Exhibit "16" referred to in File DAZ 250/2005

INTER-OFFICE MEMORANDUM

Planning, Property and Development Department

Planning and Land Use Division
Unit 15, 30 Fort Street

Date: September 6, 2006

To: Lord Selkirk-West Kildonan Community Committee

From: Michael Robinson

RE: **DAZ 250/2005 & DAV 159782/2005D**

On May 23, 2006 Community Committee adjourned the public hearings with respect to the above referenced rezoning and variance application and requested that the Administration submit to Community Committee the following information:

1) A listing of automobile and vehicle display areas in the Point Douglas and Mynarski wards that are in contravention on the Winnipeg Zoning By-Law No. 6400/94, with specific reference to fencing violations.
2) The current status of enforcement for the properties identified in 1. above

Pursuant to this request, the Planning and Land Use Division has prepared reports with the information requested.

document2

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ARLINGTON STREET

1445 ARLINGTON STREET



Modern Auto Body
1445 Arlington

- Comments:

A six (6) foot chain link fence surrounds the entire periphery of the property, including the vehicle display area. According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. Without a variance, this property is in contravention of By-lay 6400/94.

A portion of the vehicle display area is not surfaced with asphalt or concrete, which is required under By-law 6400/94 149. No approval for a surfacing variance can be found for this property.

Updated: August 15, 2006

BURROWS AVENUE

780 BURROWS AVENUE

The Automotive Group
780 Burrows

- Comments:

The existing auto sales and vehicle display area is zoned “C2” and is a permitted use “as of right” within this zoning district. The vehicle display area for the existing auto sales establishment is surrounded by a four (4) foot fence, which is consistent with the City of Winnipeg Zoning By-Law number 6400/94.

Updated: August 15, 2006

LOGAN AVENUE

1050 LOGAN AVENUE



X-Rides Auto Sales
1050 Logan
(204) 962-0035

- COMMENTS:

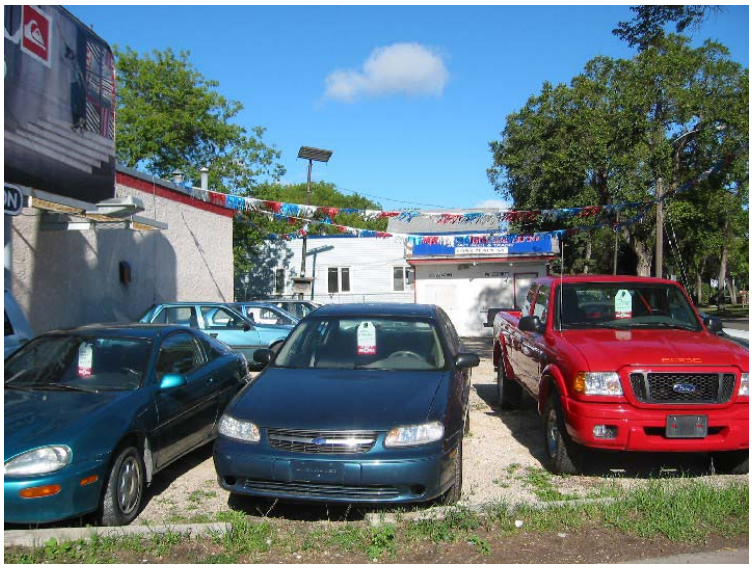
The existing auto sales and vehicle display area is zoned "M3" and is a permitted use "as of right" within this zoning district. A six (6) foot chain link fence surrounds the entire periphery of the property, including the vehicle display area. According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. Without a variance, this property is in contravention of By-lay 6400/94 and is technically illegal.

The vehicle display area is gravel and not surfaced with asphalt or concrete, as required under By-law 6400/94. No approval for a surfacing variance can be found for this property.

Updated: August 15, 2006

MAIN STREET

1054 MAIN STREET



Jim and Gilles Auto
1054 Main Street
Winnipeg, MB R2W3R3
(204) 582 - 5020

- Comments:

The existing auto sales use is zoned C1.5 Commercial. The vehicle display area does not contain a bumper guard fence or a post and chain fence as required by By-Law 6400/94. Without a variance, this is in violation of the Zoning By-Law.

