Report of the Standing Policy Committee on Property and Development dated September 10, 2002

Proposed Plan of Subdivision and Rezoning - land located at 1220 Pandora Avenue West
File DASZ 11/2002
[c/r DAV 491/2001C]

7. The Standing Policy Committee on Property and Development has been advised that an application has been received from Jannes P. Wiersema, 62 Bernard Bay, Winnipeg, for approval of a plan of subdivision and related zoning change to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject land from a "A-5" Agricultural District to a "R1-5" Residential District.

The applicant intends to create two lots and rezone the subject property from "A-5" Agricultural District to "R1-5" Residential District. The most westerly 71 feet of the subject property will be Lot 1, and the remaining 60 feet will be Lot 2. Lot 1 will be 9,230 square feet and Lot 2 will be 7,800 square feet. Both lots will front on Pandora Avenue West and have access to the public lane to the rear.

The applicant was previously granted a variance (under File DAV 491/01C) to construct a one-story 1,400 square foot single-family residential building with an attached garage on a non-conforming "A-5" parcel. The residential building is on the east side of the lot on the proposed Lot 2.

On July 9, 2002, the East Kildonan-Transcona Community Committee held a public hearing to consider the subject subdivision and rezoning application. One person appeared in support of the application, two persons registered in opposition thereto, and one person registered for information thereon. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Community Committee agreed with the administrative comments contained in the report dated May 27, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department.

On September 10, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Subdivision and Zoning Change Report dated July 15, 2002, from the East Kildonan-Transcona Community Committee.

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The Standing Policy Committee on Property and Development recommends:

I. That the Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule 'A' for File DASZ 11/2002 dated May 27, 2002, to "R1-5" Single Family Residential District.

II. That the plan of subdivision proposed under File DASZ 11/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 11/2002 dated May 27, 2002, for registration in the Winnipeg Land Titles Office.

III. That a ten percent (10%) dedication be made by a payment of a sum of money to the City of Winnipeg in lieu of the requirement for land dedication based on the creation of additional building sites if applicable.

IV. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

V. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VI. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

VII. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

Attachment "A" referred to in Clause 7 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

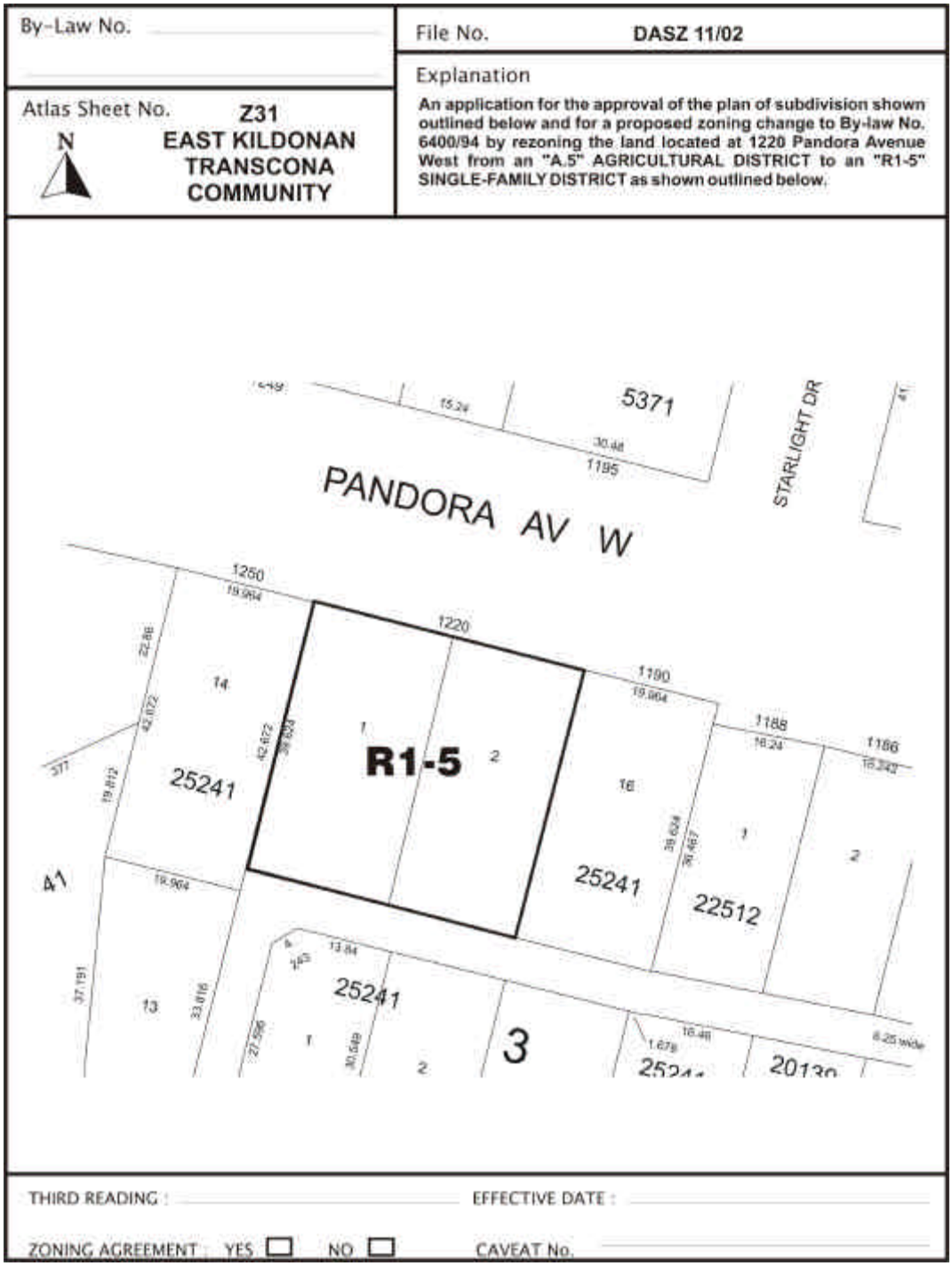

Figure 1: Schedule "A" to the report to the East Kildonan -Transcona Community Committee for File No. DASZ 11/02, dated May 27, 2002.