Report of the Standing Policy Committee on Property and Development dated October 30 2001

Proposed Plan of Subdivision and Rezoning - land located on Breckenridge Close, Setterington Bay and St. Albans Road - Assiniboia Community
File DASZ 17/2001

9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Qualico Developments Ltd. (Lyne Jones), 30 Speers Road, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an "A" Agricultural District to an "R1-4" Single-Family District to allow for the establishment of sites for single family development.

Existing Land Use and Zoning
Vacant land zoned "A" Agricultural District

Surrounding Land Use and Zoning
Single-family housing zoned "R1-4" Residential District

Qualico Developments (Winnipeg) Ltd. has acquired additional lands permitting the extension of streets and the completion of housing development in the northwest corner of Whyte Ridge bordering the CPR La Riviere Subdivision. The subdivision would permit the construction of 98 single-family dwellings.

The application complies with Plan Winnipeg.

The Planning, Property and Development Department supports the application as being in accordance with the concept plan for the Whyte Ridge Community.

On September 18, 2001, a public hearing was held before the Assiniboia Community Committee. Three persons appeared in support of the application and one person was registered in opposition thereto. The Community Committee recommended that the proposed plan of subdivision be approved for the reason that the subject development is compatible with the area.

On October 30, 2001, the Standing Policy Committee on Property and Development considered the Zoning Change Report from the Assiniboia Community Committee, and approved the following amendments which have been incorporated into the recommendations set out below, namely:

- Amend Recommendation II. by deleting the following words "and that such fees be phased-in as each bay is developed" and substituting therefore the following words "and that all fees identified in the Administrative Coordinating Group Report dated September 5, 2001, be phased-in as each bay is developed".

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee, as amended, and recommends:

I. That the plan of subdivision proposed under File DASZ 17/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 17/2001 dated August 14, 2001, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into an Addendum to Development Agreement AG 58/85 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated September 5, 2001;with the following amendment:

1. That the lands where the current bus loop is located not be developed until such time as a replacement bus loop is constructed, the cost of which shall be borne by the developer.

II. That the Developer be required to pay to the City ten percent (10%) cash dedication in lieu of land dedication in accordance with the Development Agreement, and that all fees identified in the Administrative Coordinating Group Report dated September 5, 2001, be phased-in as each bay is developed.

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

IV. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 17/2001 dated August 14, 2001, to an "R1-4" Residential District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to include the following conditions:

A. That the developer construct and maintain a uniform, 2.0 metre (6.5 foot) ornamental wooden fence along the north westerly limit of the lands adjacent to the rights-of-way for Centra Gas and the CPR La Riviere Subdivision.

V. 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.

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

VII. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

VIII. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands.

IX. 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.

X. 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.

Schedule "A" referred to in Clause 9 of the Report of the Standing Policy Committee on Property and Development dated October 30, 2001

By Law No._____

Subsection (205)

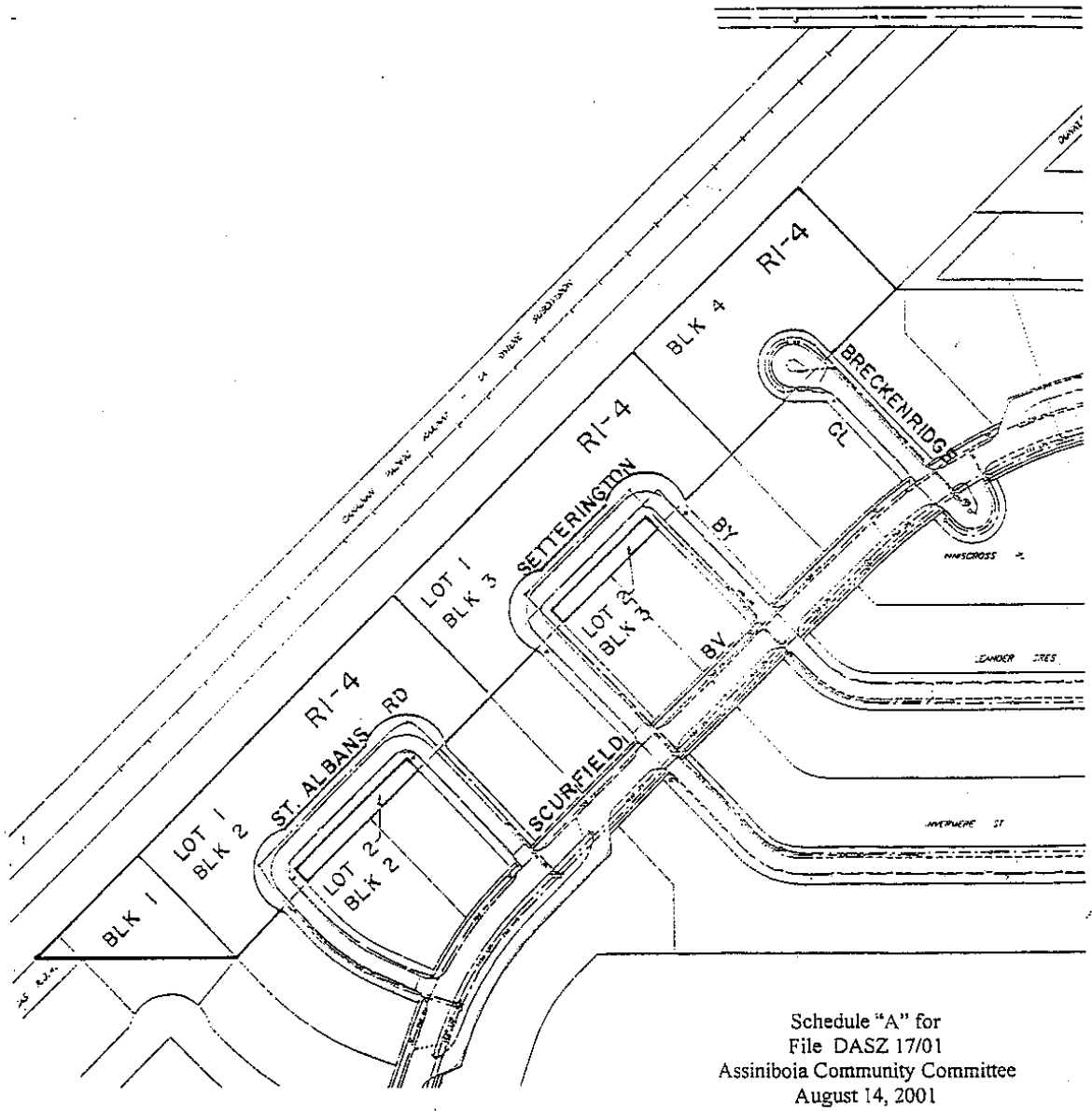
Atlas Sheet No. AJ19 ASSINIBOIA COMMUNITY

N

File No. DASZ 17/2001

Explanation

An application for the plan of subdivision shown outlined below and for a proposed zoning change to By-law No.6400/94 by rezoning the land on Breckenridge Close, Setterington Bay and St. Albans Road from an "A" AGRICULTURAL DISTRICT to an "R1-4"SINGLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for
File DASZ 17/01
Assiniboia Community Committee
August 14, 2001

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____