The vehicle display area is surfaced with gravel as opposed to the required asphalt or concrete. This is also in contradiction of Zoning By-Law 6400/94.

Updated: August 15, 2006

3190

1066 MAIN STREET



Reliable Auto Sales
1066 Main Street
Winnipeg, MB R2W3R7
(204) 589 – 2610

- Comments:

The existing auto sales use is zoned C1.5 Commercial, and is a non-conforming use that existed prior to the enactment of the City of Winnipeg Zoning By-Law No. 6400/94; hence a conditional use approval was not required. The site is located in a primarily commercial area along Main Street. The site is enclosed by a six (6) foot fence, which appears to have been erected within the past five to ten years. There is no variance approval on record in regards to this fence; hence the fence is illegal.

Updated: August 15, 2006

1156 MAIN STREET



Kobi's Auto
1156 Main Street
Winnipeg, MB R2W3S6
(204) 582 - 2800

- Comments:

The existing auto sales use is zoned C1.5 and is a non-conforming use that existed prior to the enactment of the City of Winnipeg Zoning By-Law No. 6400/94; hence a conditional use approval was not required. The site is located in a primarily commercial area along Main Street, with some residential uses. The site is enclosed by a six (6) foot fence, which appears to have been erected within the past five to ten years. There is no variance approval on record in regards to this fence; hence the fence is illegal.
In addition, the majority of the vehicle display area is gravel as opposed to the required paved surface; hence it is also illegal.

Updated: August 15, 2006

3192

1250 MAIN STREET



North Star Motors
1250 Main Street
Winnipeg, MB R2W3S9
(204) 586 – 8334

- Comments:

The existing auto service and repair business is zoned C1.5 Commercial, and applied for a conditional use for the establishment of an automobile sales establishment in 2002, which was approved (DAV 1000/02C). A six (6) foot chain link fence surrounds the entire periphery of the property, including the vehicle display area. According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. Without a variance, this property is in contravention of By-lay 6400/94 and is technically illegal.

A portion of the vehicle display area is not surfaced with asphalt or concrete, which is required under By-law 6400/94. No approval for a surfacing variance can be found for this property.

Updated: August 15, 2006

1585 MAIN STREET



Wariech Auto
1585 Main Street
(204) 612-5098

- Comments:

The existing auto sales use is zoned C1.5 Commercial. No record of approval for a conditional use permit can be found; however, this use may be a non-conforming use that existed prior to the enactment of the City of Winnipeg Zoning By-Law No. 6400/94; hence a conditional use approval may not have been required. No approval for a variance for fence height can be found; hence the six (6) foot chain link fence (with barbed wire) is illegal if it was erected after the enactment of the City of Winnipeg Zoning By-Law No. 6400/94. It is also important to note, that no vehicles were on site during inspections and the establishment appeared vacant.

The vehicle display area is not surfaced with asphalt or concrete which is in contradiction of By-Law number 6400/94.

Updated: August 15, 2006

1900 MAIN STREET

Eastern Chrysler Dodge Jeep Inc
1900 Main St
Winnipeg, MB R2V3S9
(204) 339 - 2011

- Comments:

Updated: August 15, 2006

MCGREGOR STREET

206 MCGREGOR STREET



Central Auto Sales
206 McGregor Street
Winnipeg, MB R2W4W3
(204) 586 - 2811

- Comments:

The existing auto sales and vehicle display area is zoned “R2T.” The vehicle display area is surrounded by a six (6) foot chain link fence (with barbed wire), which was approved in 2005.

The vehicle display area is not surfaced with asphalt or concrete, which is required under the City of Winnipeg Zoning By-Law number 6400/94. However, this was approved in 2005.

