot sizes.

About 158 surveys were mailed out, with 42 returned in time for summary in this report. This amounts to a 27% return rate, which is considered good for a survey of this nature. While the survey was not statistically validated, it is believed to be a reasonable reflection of opinion regarding further large-lot subdivision in the Wilkes South Neighbourhood. The findings are summarized in the following paragraphs.

Current Land Use: Forty-eight percent (48%) of respondents reported using their lands solely for residential purposes. The balance included respondents whose properties were currently vacant or used for farming (36%), contained mixed-use residential/ commercial activity (10%), or used exclusively for industrial or commercial use (7%).

Land Use Compatibility: Eighty-three percent (85%) of respondents believed their current land use to be compatible with further residential development, while 10% were uncertain or did not respond. Only two respondents, or 5%, indicated that further subdivision would conflict with their present land use.

Future Plans: Forty-eight percent (48%) of respondents indicated their desire to subdivide their properties, while 24% had no plans or were uncertain at this time. Twelve percent (12%) indicated that subdivision would conflict with their present land use, and 16% were happy with their lot sizes or felt their properties were too small to subdivide.

Support for further Subdivision: Seventy-nine percent (79%) of respondents favoured further subdivision in the areas identified, while 7% were opposed. Another seven percent (7%) were uncertain, primarily due to concern over the impact of further development on their current land use, and 7% did not respond to this question.

Levels of Service: Respondents were vague on what levels of service should accompany further large-lot subdivision in their areas. A number of people failed to offer any suggestions. However, 26% requested a water supply system, some referring to a low-pressure system which could be used in conjunction with cisterns. Seventeen percent (17%) of the respondents wanted no additional services, while 12% requested both sewer and water.

General Concerns: A desire for smaller permitted lot sizes led the field of general concerns expressed by respondents, with 48% recommending a 0.4 hectare (1 acre) or 1.0 hectare (2 acre) minimum. Property taxes (high, unfair, adjusted assessment needed) were raised as a concern by 43% of respondents. Drainage problems were cited by 10% of respondents, and several expressed concerns related to roads and traffic, including a perceived safety issue involving the Elmhurst/Wilkes intersection. Finally, 7% of respondents were concerned that further subdivision would ruin the ambience of the area, cause environmental problems involving septic fields, or affect the operation of their businesses.

Part Four: Development Recommendations

Rural Residential Subdivision Areas

Plan Winnipeg policy requires that proposed development front onto existing improved roadways and be consistent with immediately prevailing densities in rural residential areas.

Figure 6 shows those areas in the Wilkes South neighbourhood that qualify under the terms of this policy for additional subdivision development. Property ownership within these areas is provided in Appendix D.

Plan Winnipeg policy 5A-40 prevented the consideration for subdivision of properties fronting onto dirt roads and open rights-of-way. The density parameter in 5A-46 required the department to calculate both average and median lot size in the following candidate areas: Charleswood Road, Liberty-Loudoun North and South, and McCreary Road North and South.

Minimum Lot Area

Charleswood Road: The area identified includes approximately 81 hectares/200 acres and 21 separate property titles. The average lot area is therefore in the order of 3.8 hectares/9.5 acres, and the median lot area is about 2.8 hectares/7 acres. The recommended minimum lot area is 2 hectares/5 acres.

The Charleswood Road area contains 10 existing dwellings. It is estimated that the 2 hectare/5 acre subdivision proposal could result in roughly 28 additional units, for a total housing stock of about 38 houses under full development.

Liberty-Loudoun North: This area contains about 77 hectares/190 acres and 69 titled lots. The average lot area is 1.1 hectares/ 2.8 acres. The median lot area is 0.8 hectares/ 2 acres. The recommended minimum lot area is 1 hectare/2.5 acres.

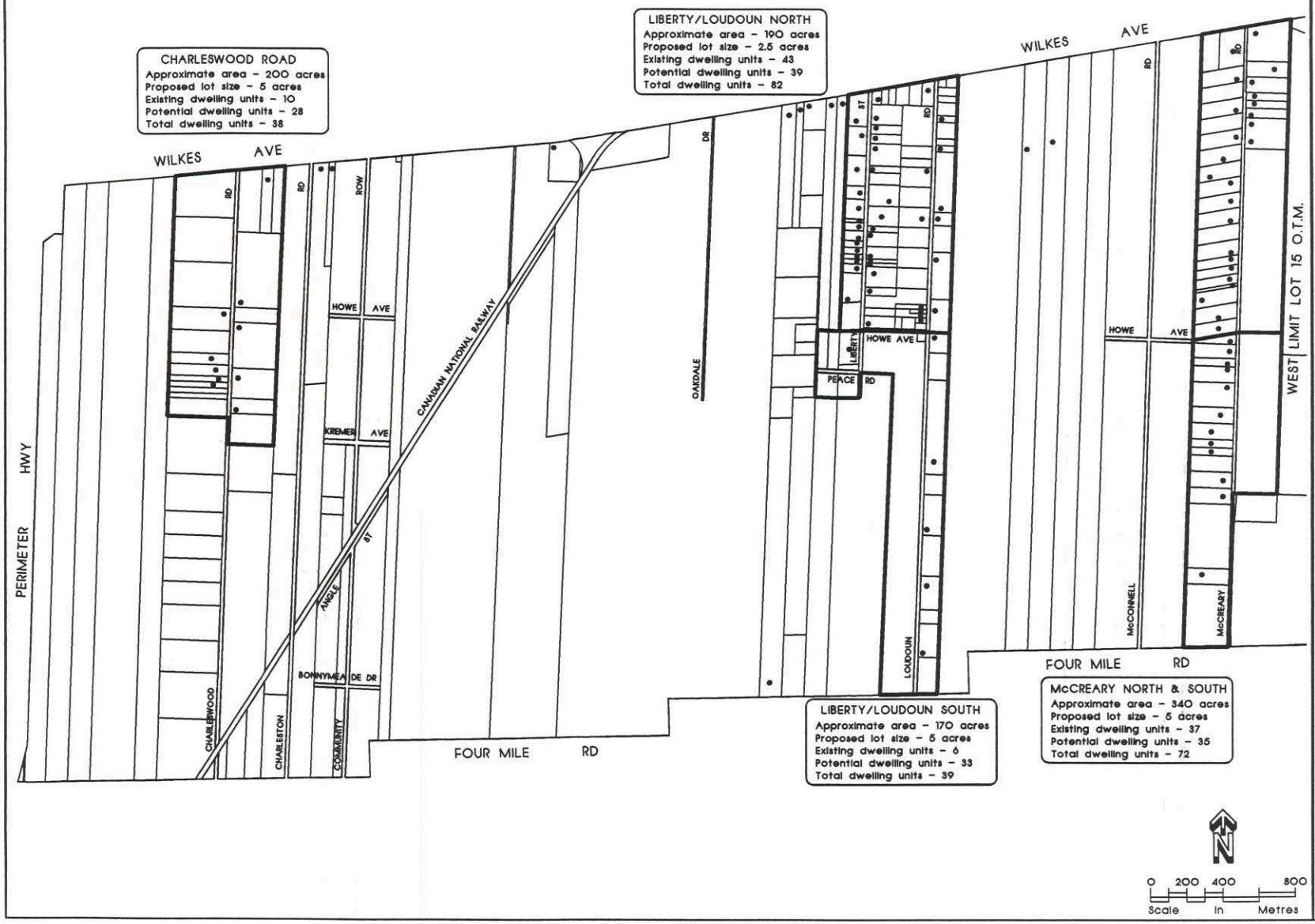
The Liberty-Loudoun North area contains 43 dwellings. The proposed 1 hectare/2.5 acre subdivision proposal could result in about 39 additional units, for a total housing stock of 82 units.

Liberty-Loudoun South: The area identified includes approximately 69 hectares/170 acres and all or portions of 18 property titles. The average lot area is in the order of 3.8 hectares/9.4 acres. The median lot area is 2 hectares/5 acres. The recommended minimum lot area is 2 hectares/5 Acres.

WILKES SOUTH SECONDARY PLAN

FIGURE 6

RURAL RESIDENTIAL DEVELOPMENT AREAS



• Existing Dwelling

Note: Dwelling unit potential is approximate

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The Liberty-Loudoun South area contains 6 dwellings. It is estimated that the 2 hectare/5 acre subdivision proposal could result in roughly 33 additional houses, for a total housing stock of 39 units.

McCreary Road North and South: This area contains about 138 hectares/340 acres of land in 45 titles. The average lot area is 3.1 hectares/7.6 acres. The median lot area is 2 hectares/5 acres. The recommended minimum lot area is 2 hectares/5 acres.

McCreary Road has 37 existing dwellings. The 2 hectare/5 acre subdivision proposal could result in about 35 additional houses, for a total housing stock of 72 units.

In total, the subdivision proposals could add 135 dwellings to the current stock of 96 in existing rural residential areas, an increase of about 140%.

