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

Proposed Subdivision and Rezoning - land located at 58 Maitland Drive
File DASZ 18/2002

17. The Standing Policy Committee on Property and Development has been advised that an application has been received from Barnes & Duncan Land Surveyors (Christian Korell), 298 Fort Street, Winnipeg, for approval of a plan of subdivision and related zoning change to Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands (Parcel A) from an "PR-1" Parks and Recreation District to a "R-1-3.5" Residential District and consolidate said parcel with adjoining Parcel B.

The owner of the property at 58 Maitland has received authorization from the City of Winnipeg to purchase a small sliver of adjoining public open space on the east side of his lot from the City and consolidate it with his existing lot. The addition of the 1300 square feet addition at the side of his lot with square it off and basically bring it into conformity with other lots on the south side of Maitland Drive.

On September 3, 2002, the Riel Community Committee held a public hearing to consider the subject subdivision and rezoning application. One person appeared in support of the application, and no one registered in opposition thereto.

The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report of 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 September 4, 2002, from the Riel Community Committee, with the following amendment, which has been incorporated into the recommendations set out below:

- Delete Recommendation VI, namely:
  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.

- Renumber the remaining recommendations.

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The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 18/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 18/2002 dated August 26, 2002, for registration in the Winnipeg Land Titles Office.

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 18/2002 dated August 26, 2002, to an "R1-3.5" Residential District.

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. 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.

VII. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Attachment "A" referred to in Clause 17 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