Updated: August 15, 2006

3196

585 McGregor Street



Sun Vally Auto
585 McGregor Street

- Comments:

The existing auto service and repair business is zoned "C2" after the subject land was rezoned in 2002 (DAZ 228/2002) to allow for the auto sales use. The vehicle display area is surrounded by a six (6) foot chain link fence and eighteen (18) inch bumper guard fence on all sides. In 2002, 6400/94 was varied to allow for a six (6) foot high fence instead of four (4) feet and hence, the fence is legal.

Updated: August 15, 2006

MCPHILLIPS STREET

2150 MCPHILLIPS STREET

Auto West
2150 McPhillips

- Comments:

The existing auto sales use is zoned "C2" and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a bumper guard fence, roughly eighteen (18) inches in height. The fence is consistent with the City of Winnipeg Zoning By-Law number 6400/94.

The vehicle display area is surfaced with asphalt or concrete which is also consistent with By-Law number 6400/94.

Updated: August 15, 2006

2400 MCPHILLIPS STREET

Gauthier Jim Pontiac Buick GMC
2400 McPhillips Street
Winnipeg, MB R2V4J6
(204) 633 - 8833

- Comments:

The existing auto sales use is zoned "C4" and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a bumper guard fence, roughly eighteen (18) inches in height. The fence is consistent with the City of Winnipeg Zoning By-Law number 6400/94.

The vehicle display area is surfaced with asphalt or concrete which is also consistent with By-Law number 6400/94.

Updated: August 15, 2006

NOTRE DAME AVENUE

1409 NOTRE DAME AVENUE



Amazing Autosales
1409 Notre Dame Avenue
Winnipeg, MB R3E0P6
(204) 788 - 4909

- Comments:

The existing auto sales use is zoned “C2” and is a permitted use “as of right” within this zoning district. The vehicle display area is enclosed by a bumper guard fence of roughly eighteen (18) inches in height. The fence is consistent with the City of Winnipeg Zoning By-Law number 6400/94.

The vehicle display area is surfaced with asphalt or concrete which is also consistent with By-Law number 6400/94.

Updated: August 15, 2006
3200

1450 NOTRE DAME AVENUE



Midland Super Save
1450 Notre Dame Avenue
Winnipeg, MB R3E3G5
(204) 774 - 8900

- Comments:

The existing auto sales use is zoned M3 and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a six (6)foot chain link fence (with barbed wire). According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. There is no variance approval on record in regards to this fence; hence the fence is illegal.

Updated: August 15, 2006

1510 NOTRE DAME AVENUE



Gaundhu Auto Sales Limited
1510 Notre Dame Avenue
Winnipeg, MB R3E0P9
(204) 779 - 9111

- Comments:

  The existing auto sales use is zoned M3 and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a six (6) foot chain link fence (with barbed wire). According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. There is no variance approval on record in regards to this fence; hence the fence is illegal.

Updated: August 15, 2006

REDWOOD AVENUE

600 REDWOOD AVENUE



Redwood Motors
600 Redwood Avenue

- Comments:

The existing auto sales and vehicle display area with six foot chain link fence is zoned C1.5. The site was an existing nonconforming automotive use that was rezoned to allow for expansion of the business (DAZ 223/03). A variance was granted to permit a six (6) foot chain link fence to enclose a vehicle storage area (DAV 697/96D), amongst other issues. The owner was directed to apply for a conditional use to permit the automotive sales and vehicle display area; however, no conditional use was applied for or approved, thus the use is technically illegal.

Updated: August 15, 2006

SALTER STREET

1065 SALTER STREET



Star City Auto
1065 Salter Street
(204) 339-1099

- Comments:

  The existing auto sales use is zoned “C2” and is a permitted use “as of right” within this zoning district.

Updated: August 15, 2006

3204

666 SELKIRK AVENUE



Bosh Auto Service Centre
666 Selkirk Avenue

- Comments:

The existing auto service and repair business is zoned C1.5 Commercial, and applied for a conditional use for the establishment of a automobile sales establishment in 2004, which was rejected (DCU 133901/2004C). A conditional use was approved in 1991 to expand the pre-existing auto service use, and in effort to clean up a variety of issues on-site, including exterior storage of automobile parts and materials (DCU 48/91). The site is enclosed with a six (6) foot chain link fence; however, the fence also does not comply with Zoning By-Law 6400/94. No variance for the fence has been granted, hence the fence is technically illegal.