Minimum Lot Width

The Planning Department believes that lots which are too narrow could detract from the rural character of Wilkes South, a concern also expressed by residents. In Zoning By-Law #1800, the "A-5" Restricted Agricultural District requires a minimum lot width of 91.4 metres/300 feet. It is recommended that this width be retained in the 2 hectare/5 acre areas proposed under this secondary plan, as providing sufficient separation between houses to preserve the rural character of Charleswood Road, Liberty-Loudoun South, and McCreary Road.

In the Liberty-Loudoun North area, recommended for 1 hectare/2 acre subdivision, the issue of lot width is important given the potential for denser residential development. In Zoning By-law #1800, the "RR-2" Rural Residential District requires a minimum lot width of 54.9 metres/180 feet. Given the need to preserve the existing low-density character of the residential development in the area, it is recommended that a minimum frontage of 54.9 metres/180 feet apply in Liberty-Loudoun North.

To preserve the rural character of the areas, minor variances in lot area or width may be supported in special circumstances, e.g., where the subdivision is only able to comply with one of these bulk requirements.

Private Sewer and Water Services

It is not cost-effective for the City to extend sewer and water services to low density residential areas. The expense to residents of installing such services via local improvement charges would be high, and any such levy is likely to be defeated by petition. Therefore, in the foreseeable future, sewer and water services to these areas will continue to be provided by private household systems.

Private sewer and water systems raise environmental issues which played an important role in determining the minimum lot size recommended for the Liberty-Loudoun North area.

In terms of groundwater quality and soil conditions, the Wilkes South area is arguably a poor location for subdivision development which must rely on private services. There is no potable groundwater, which means water has to be trucked to cisterns at ongoing expense to homeowners. Septic fields are susceptible to saturation when contained in impervious soils which predominate in the area. And while pump-out tanks are an alternative, the servicing costs may contribute to the illegal discharge of sewage into ditches and onto fields.

Part 9 of the City of Winnipeg Sewer By-law 5058/88 governs the design and maintenance of septic fields. The minimum lot size for septic fields is 0.4 hectares/1 acre, below which pump-out tanks are mandatory. The field must also be located at least 8 metres/26 feet from the closest property line, which introduces the issue of lot width in relation to septic field design and operation in Wilkes South. For example, under this regulation a compact, linear field composed of 3 parallel laterals could be accommodated within a lot width of about 24 metres/80 feet. It is not apparent, however, what the assumptions were regarding soil types in deriving this standard.

It is therefore noteworthy that Manitoba Environment has been examining the issue of minimum areas and widths for lots serviced by septic fields. In terms of area, the provincial requirement is currently greater than the City's, at 0.8 hectares/2 acres. In terms of lot width, the Province reportedly considered a minimum width of 60 metres/197 feet in response to groundwater contamination problems experienced in fairly dense rural residential subdivisions near Winnipeg. At the time of writing, however, the Province was leaning towards a more stringent septic field setback requirement of 15 metres/50 feet from any property line. Applying this setback to our design example, above, points to an environmentally sound, minimum lot width of about 40 metres/130 feet.

Therefore, notwithstanding the provisions of Sewer By-Law 5058/88, it is recommended that no lot within the Wilkes South Secondary Plan area be allowed servicing by a septic field unless provided with a minimum lot area of 1 hectare/2.5 acres and a minimum lot width of 40 metres/130 feet.

Local and Regional Streets

The Streets and Transportation Department have concluded that the proposed increase in dwelling units within the five rural residential development areas would have a negligible impact in terms of vehicular traffic. However, the department recommended that private approaches onto Wilkes Avenue be discouraged.

Right-of-way widenings to 24 metres/80 feet were recommended for any substandard local street to provide for future upgrading and proper allowance for ditch drainage. This would involve adding 4.3 metres/14 feet in width to Charleswood Road, Liberty, Howe, Peace, and Loudoun, and 6.7 metres/22 feet to McCreary. Where possible, the additional right-of-way will be taken equally from properties bordering both sides of the roadways.

In terms of regional arterials, it is recommended that rights-of-way be established for proposed streets including the Sterling Lyon Parkway and a long range, east-west arterial which would extend west from Kenaston Boulevard, just north of its crossing of the C.P.R. La Riviere subdivision, to the Perimeter Highway in the vicinity of its intersection with Four Mile Road.

In terms of local streets, it is recommended that street rights-of-way, or portions thereof, be acquired in anticipation of future infilling if or when suburbanization of the Wilkes South Neighbourhood takes place. This would involve establishing rights-of-way for future north-south streets, for instance between Liberty Street and Loudoun Road, and for east-west connecting streets similar to Howe Avenue, at intervals of roughly 1 kilometre/0.6 miles.

Where possible, the above right-of-way acquisition will be made through the subdivision approval process, as a condition of approval. Future acquisition through purchase or expropriation may be necessary but is not anticipated at this time.

Road Maintenance

The Development Agreement Parameters for the City of Winnipeg contains policies governing servicing standards for urban development. With regard to street surfacing, the policy requires asphaltic overlays of new roads servicing rural, 0.8 hectares/2 acre subdivisions, while gravel roadways are allowed for 2 hectare/5 acre development.

The policy of requiring asphalt is problematic in relation to infill subdivision along existing roadways in rural areas. The City is empowered to collect a frontage rate to cover the cost of asphalt, as both a condition of subdivision approval and a prepayment of any subsequent local improvement levy. However, experience has shown that such levies are almost always defeated by existing residents, requiring the return of any monies collected.

A mechanism for ensuring adequate road maintenance, and one that has proven workable elsewhere in Winnipeg, involves collecting a frontage charge on new subdivision at a rate 1/3 the cost of providing asphalt. This amount is currently in the order of $65 per front metre ($20 per front foot) and would change in accordance with construction estimates provided annually by the Finance Department. Over time, the amount collected is normally sufficient to defray the cost of increased road maintenance and repair.

Accordingly, it is recommended that in areas of 1 hectare/2.5 acres subdivision, all newly subdivided lots be assessed a one-time frontage rate, to defray the cost of road maintenance, amounting to 1/3 the frontage cost of asphalt pavement.

Part Five: Zoning Recommendations

One Hectare (2.5 Acre) Zoning

The Liberty-Loudoun North area is recommended for 1 hectare/2.5 acres subdivision. Properties which are subdividable are currently zoned "A-5" Restricted Agricultural District. All industrial zoned properties are already less than 1 hectare/2.5 acres.

The Tuxedo-Fort Garry-Charleswood Zoning By-law #1800 currently contains the following 0.8 hectare/2 acre zoning category:

"RR-2" Rural Residential District, intended for unserviced, non-farm residential holdings. Bulk regulations require a minimum residential lot size of 0.8 hectares/2 acres and a minimum lot width of 54.9 metres/180 feet.

The "RR-2" Rural Residential District zoning designation only applied to certain lands within what is now the R.M. of Headingley. The "RR-2" zoning provisions are included in this report as Appendix E.

It is recommended that the Rural Residential provisions of Zoning By-law #1800 be amended to include an "RR-2.5" zoning designation requiring a minimum lot size of 1 hectare/2.5 acres and a minimum lot width of 55 metres/180 feet, and maintaining all land use and bulk regulations of the existing "RR-2" district.

It is further recommended that the lands generally shown in Figure 6, referred to as the Liberty-Loudoun North area and currently zoned "A-5" Restricted Agricultural District, be rezoned to an "RR-2.5" Rural Residential District, permitting a minimum lot size of 1 hectare/2.5 acres and a minimum lot width of 55 metres/180 feet for residential purposes only.

Two Hectare (5 Acre) Zoning

The Tuxedo-Fort Garry-Charleswood Zoning By-law #1800 currently contains the following 2 hectare/5 acre zoning category:

"A-5" Restricted Agricultural District, slightly more restrictive than the "A" General Agricultural District in terms of land use. Bulk regulations require a minimum residential lot size of 2 hectares/5 acres and a minimum lot width of 91.4 metres/300 feet.

It is recommended that the lands shown generally in Figure 6, and referred to as Charleswood Road, Liberty-Loudoun South, and McCreary North and South, be rezoned from "A" General Agricultural District to "A-5" Restricted Agricultural District.

Rezoning and Zoning Amendment Procedure

It is recommended that the necessary rezonings and zoning by-law amendment be processed in tandem with the secondary plan by-law. This would involve holding the public hearings for the zoning changes at the same meeting as the public hearing for the secondary plan by-law.

Part Six:
By-law Schedule

THE WILKES SOUTH SECONDARY PLAN
BY-LAW NO. OF
THE CITY OF WINNIPEG

OBJECTIVES:
The intent of this secondary plan is to permit the subdivision of land within existing rural residential development areas in the Wilkes South neighbourhood in accordance with Plan Winnipeg Rural Area policies.

BOUNDARIES:
The boundaries of the rural residential areas designated for further subdivision are shown on a map attached as Schedule "A" to this plan, and are generally described as Charleswood Road, Liberty-Loudoun North, Liberty-Loudoun South, and McCreary Road North and South.

TIME FRAME:
The Wilkes South Secondary Plan flows directly from Plan Winnipeg policies governing rural residential areas, and will be amended, updated or repealed in accordance with those policies.

