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

**Proposed Plan of Subdivision and Rezoning - land located east of Lindenwood Drive West and south of Marksbridge Drive - Assiniboia Community**

**File DASZ 19/2001**

11. The Standing Policy Committee on Property and Development has been advised that an application has been received from Genstar Development Company (Greg Jasper), 218 - 905 Waverley Street, 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 "R1-5" Single-Family District to allow for the creation of sites for single family development.

Site Area
The subject site is 19 plus acres.

Existing Land Use and Zoning
The subject site is vacant land zoned "A" Agricultural District

Surrounding Land Use and Zoning
The subject site is surrounded by single-family residential; zoned for 40 foot and 50 foot lots.

The subdivision is Phase 14 of the Linden Woods residential community. It is proposed to create 69 fifty-foot building lots.

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 Linden Woods community.

On October 16, 2001 a public hearing was held before the Assiniboia Community Committee. Two persons appeared in support of the application and no one was registered in opposition thereto. The Community Committee recommended that the proposed subdivision and rezoning be approved for the reason that the application is consistent with the surrounding development.

The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommends:

I. That the plan of subdivision proposed under File DASZ 19/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 19/2001 dated October 9, 2001, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated September 25, 2001.

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

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 19/2001 dated October 9, 2001, to a "R1-5" Single-Family Residential District.

IV. That the ten percent (10%) cash dedication in lieu of park dedication not be applied as the applicant has satisfied the open space dedication requirements for the entirety of the their Linden Woods holdings.

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 Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

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

By–Law No. _____

File No. DASZ 19/01

Atlas Sheet No. S19

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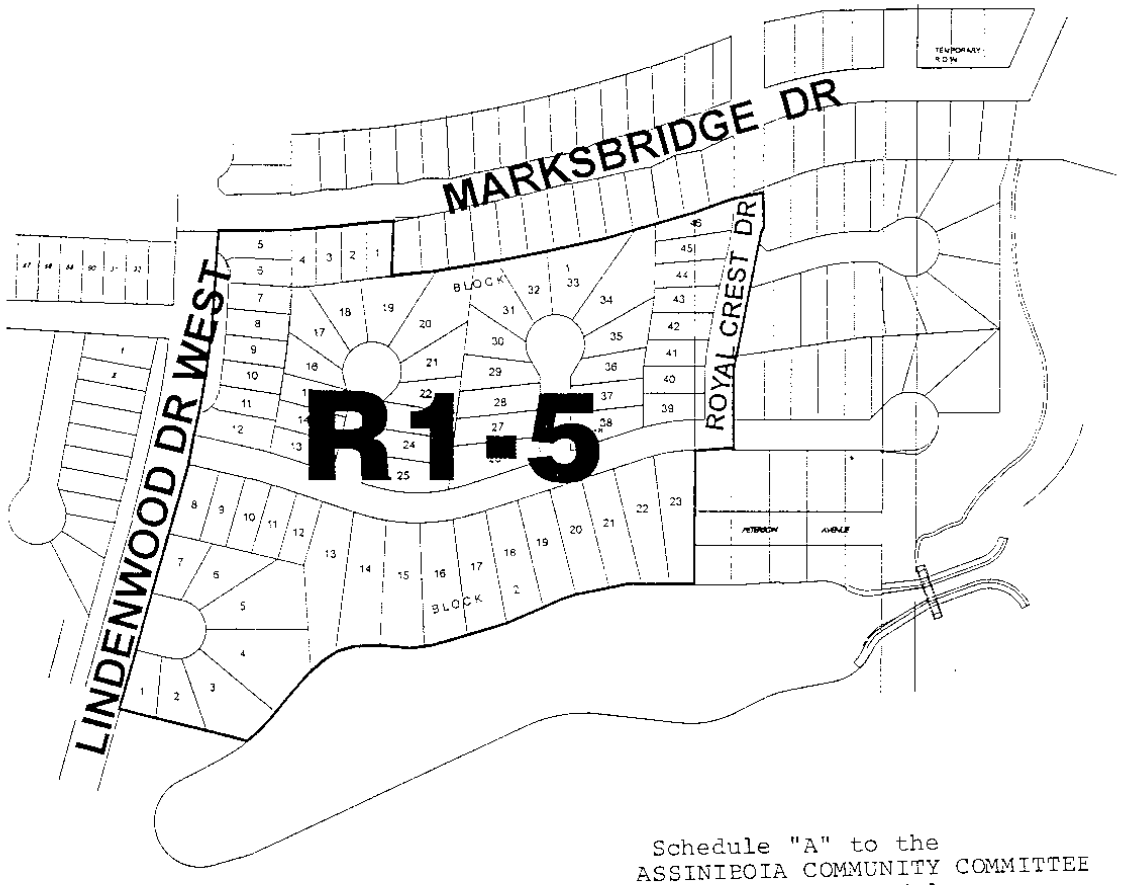
LORD SELKIRK
WEST KILDONAN
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land east of Lindenwood Drive West and south of Marksbridge Drive from an "A" AGRICULTURAL DISTRICT to an "R1-5" SINGLE-FAMILY DISTRICT as shown outlined below.




Schedule "A" to the
ASSINIBOIA COMMUNITY COMMITTEE
for file DASZ 19/01
Dated October 9, 2001

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____