Updated: August 15, 2006

1020 SELKIRK AVENUE



Superior Autobody/ Bollywood Auto Sales
1020 Selkirk Avenue

- COMMENTS:

The existing auto sales and vehicle display area is zoned "C2" Commercial, and is a permitted use "as of right" within this zoning district. The site is located in a mixed industrial/residential area, and is not located within the main Selkirk Avenue commercial area. The site is enclosed with a six (6) foot chain link fence; however, the fence does not comply with Zoning By-Law 6400/94. No variance for the fence has been granted, hence the fence is technically illegal.

Updated: August 15, 2006

1094 SELKIRK AVENUE

Harby's Auto & Body Shop
1094 Selkirk Avenue

- COMMENTS:

The existing auto sales and vehicle display area is zoned "CF" Commercial Fabrication, and is a permitted use "as of right" within this zoning district. The site is located in a mixed industrial/residential area, and is not located within the main Selkirk Avenue commercial area. The site is enclosed with an eight (8) foot chain link fence, which was approved in 2003 (LA 49/2003).

Updated: August 15, 2006

1098 SELKIRK AVENUE



Piast Auto Sales
1098 Selkirk Avenue
Winnipeg, MB R2X0C3
(204) 586 - 7717

- Comments:

  The existing auto sales use is zoned "CF" Commercial Fabrication, and is a permitted use "as of right" within this zoning district. The site is located in a mixed industrial/residential area, and is not located within the main Selkirk Avenue commercial area. The vehicle display area is surrounded by a six (6) foot chain link fence (with barbed wire), which was approved in 2003.

Updated: August 15, 2006

	Potential Infraction
	Consistent with City of Winnipeg By-Law 6400/94

Establishment	FILES	**Details**	**Comments**
Amazing Autosales 1409 Notre Dame Avenue Winnipeg, MB R3E0P6 (204) 788 - 4909	DAZ 239/2003	Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following: 1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 239/2003 dated august 31, 2004, to a "C2" Commercial District.	The existing auto sales use is zoned "C2" and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a bumper guard fence of roughly eighteen (18) inches in height. The fence is consistent with the City of Winnipeg Zoning By-Law number 6400/94.

	DAV 443/98	To vary the "C1" district regulations of Zoning By-Law No. 6400/94 to permit as follows: 1) for a change of use for a period to be determined by the Board of Adjustment to maintain a public garage, car sales and open automobile storage compound in an existing automobile service station; 2) said compound to provide no rear yard instead of 25 feet (7.62 metres); 3) said automobile display area to provide no front yard instead of 20 feet; 4) said uses providing no loading space instead of one (1) loading space.	The vehicle display area is surfaced with asphalt or concrete which is also consistent with By-Law number 6400/94.
Wariech Auto 1585 Main Street (204) 612-5098			The existing auto sales use is zoned C1.5 Commercial. No record of approval for a conditional use permit can be found; however, this use may be a non-conforming use that existed prior to the enactment of the City of Winnipeg Zoning By-Law No. 6400/94; hence a conditional use approval may not have been required. No approval for a variance for fence height can be found; hence the six (6) foot chain link fence (with barbed wire) is illegal if it was erected after the enactment of the City of Winnipeg Zoning By-Law No. 6400/94. It is also important to note, that no vehicles were on site during inspections and the establishment appeared vacant. The vehicle display area is not surfaced