PROPOSALS:

~~LAND SUBDIVISION:~~
~~That, on lands shown generally in Schedule "A" and referred to as Charleswood Road, Liberty-Loudoun South, and McCreary North and South, subdivision shall be permitted providing a minimum lot area of 2.0 hectares/5.0 acres.~~

~~That, on lands shown generally in Schedule "A" and referred to as Liberty-Loudoun North, subdivision shall be permitted providing a minimum lot area of 1.0 hectare/2.5 acres, for residential purposes only.~~

~~STREETS:~~
~~That in areas allowing approval of 1 hectare/2.5 acre subdivision, a charge be imposed as a condition of subdivision approval calculated on all newly subdivided lots at a one-time frontage rate, to defray the cost of road maintenance, equal to 1/3 the frontage cost of asphalt pavement as reviewed annually.~~

That street rights-of-way, or portions thereof, be acquired, based on recommendations from the Streets and Transportation Department, for local street widenings, for future regional street requirements, and in preparation for future infill development at such time as suburbanization of the Wilkes South neighbourhood takes place.

SEWAGE DISPOSAL:

That, notwithstanding the provisions of Sewer By-Law 5058/88 and as a condition of subdivision approval, no lot within the Wilkes South Secondary Plan area be allowed servicing by a septic field unless provided with a minimum lot area of 1 hectare (2.5 acres) and a minimum lot width of 40 metres (130 feet).

Part Six:
By-law Schedule

THE WILKES SOUTH SECONDARY PLAN
BY-LAW NO. 6391/94 OF
THE CITY OF WINNIPEG

OBJECTIVES:
The intent of this secondary plan is to permit the subdivision of land within existing rural residential development areas in the Wilkes South neighbourhood in accordance with Plan Winnipeg Rural Area policies.

BOUNDARIES:
The boundaries of the rural residential areas designated for further subdivision are shown on a map attached as Schedule "A" to this plan, and are generally described as Charleswood Road, Liberty-Loudoun North, Liberty-Loudoun South, and McCreary Road North and South.

TIME FRAME:
The Wilkes South Secondary Plan flows directly from Plan Winnipeg policies governing rural residential areas, and will be amended, updated or repealed in accordance with those policies.

PROPOSALS:

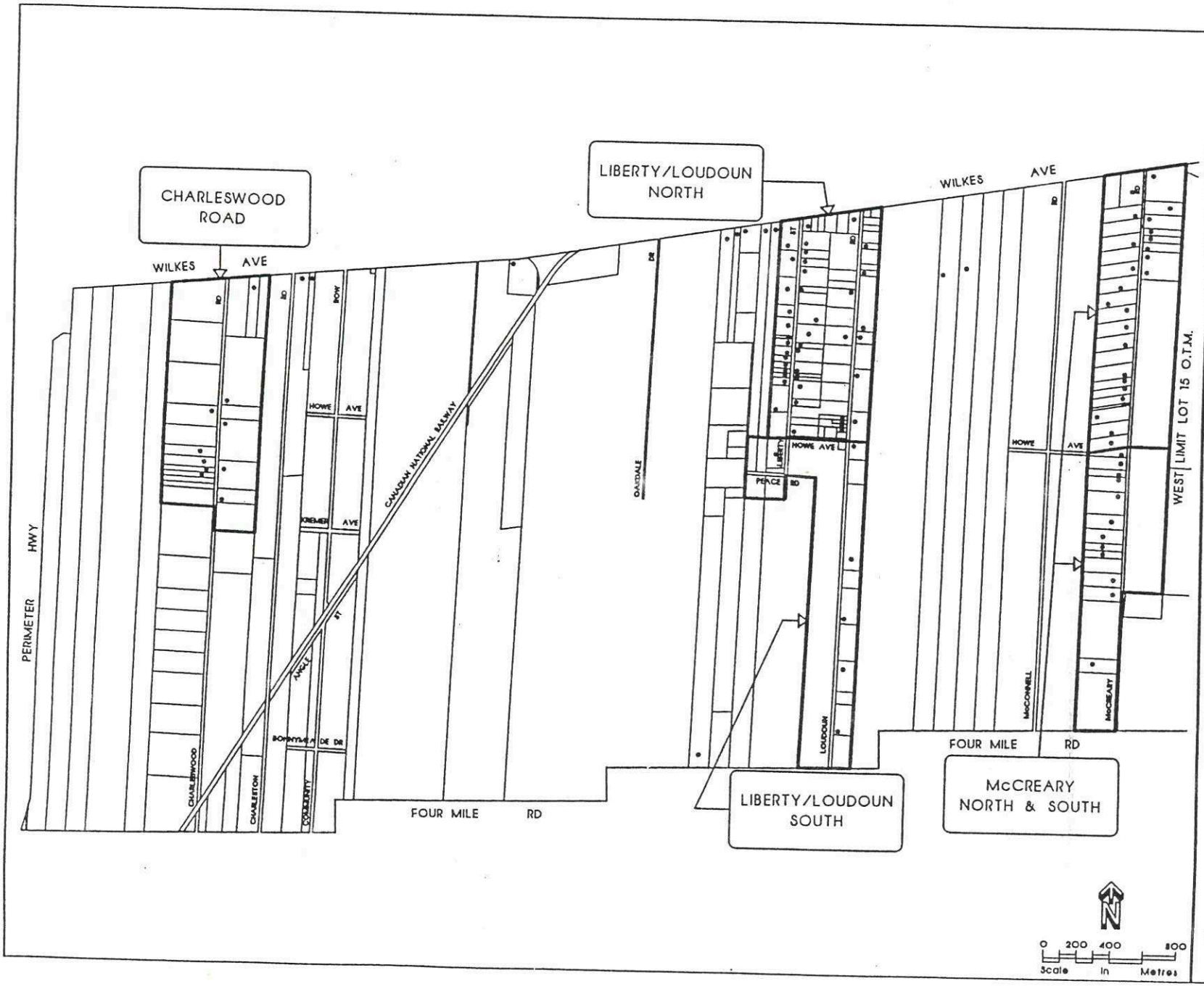
I. That on lands as outlined on Schedule "A" and referred to as Charleswood Road, Liberty-Loudoun South, and McCreary Road North and South, subdivision shall be permitted down to a minimum lot area of 2.5 acres (1 hectare) and a minimum lot width of 130 feet (39.6 metres). Zoning variances for lot size may be considered in special circumstances. All lots less than 130 feet in width and 2.5 acres in area shall use a pump-out tank (total retention system) for sewage disposal.

II. That on lands as outlined on Schedule "A" and referred to as Liberty-Loudoun North, subdivision shall be permitted down to a minimum lot area of 1.0 acre (0.4 hectare) and a minimum lot width of 100 feet (30.5 metres). Zoning variances for lot size may be granted in special circumstances. Lots smaller than 2.0 acres (0.8 hectares) in area shall use pump-out tank (total retention system) for sewage disposal.

III. That on lands as outlined on Schedule "A" and referred to as Liberty-Loudoun North be subdivided for residential purposes only.

IV. That Type II oil surface roadways be constructed as local improvements in the proposed 2 1/2 acre lot Charleswood Road, Liberty-Loudoun South and McCreary Road North and South areas and the proposed 1 acre lot Liberty-Loudoun North area. That frontage foot charges be collected as a condition of approval of plans of subdivision, including the frontage of lots containing existing homes such that eventually all frontage on the subject roadways will have contributed. The charge shall be a one-time frontage charge to cover the cost of gravelling and oiling the existing roadways in perpetuity. The 1994 rate is $20.00 per front foot.

V. That septic system disposal fields be designed and located in accordance with the minimum requirements and specifications set out in Schedule "B".



WILKES SOUTH SECONDARY PLAN

SCHEDULE "A" TO BY-LAW 6391/94

RURAL RESIDENTIAL DEVELOPMENT AREA ZONING

- Existing Dwelling
- Rural Residential Boundary Line

Planning Department
February 1994

Septic system disposal fields in the areas covered by the Wilkes South Secondary Plan shall be designed and located in accordance with the following minimum requirements and specifications:

Field Disposal Area

1. Minimum Specifications

Number of Bedrooms in Dwelling	2-3	4	5	Add per Bedroom More than 5
Volume of Graded media (cubic metres)	150	190	230	40
Minimum Disposal Area (square metres)	260	330	400	70
Length of 100 mm Perforated Pipe (metres)	55	70	85	15

2. The perforated pipe in all disposal areas shall:

   a) be connected to a distribution box located central to the disposal field;

   b) have all ends at the outer periphery of the field interconnected;

   c) be interconnected at the mid-point between the distribution box and the outer periphery of the field.

3. A pump shall be utilized to discharge the effluent from the septic tank to the distribution box of the disposal field.

4. The field disposal area shall be located not closer than 15 metres (50 feet) from any property line and not closer than 30 metres (100 feet) from an adjacent field disposal area.

5. All other provisions of Part 9 of the Sewer By-law No. 5058/88 which are not amended by the foregoing specifications and criteria shall apply to the entire area covered by the Wilkes South Secondary Plan.

