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

**Proposed Subdivision and Rezoning - land located at 26, 30, 34, 38, 42, 46, 50, 54, 58, 62, 66, 70, 74 Boiselle Bay**

**File DASZ 17/2002**

16. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department made an application for a plan of subdivision and related zoning change to Winnipeg Zoning By-law No. 6400/94 to rezone the subject lands (Parcels A to N) from an "PR-1" Parks and Recreation District to a "R1-5" Residential District in order to incorporate said parcels with adjoining residential lots along Boisselle Bay.

The residents along a portion of Boisselle have applied to acquire a small strip of adjoining parkland and consolidate that portion lying adjacent with their existing properties. The increase in property size ranges from several hundred square feet in some cases to a little over 1,500 square feet in others. The increased lot sizes would bring the thirteen (13) subject lots along Boiselle Bay into closer conformity with other lots abutting adjacent retention lakes.

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

The Riel Community Committee concurred in the recommendation contained in the report dated August 26, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed plan of 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.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 17/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 17/2002 dated August 26, 2002, for registration in the Winnipeg Land Titles Office.

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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 17/2002 dated August 26, 2002, to an "R1-5" 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. 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. 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.

VIII. 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 16 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

File DASZ /02 , 2002