SCHEDULE "B" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. SP 1/94

DATED: August 19, 1994

Part Seven: Appendices

APPENDIX A:

Zoning By-law #1800;

Agricultural Land Use Table

TABLE V - I

AGRICULTURAL USE TABLE

USE	PARKING GROUP NUMBER	A-5	A
Family day care home., conducted in a single-family unit with a ground level entrance By-law No. 3002/81		P	P

By-law No. 3684/84

LEGEND

P PERMITTED *USE*
C *CONDITIONAL USE*
T TEMPORARY *USE*

USE	PARKING GROUP NUMBER [see TABLE V-III]	ZONING DISTRICTS A-5	A
A day care centre, an occasional day care centre and a group day care home By-law No. 3684/84		†	†
Accessory uses [see subsection (5) of section 6]		P	P
Agricultural			
Apiaries		P	P
Aviaries		P	P
Berry or bush crops		P	P
Cattle dairies		-	P
Farm implements			
Sales area, open or enclosed; and may include bulk storage of fertilizer, pesticide, feed, etc., only if enclosed.	15	C	C
Field crops		P	P
Flower gardening		P	P
Market or truck gardening		P	P
Mink or fox farms		-	P
Mushroom farms		P	P
Nurseries and greenhouses	15	P	P
Orchards		P	P
Raising and marketing of poultry, fowl, rabbits, fish and frogs		P	P
Ranches for horses or cattle:			
10 or less of each animal		P	P
over 10 [including feeder lots]		-	P
Roadside stands for display and sale of agricultural products		T	T
Sheep, goat, or swine raising		-	P
Tree farming		P	P
Airports		P	P
Animal			
Hospitals and veterinary clinics	14	P	P
Kennels, pounds		C	P
Arenas, auditoriums and stadiums	6	C	C
Artifical lakes		C	C
Athletic fields B/L 5039/88	2	C	C
Camping and tenting grounds		C	C
Carnivals		T	T
Cemeteries and crematoriums		C	C
Circuses		T	T
Clay pits		-	C
Community centres and clubs [owned and/or approved by the municipal authority]	12	P	P
Exhibition grounds		C	C
Fairs		T	T
Fire stations	15	P	P
Golf			
Courses		P	P
Courses, miniature		C	-
Driving ranges		C	-
* Government administrative buildings	9	P	P
Grain storage including elevator and terminals	15	P	P
Gravel pits		-	C
Heliports		P	P
Home occupations subject to 10.(3) of this PART B/L 2235/79 1979 02 21		C	C
Hospitals [for an "animal hospital", see animal]		C	C
** Institutions	4	C	C
Landscape gardeners or landscape contractors, includes storage of topsoil and sod		C	P
Museums	5	P	P
Parks		P	P
Parking [see section 8]			
Playgrounds		P	P
Police stations	15	P	P
Public utility	15	P	P
Racetracks		C	C
Radio towers, non-accessory		C	P

* Government administrative *buildings* include municipal offices, city hall, court house, parliament buildings, post office, etc.

** Institutions include nursing care homes, senior citizen housing, rest homes, sanitoriums and similar *uses*.

continued.....

† A day care centre, an occasional day care centre and a group day care home is permitted in the indicated zoning districts in the following buildings: churches, schools, parish halls, and community clubs. By-law No. 3684/84

TABLE V-I (cont'd)

USE	PARKING GROUP NUMBER [see TABLE V-III]	ZONING DISTRICTS	
		A-5	A
Religious Institutions			
Churches, chapels, temples, parish halls and synagogues, including offices for the administration of the religious institutions	2	P	P
Convents, seminaries, monasteries and nunneries	2	P	P
Rectories, parsonages, and parish houses	2	P	P
Religious retreats		P	P
Residences			
Single-family dwellings	1	P	P
Riding stables and academies		C	P
Sand pits		-	C
Schools whose curriculum comes under the jurisdiction of the Provincial Department of Education, including Private schools	3	P	P
Seed cleaning plants	15	C	C
Signs [see 6.(5)(a)(vi)]			
Stone quarries and processing	15	-	C
Television towers, non-accessory		C	P

accessory uses

6. (5) (e) *Accessory* off-street parking and loading areas as permitted and regulated in section 8 of this PART;

(f) *Signs* as permitted and regulated in section 9 of this PART;

(g) Private air landing strips in agricultural districts subject to the approval of the Department of Transport;

(h) Clubhouses and other *structures* on the grounds of *private clubs*, golf courses, tennis clubs, etc.;

(i) *Dwellings* and dormitories when incidental to a permitted *use*; and

(j) Conservatories.

APPENDIX B:

Resident Letter and Survey

THE CITY OF WINNIPEG
PLANNING DEPARTMENT

395 MAIN STREET
WINNIPEG, MANITOBA
R3B 3E1

R. Mitchell
Ph: 986-5017

DsP 217.1 Wilkes South Secondary Plan
Assiniboia Community

January 4, 1994

Dear Resident:

RE: Wilkes South Large Lot Planning Study

The City of Winnipeg Planning Department is undertaking a planning study to examine the feasibility of allowing further large lot subdivision in the Wilkes South rural neighbourhood.

As a current resident or property owner in the area, we are interested in your views and suggestions. You can become involved by attending a PUBLIC OPEN HOUSE on Monday January 31st, 1994, at the VARSITY VIEW SPORTSPLEX at 4230 Ridgewood Avenue, between the hours of 4:00 P.M. and 8:00 P.M. Plans will be on display depicting existing development in the area and the potential for further subdivision, and City staff will be on hand to discuss the issues.

In aid of the study, please fill out the attached questionnaire and return it to the Planning Department either at the Open House or by mail.

For further information or clarification, please contact the undersigned at 986-5017.

Yours truly,

R. Mitchell
Project Manager

attach.

c.c. Councillor Bill Clement

WINNIPEG
ONE GREAT CITY!

WILKES SOUTH PLANNING STUDY
RESIDENTS'/OWNERS' SURVEY

Please provide your name and the address of your PRIMARY RESIDENCE only, and a Legal Description of your Wilkes South holding if known:

1. Provide your property dimensions or acreage if known.

2. Describe how your Wilkes South property is currently used, e.g., residential, agricultural, commercial, industrial, a combination of the above, or other purposes?

3. Is your current land use compatible with residential development? Please explain.

4. What are your plans for your property over the coming years?

5. Do you support further large lot subdivision in your area? Please state reasons for or against.

6. If you support further large lot subdivision, what suggestions do you have regarding appropriate lot sizes and levels of municipal service?

7. Please share your concerns regarding your property, your neighbourhood, and the future of the Wilkes South area in general. How might the City address those concerns?

Thankyou for responding to this survey.

APPENDIX C:

Public Open House Story Boards

WELCOME

TO THE WILKES SOUTH SECONDARY PLAN OPEN HOUSE

PURPOSE

* TO INTRODUCE AFFECTED RESIDENTS/PROPERTY OWNERS TO THE CURRENT PLANNING PROCESS

* TO PRESENT ISSUES RELATING TO ADDITIONAL RESIDENTIAL SUBDIVISION WITHIN EXISTING RURAL RESIDENTIAL AREAS

* TO FACILITATE INFORMED DISCUSSION REGARDING THE PROS AND CONS OF ALLOWING FURTHER RURAL RESIDENTIAL SUBDIVISION

* TO PRESENT THE PLANNING DEPARTMENT'S RECOMMENDATIONS WITH RESPECT TO MINIMUM LOT SIZES

* TO SURVEY LOCAL RESIDENTS/PROPERTY OWNERS FOR THEIR VIEWS, CONCERNS AND SUGGESTIONS REGARDING EXISTING AND FUTURE DEVELOPMENT IN THEIR NEIGHBOURHOOD

* TO OUTLINE THE STEPS IN THE PLANNING AND BY-LAW APPROVAL PROCESS FOR THE WILKES SOUTH SECONDARY PLAN

POLICY FRAMEWORK

THE URBAN DEVELOPMENT MANAGEMENT SECTION OF PLAN WINNIPEG CONTAINS THE FOLLOWING POLICIES WHICH GOVERN LIMITED SUBDIVISION WITHIN EXISTING RURAL RESIDENTIAL AREAS IN WINNIPEG:

5A-39 RESTRICT UNSERVICED RESIDENTIAL AREAS

THE CITY SHALL LIMIT UNSERVICED RESIDENTIAL DEVELOPMENT TO LOCATIONS CHARACTERIZED BY EXISTING UNSERVICED RESIDENTIAL LAND USE AND SHALL PREPARE A SECONDARY PLAN FOR ANY UNSERVICED RESIDENTIAL DEVELOPMENT IN THESE AREAS IN ACCORDANCE WITH 5A-41.
PLAN WINNIPEG, PAGE 83

5A-40 LIMITED CONVERSION OF UNSERVICED RESIDENTIAL AREAS

THE CITY SHALL LIMIT THE CONVERSION OF LAND WITHIN UNSERVICED RESIDENTIAL AREAS BY:

I) APPROVING CONVERSION FOR RESIDENTIAL PURPOSES ONLY,
II) GIVING PRIORITY TO PROPERTY HAVING FRONTAGE ON AN EXISTING IMPROVED RIGHT-OF-WAY OTHER THAN A HIGHWAY, AND
III) REQUIRING THAT THE PROPOSED DEVELOPMENT BE CONSISTENT WITH IMMEDIATELY PREVAILING DENSITIES.

PLAN WINNIPEG, PAGE 84

5A-41 PREPARE SECONDARY PLANS FOR UNSERVICED RESIDENTIAL AREAS

THE CITY SHALL PREPARE, IMPLEMENT, AND PERIODICALLY REVIEW A SECONDARY PLAN OR PLANS FOR UNSERVICED RESIDENTIAL AREAS TO:

I) DESIGNATE UNSERVICED RESIDENTIAL AREAS,
II) ESTABLISH MINIMUM PARCEL SIZES, AND
III) ESTABLISH APPROPRIATE SERVICING CRITERIA.

PLAN WINNIPEG, PAGE 84

5A-43 PROTECT GROUNDWATER QUALITY AND QUANTITY

THE CITY SHALL PROTECT THE QUALITY AND QUANTITY OF POTABLE GROUNDWATER IN UNSERVICED RESIDENTIAL DEVELOPMENT AREAS BY REGULATING DEVELOPMENT AND SEWAGE DISPOSAL.
PLAN WINNIPEG, PAGE 84

IT IS WITHIN THE CONTEXT OF THESE POLICIES THAT A SECONDARY PLAN IS BEING PREPARED FOR THE WILKES SOUTH NEIGHBOURHOOD

ISSUES

LAND USE

- COMPATIBILITY OF RESIDENTIAL DEVELOPMENT WITH EXISTING LAND USE, ESPECIALLY AGRICULTURAL AND RELATED ACTIVITIES
- IMPACT OF FURTHER DEVELOPMENT ON THE QUALITY-OF-LIFE OF CURRENT RESIDENTS AND THE CHARACTER OF THEIR INDIVIDUAL NEIGHBOURHOODS
- IMPACT OF FURTHER DEVELOPMENT ON THE FORT WHYTE NATURE CENTRE AND NATURAL HABITAT IN GENERAL
- PRESSURES FOR MODIFYING EXISTING POLICIES TO PERMIT THE CREATION OF NEW ESTATE SUBDIVISIONS
- MINIMUM LOT SIZE(S) FOR FUTURE DEVELOPMENT, IF DIFFERENT FROM THOSE RECOMMENDED

SERVICES

- PRESSURES FOR EXTENDING WATER AND POSSIBLY SEWER SERVICES TO RURAL RESIDENTIAL AREAS
- ADEQUACY OF EXISTING WATER STANDPIPE SERVICE
- IMPACT OF FURTHER DEVELOPMENT ON EXISTING ROADS INCLUDING SAFETY AND MAINTENANCE AND THE POSSIBLE NEED FOR UPGRADING AND RIGHT-OF-WAY WIDENINGS
- REQUIREMENT/TIME FRAME FOR FUTURE TRANSPORTATION CORRIDORS TO SERVICE SOUTHWEST WINNIPEG
- IMPLICATIONS OF INCREASED DEMAND FOR MUNICIPAL SERVICES IN GENERAL SUCH AS GARBAGE COLLECTION AND SNOW CLEARANCE
- ENVIRONMENTAL ISSUES INVOLVING THE USE AND MAINTENANCE OF SEPTIC TANKS/FIELDS
- IMPACT OF INCREASED DEVELOPMENT DENSITIES ON THE LAND DRAINAGE SYSTEM

GENERAL

- IMPACT OF FURTHER SUBDIVISION ON PROPERTY TAX ASSESSMENT
- POTENTIAL FOR FUTURE SUBURBANIZATION OF THE WILKES SOUTH NEIGHBOURHOOD AS THE CITY EXPANDS OVER THE COMING DECADES
- OTHER ISSUES?

RECOMMENDATIONS

LOT SIZES

2.0 HECTARES/5.0 ACRES:

- McCREARY ROAD:	FROM WILKES AVENUE SOUTH TO FINKLESTEIN ROAD
- LOUDOUN ROAD:	FROM HOWE AVENUE SOUTH TO FOUR MILE ROAD
- LIBERTY STREET:	FROM HOWE AVENUE SOUTH TO PEACE ROAD
- PEACE ROAD:	FROM LIBERTY STREET TO WESTERN TERMINUS
- CHARLESWOOD ROAD:	FROM WILKES AVENUE SOUTH TO END OF IMPROVED SECTION
- WILKES AVENUE:	WITHIN AREAS DEFINED ON MAP FOR 2.0 HECTARE/5.0 ACRE SUBDIVISION

1.0 HECTARE/2.5 ACRES:

- LOUDOUN ROAD:	FROM WILKES AVENUE SOUTH TO HOWE AVENUE
- LIBERTY STREET:	FROM WILKES AVENUE SOUTH TO HOWE AVENUE
- WILKES AVENUE:	WITHIN AREA DEFINED ON MAP FOR 1.0 HECTARE/2.5 ACRE SUBDIVISION

SERVICES

1. PRIVATE SEWAGE DISPOSAL AND WATER SUPPLY SERVICES ONLY. MINIMUM LOT SIZE OF 0.41 HECTARES/1.0 ACRE REQUIRED FOR SEPTIC FIELDS UNDER THE SEWER BY-LAW. MINIMUM LOT SIZE OF 1.0 HECTARE/2.5 ACRES RECOMMENDED BY WATERWORKS, WASTE AND DISPOSAL DEPARTMENT FOR WILKES SOUTH NEIGHBOURHOOD.
2. SUBDIVIDED LOTS WILL BE CHARGED A ONE-TIME FRONTAGE RATE TO DEFRAY THE COST OF ROAD MAINTENANCE I.e. GRAVELLING AND OILING. THE FRONTAGE RATE WILL BE SUBJECT TO PERIODIC REVIEW, BUT MAY BE IN THE ORDER OF $65.00 PER FRONT METRE/$20.00 PER FRONT FOOT INITIALLY.
3. RIGHT-OF-WAY REQUIREMENTS FOR POSSIBLE FUTURE STREETS AND WIDENINGS OF EXISTING STREETS, IDENTIFIED BY SECONDARY PLAN, WILL BE PROTECTED THROUGH METHODS INCLUDING BUILDING CONTROL RESTRICTIONS.

SCHEDULE

NOVEMBER/DECEMBER 1993

- STUDY INITIATION
- BACKGROUND RESEARCH AND ANALYSIS

JANUARY 1994

- RESIDENTS'/PROPERTY OWNERS' MAIL-OUT SURVEY
- PUBLIC OPEN HOUSE

FEBRUARY/MARCH 1994

- DRAFT SECONDARY PLAN BY-LAW PREPARATION
- REVIEW BY ASSINIBOIA COMMUNITY COMMITTEE AND REFERRAL, WITH RECOMMENDATIONS, TO COMMITTEE ON PLANNING AND COMMUNITY SERVICES (CPCS)

MARCH/APRIL 1994

- DRAFT PLAN BY-LAW REFERRED, WITH RECOMMENDATIONS, FROM CPCS TO EXECUTIVE POLICY COMMITTEE (EPC), AND TO COUNCIL FOR FIRST READING. COUNCIL DIRECTS COMMUNITY COMMITTEE TO HOLD PUBLIC HEARING

MAY 1994

- ADVERTISEMENT FOR PUBLIC HEARING
- PUBLIC HEARING ON DRAFT PLAN BY-LAW HELD BY THE ASSINIBOIA COMMUNITY COMMITTEE

JUNE 1994

- SECONDARY PLAN BY-LAW REFERRED BACK TO EPC WITH RECOMMENDATIONS, AND ON TO COUNCIL FOR FINAL PASSAGE

NOTE: NO ALLOWANCE FOR ADJOURNMENTS OR REFERRALS TO OTHER STANDING COMMITTEES

APPENDIX D:

Property Ownership

WILKES SOUTH SECONDARY PLAN

APPENDIX D1

CHARLESWOOD ROAD

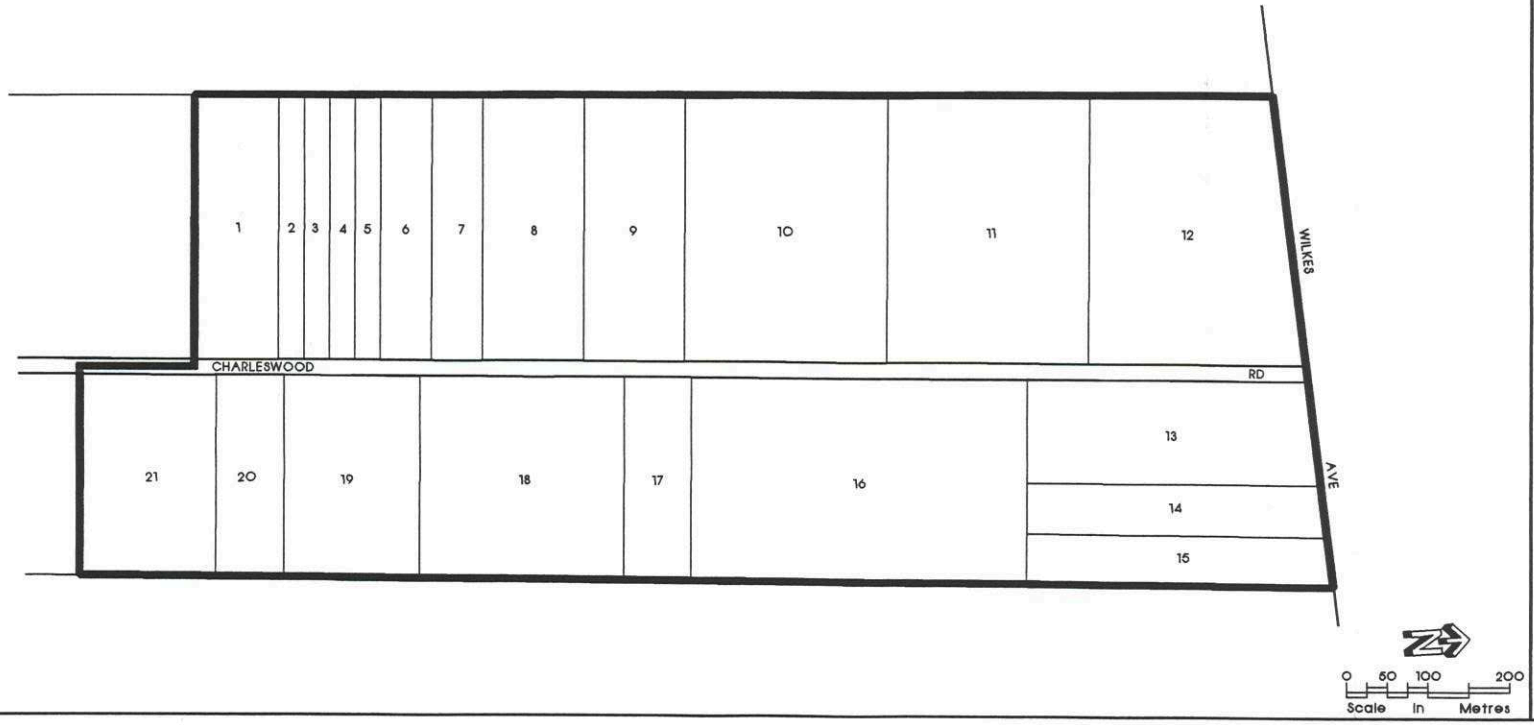
PROPERTY OWNERSHIP

1 Property Number

No.	Roll no.	Owner	Acreage
1	46010	T. Hotzak	8.210
2	46090	M. & L. Travan	2.500
3	46055	D. Kempin	2.500
4	46060	A. & D. Kempin	2.500
5	46050	R. & C. Nielsen	2.500
6	46103	P. & N. Caldwell	4.998
7	46106	R. & J. Shymko	5.002

No.	Roll no.	Owner	Acreage
8	46155	C. & B. Vankoevering	10.000
9	46205	M. Pubanz	10.000
10	46211	D. & J. Paterson	19.994
11	46213	M. & S. Singh	19.992
12	46215	City of Winnipeg	19.930
13	43985	G. & T. Stevens	10.750
14	44015	A. & M. Teague	5.560

No.	Roll no.	Owner	Acreage
15	44065	A. & M. Teague	5.680
16	43935	P. Gamvrelis	25.370
17	43910	N. & S. Toufanidis & C. & V. Alevizos	5.000
18	43830	C. & B. Vankoevering	15.150
19	43785	D. Stoddart	9.990
20	43760	D. & J. Link	5.000
21	43710	J. Sifton	10.000



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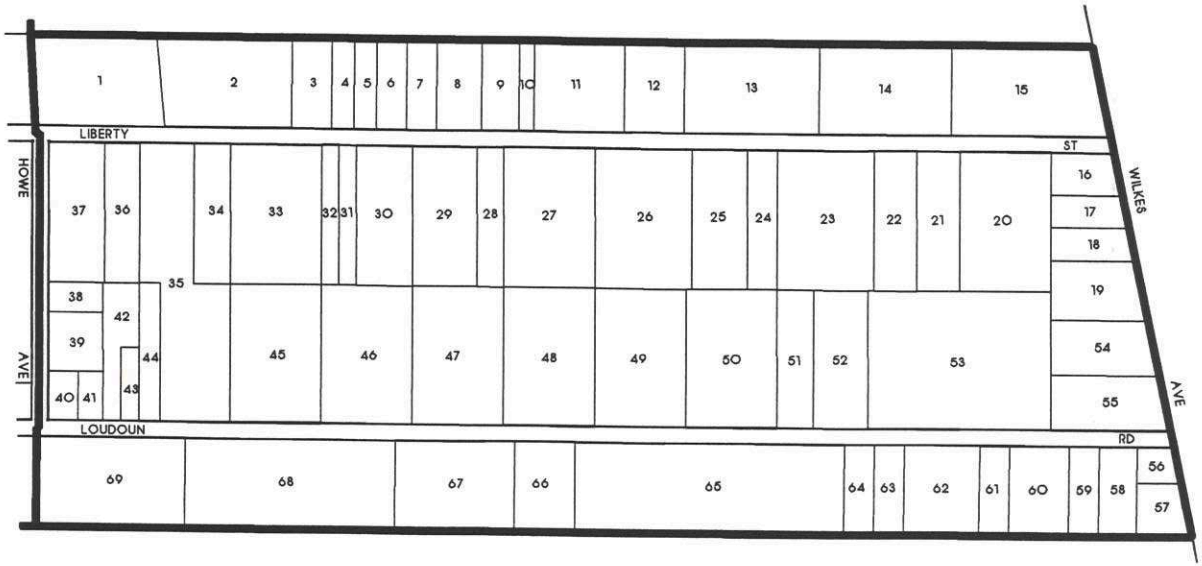
No.	Roll no.	Owner	Acreage
1	15517	G. Goutsos & L. Goutsos	4.300
2	15525	Y. Adams	4.380
3	15480	J. & M. Warkentin	1.335
4	15472	J. & O. Wiebe	.750
5	15469	C. & M. Anderson	.750
6	15465	V. & G. Malizia	1.001
7	15460	G. Labun	1.001
8	15450	G. & O. Smith	1.501
9	15445	M. Magnusson	1.251
10	15440	H. & J. Bellingham	.500
11	15425	G. Cattani	3.001
12	15391	D. & B. Knight	2.000
13	15361	E. & J. Lupinetti	4.500
14	15363	G. & D. Conte	4.400
15	15366	J. & S. Scott	5.002
16	13199	K. & M. Janzen	1.053
17	13459	J. & D. Penner Ltd.	.910
18	13455	J. & D. Penner Ltd.	.980
19	13425	Consolid. School Division of Charleswood No. 2327	2.012
20	13460	H. & H. Schmidt	4.690
21	13465	P. Novak	2.200
22	13473	M. & S. Sherman	2.200
23	13194	N. & C. Di Santo	5.001

No.	Roll no.	Owner	Acreage
24	13191	R. & C. Morrison	1.545
25	13180	Haag Construction Ltd.	2.850
26	13175	D. Van Wynsberghe	4.990
27	13155	J. & L. Duerksen	4.706
28	13152	J. Gulyas	1.380
29	13149	J. Moskal & D. Fraser	3.330
30	13105	M. Gulyas	2.900
31	13110	R. Moccia	.900
32	13090	E. & C. Hansen	.900
33	13050	T. Filippelli	4.690
34	13010	H. & C. Quin	1.886
35	13005	H. Korpela	6.445
36	12990	Suzuki Bros. Ltd.	1.810
37	12960	J. & D. Cameron	2.900
38	13060	James Penner Builders	.610
39	13065	B. & L. Sammons	1.215
40	13066	James Penner Builders	.550
41	13069	M.Montreuil & J. Reid-Montreuil	.460
42	13071	G. & M. Stangl	1.383
43	13072	A. & L. Norton	.503
44	13073	H. Korpela	1.098
45	13075	H. Korpela	4.690
46	13190	S. & A. Zurzolo	4.708

No.	Roll no.	Owner	Acreage
47	13154	W. Loeppky & N. Kolesar	4.700
48	13200	E. & C. Owen	4.710
49	13315	Haag Construction Ltd.	4.702
50	13325	S. Dolinski	4.702
51	13330	I. Kelm	1.879
52	13336	H. Giesbrecht & M. Kelm	2.819
53	13339	D. May & A. Moug	9.393
54	13360	Manitoba Hydro	2.130
55	13355	K. & N. Gilliam	2.348
56	8997	Elmhurst Lathing & Drywall	.548
57	9000	Kirkwood Lath. & Plaster.	1.000
58	8995	Charleswood Welding Ltd.	1.263
59	8990	Kafka Enterprises Ltd.	1.000
60	8965	Atlas Asphalt Paving Co.	2.000
61	8950	L. Bratland & G. Shorrock	1.000
62	8957	Cambrian Blasting Co. Ltd.	2.500
63	8945	Great Plains Fabricating	1.000
64	8940	D. Richardson	1.000
65	8895	J. & H. Petrowski & E. Knight	9.000
66	8865	E. & E. Quoss	2.010
67	8880	D. & S. Kafka	3.990
68	8794	G. & M. Gerbrandt	7.040
69	8792	R. & D. MacArthur	5.000



0 50 100 200
Scale In Metres

WILKES SOUTH SECONDARY PLAN

APPENDIX D2

LIBERTY LOUDOUN NORTH

PROPERTY OWNERSHIP

1 Property Number

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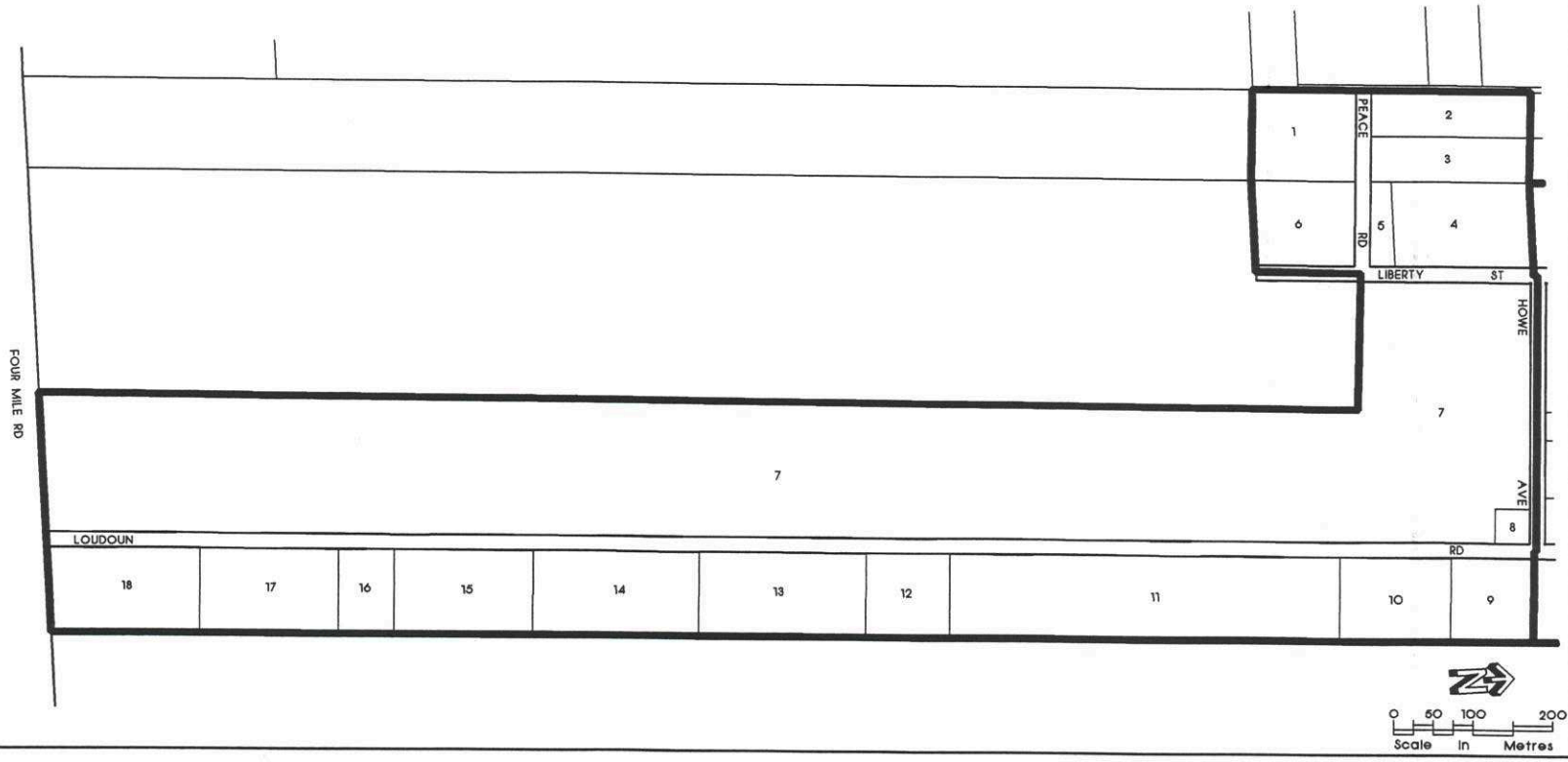
No.	Roll no.	Owner	Acreage
1	15910	S.Grosberg	3.900
2	16170	D. Parker	3.100
3	16200	W. Sommers	3.100
4	15540	D. & F. Paetkau	5.000
5	15560	J. Warkentin	.816
6	15570	S.Bauer	3.648

No.	Roll no.	Owner	Acreage
7	12112	2779928 Manitoba Ltd.	92.200
8	12945	HMQ Canada	.500
9	8790	R. & D. Foui	3.000
10	8770	M. Zastre & W. Betz	4.000
11	8700	Meadow Green Riding Academy	14.000
12	8685	C.G.P. Investments Ltd.	3.000

No.	Roll no.	Owner	Acreage
13	8655	A. Pitman	6.000
14	8610	A. Pitman	6.000
15	8595	M. McTaggart	5.000
16	8560	E. Anhalt	2.000
17	8550	L. & U. Zbigniewicz	5.000
18	8540	J. Hniteckyj	5.330



WILKES SOUTH SECONDARY PLAN

APPENDIX D3

LIBERTY LOUDOUN SOUTH

PROPERTY OWNERSHIP

1 Property Number

Planning Department
February 1994

WILKES SOUTH SECONDARY PLAN

APPENDIX D4

McCREARY NORTH

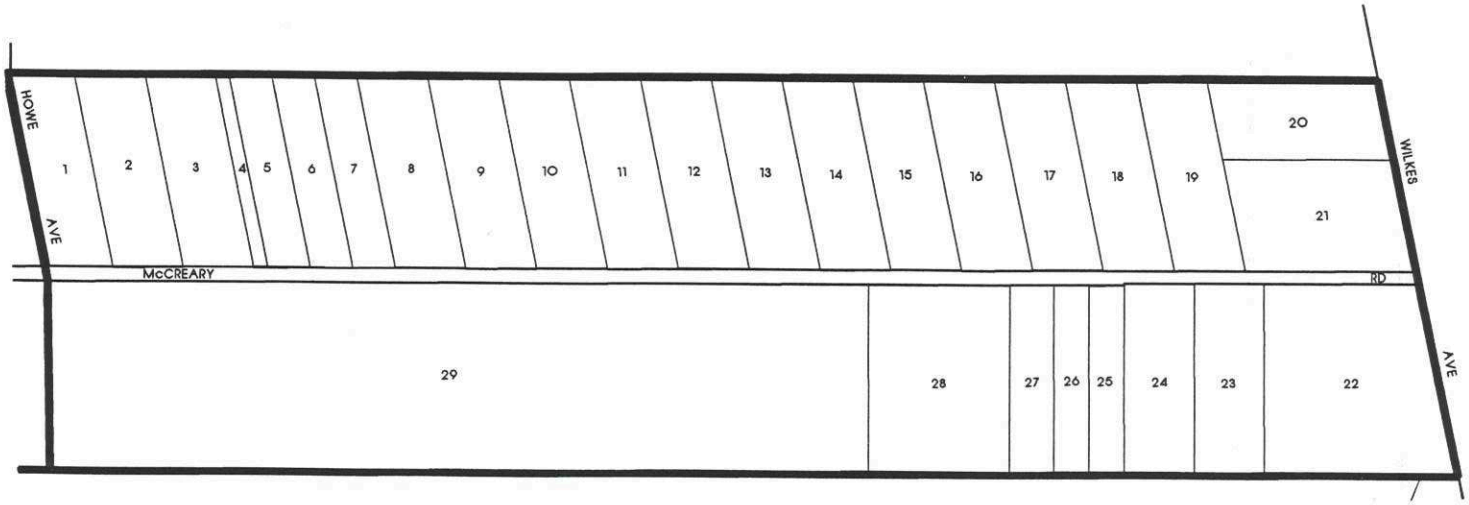
PROPERTY OWNERSHIP

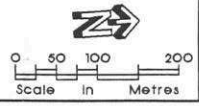
1 Property Number

No.	Roll no.	Owner	Acreage
1	10	D. & R. Zaharia	4.529
2	40	S. Hrousalas	5.020
3	55	M. Greenberg	5.000
4	80	M. Filshie	1.000
5	82	W. Lawton-Grafton	3.001
6	84	R. House	3.001
7	85	K. Taverner & D. Ohori	3.014
8	131	F. Leibl	5.002
9	135	F. Leibl	5.002

No.	Roll no.	Owner	Acreage
10	140	F. Leibl	5.002
11	145	McNaught Pontiac Buick Cadillac Ltd.	5.000
12	230	W. & A. Klassen	5.000
13	256	T. & D. Chuback	4.980
14	281	G. & E. Hammerling	5.000
15	310	W. Robinson & W. Hill	5.000
16	335	Bonded Investments Ltd.	5.000
17	360	L. & P. Wiebe	5.000
18	455	H. & S. O'Reggio	5.100

No.	Roll no.	Owner	Acreage
19	485	Scotia Enterprises Ltd.	5.100
20	420	J. Vardalos	5.000
21	385	T. Vardalos	6.940
22	26650	M. Teske	12.503
23	26600	S. & F. Kolesar	4.999
24	26550	D. Smith	4.999
25	26525	S. Sykes	2.500
26	26501	H. & M. Redhead	2.500
27	25410	Estate of J. Overwater	3.098
28	25441	C. & I. Overwater & J. & A.. Overwater	10.000
29	25438	C. & I. Overwater & J. & A.. Overwater	58.190





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WILKES SOUTH SECONDARY PLAN

APPENDIX D5

McCREARY SOUTH

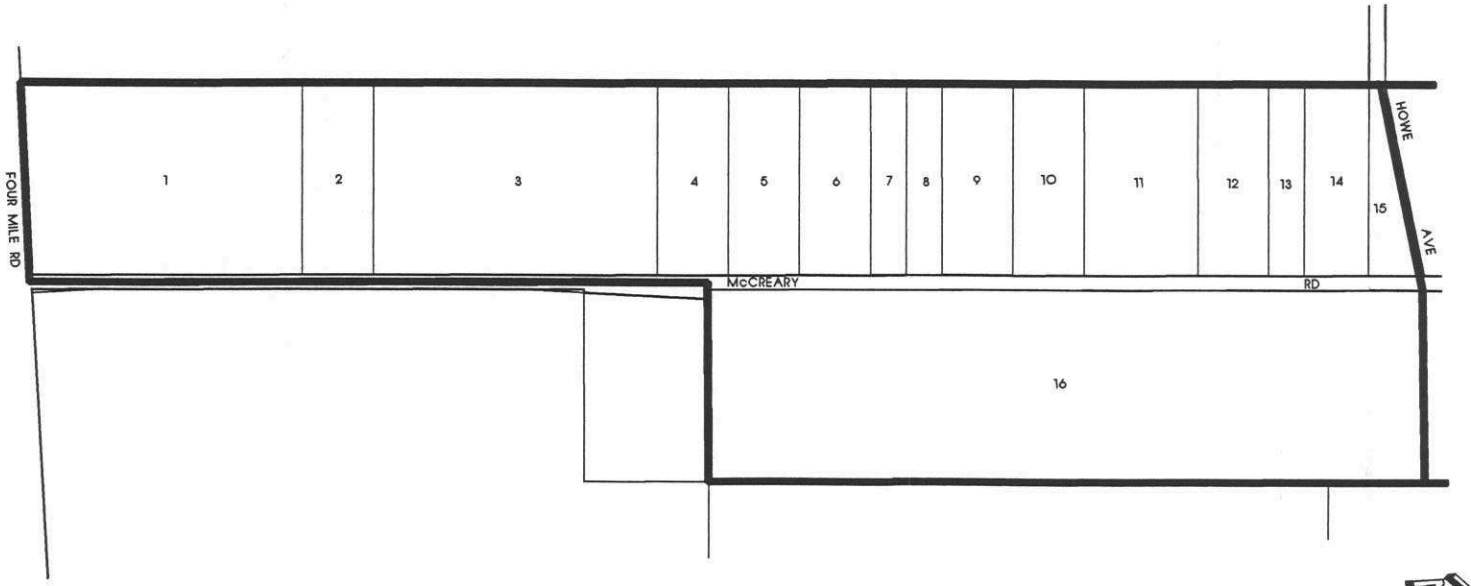
PROPERTY OWNERSHIP

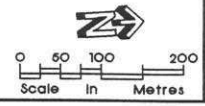
1 Property Number

No.	Roll no.	Owner	Acreage
1	515	R. & M. Brick	19.570
2	700	F. & M. Peters	5.000
3	653	H.B. Investments Ltd. Portage Mayfair Operations Central Sportswear Mfg. Co.	20.073
4	657	K. Yeroschak	5.009
5	650	D. Birdsell	5.009

No.	Roll no.	Owner	Acreage
6	640	M. & S. Warachka	5.040
7	622	D. & P. Johnson	2.520
8	624	T. Francis	2.520
9	620	M. & T. Waters	5.040
10	615	F. & R. Shariff	5.040
11	960	J. & L. Neufeld	8.000

No.	Roll no.	Owner	Acreage
12	920	Roman Catholic Arch. Corp. of Winnipeg	5.000
13	896	P. & B. Bennett	2.530
14	891	J. Nagy	4.590
15	995	W. & L. Martens	2.000
16	25438	C. & I. Overwater & J. & A. Overwater	50.38





Planning Department
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APPENDIX E:

Zoning By-law #1800;

"RR-2" Rural Residential

District Provisions

"RR-2" RURAL RESIDENTIAL DISTRICT

By-law No. 3760/84 1984 06 13

26. (1) Notwithstanding anything elsewhere contained in this by-law the regulations set forth in this section shall apply in the "RR-2" Rural Residential District.

INTENT AND PURPOSE

(2) (a) The "RR-2" RURAL RESIDENTIAL DISTRICT is intended to accommodate and regulate small, non-farm, single-family residential holdings unassociated with municipal sewer and water services, and to retain a rural character.

USE

(3) (a) In the "RR-2" Rural Residential District no land shall be used or occupied and no building or structure shall be erected, altered, used or occupied except as hereinafter set forth.

(i) The following uses are, permitted uses, in the "RR-2" District:

(A) Accessory uses, subject to subsection (5) of section 6 of this PART.

(B) Agricultural

Berry or bush crops
Field crops
Flower gardening
Orchards
Tree farming

(C) Athletic fields, owned and/or approved by the municipal authority

(D) Community centres and clubs, owned and/or approved by the municipal authority

(E) Day care centre, an occasional day care centre and a group day care home conducted in churches, schools, parish halls, and community clubs

(F) Golf courses

(G) Government administrative buildings

(H) Parks

(I) Playgrounds

(J) Police stations

(K) Public utility

(L) Religious institutions

Churches, chapels, temples, parish halls, and synagogues, including offices for the administration of the religious institutions

Convents, seminaries, monasteries and nunneries

Rectories, parsonages and parish houses

Religious retreats

(M) Residences

Single-family dwellings

(N) Schools whose curriculum comes under the jurisdiction of the Provincial Department of Education, including private schools

(ii) The following uses are, conditional uses, in the "RR-2" District:

(A) Agricultural

Market or truck gardening
Nurseries and greenhouses

(B) Home occupations, subject to subsection (3) of section 10 of PART V of this By-law

(C) Hospitals

(D) Institutions, including nursing care homes, senior citizen housing, rest homes, sanitoriums and similar uses

(E) Radio towers, non-accessory.

(F) Television towers, non-accessory.

(iii) The following uses are, temporary uses, in the "RR-2" District:

(A) Agricultural

Roadside stands for display and sale of agricultural products

BULK REGULATIONS

(4) (a) HEIGHT

(i) The height of buildings for all uses except public utilities shall be 10 m (32.8 ft.)

(b) LOT AREA AND LOT WIDTH

USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH
All uses except as provided below	8100 m^2 (2 acres)	55 m (180 ft.)
Public utilities	930 m^2 (10,010 sq. ft.)	30 m (98 ft.)
Police stations, post offices	1850 m^2 (19,913 sq. ft.)	30 m (98 ft.)
Parks, playgrounds	2020 m^2 (0.5 acres)	30 m (98 ft.)
Hospitals	8100 m^2 (2 acres)	60 m (197 ft.)
Radio towers, non-accessory Television towers, non-accessory	2 ha (5 acres)	60 m (197 ft.)

(c) YARDS

(i) Except for special yard requirements as listed in APPENDIX B of this By-law, in the "RR-2" District the yards for all uses shall be as follows:

Front Yard.....15 m (50 ft.)
Rear Yard..... 7.5 m (25 ft.)
Side Yard..... 7.5 m (25 ft.)

(ii) For detached accessory buildings in the "RR-2" District the yards shall be as follows:

Front Yard: A detached accessory building shall be located to the rear of the front wall of the principal building;

Rear Yard..... 3 m (9.8 ft.)
Side Yard..... 3 m (9.8 ft.)

(d) FLOOR AREA RATIO - LOT COVERAGE

(i) For all buildings except public utilities:

Maximum floor area ratio..... 0.3
Maximum lot coverage..... 30%

(e) FENCES

(i) The regulations governing fences in the "RR-2" District shall be as set forth in Section 9 of this PART.

PARKING

(5) (a) The regulations governing parking in the "RR-2" District shall be as set forth in Section 8 of PART V of this By-law.