			with asphalt or concrete which is in contradiction of By-Law number 6400/94.
Bosh Auto Service Centre 666 Selkirk Avenue	DAV 135903/2004C	The Board of Adjustment concurred in the administrative recommendation and rejected the application for a Variance for the establishment of vehicle display area to permit the maintenance of a chain-link fence, 6 feet (1.83 metres) in height.	The existing auto service and repair business is zoned C1.5 Commercial, and applied for a conditional use for the establishment of a automobile sales establishment in 2004, which was rejected (DCU 133901/2004C). A conditional use was approved in 1991 to expand the pre-existing auto service use, and in effort to clean up a variety of issues on-site, including exterior storage of automobile parts and materials (DCU 48/91). The site is enclosed with a six (6) foot chain link fence; however, the fence also does not comply with Zoning By-Law 6400/94. No variance for the fence has been granted, hence the fence is technically illegal.
	DCU 133901/2004C	The Board of Adjustment concurred in the administrative recommendation and rejected the application for a Conditional Use for the establishment of an "automobile rental, sales including accessory repair, service, installation of supplies/parts" use in an existing commercial building.	
Auto West 2150 McPhillips	DAV 5/97	To vary the "C2" district regulations of Zoning By-Law No. 6400/94 for the replacement of an existing free standing identification sign as follows: 1) to permit a total sign surface area for free standing signs on site of 415.92 square feet (38.641 square metres) instead of a maximum of 323 square feet (30.006 square metres); 2) to permit a height of 37 feet (11.277 metres) instead of a maximum height of 35 feet (10.668 metres).	The existing auto sales use is zoned "C2" and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a bumper guard fence, roughly eighteen (18) inches in height. The fence is consistent with the City of Winnipeg Zoning By-Law number 6400/94. The vehicle display area is surfaced with asphalt or concrete which is also consistent with By-Law number 6400/94.

	DAV 751/97	To vary the "C2" district zoning regulations of Zoning By-Law No. 6400/94 for the erection of a free standing identification sign to permit a total sign surface area for free standing signs on site of 554.11 square feet (51.768 square metres) instead of a maximum of 415.92 square feet (38.641 square metres) as permitted by DAV 5/97C.	
Central Auto Sales 206 McGregor Street Winnipeg, MB R2W4W3 (204) 586 - 2811	DAZ 250/05	1) To vary the "R2-T" district regulations of Zoning By-Law No. 6400/94 for a change of use for a period not to exceed five (5) years to permit the maintenance of an automobile sales use. 2) To vary the "R2-T" and proposed "C2" district regulations of Zoning By-Law No. 6400/94 for the maintenance of a vehicle display area to permit: a) gravel surfacing instead of asphalt or concrete surfacing; b) 6 foot (1.82 metre) high chain-link fencing instead of bumper guard or post-and-chain fencing with wheel stops; c) no front yard (Manitoba Ave.) instead of 20 feet (6.10 metres); d) no west side yard instead of 10.0 feet (3.05 metres). e) no landscaping abutting a public street.	The existing auto sales and vehicle display area is zoned "R2T." The vehicle display area is surrounded by a six (6) foot chain link fence (with barbed wire), which was approved in 2005. The vehicle display area is not surfaced with asphalt or concrete, which is required under the City of Winnipeg Zoning By-Law number 6400/94. However, this was approved in 2005.

	DAZ 214/2004	1) To vary the "R2-T" district regulations of Zoning By-Law No. 6400/94 for a change of use for a period not to exceed five (5) years to permit the maintenance of an automobile sales use. 2) To vary the "R2-T" (proposed "C2") district regulations of Zoning By-Law No. 6400/94 for the maintenance of a vehicle display area to permit: a) gravel surfacing instead of asphalt or concrete surfacing; b) 6 foot (1.82 metre) high chain-link fencing instead of bumper guard or post-and-chain fencing with wheel stops; c) no front yard (Manitoba Ave.) instead of 20 feet (6.10 metres); d) no west side yard instead of 10.0 feet (3.05 metres).	
Jim and Gilles Auto 1054 Main Street Winnipeg, MB R2W3R3 (204) 582 - 5020	DAV 702/01C	To vary the "C1.5" district regulations of Zoning By-Law no. 6400/94 for a change of use for a period to be determined by the Board of Adjustment to permit the erection of a single faced advertising sign.	The existing auto sales use is zoned C1.5 Commercial. The vehicle display area does not contain a bumper guard fence or a post and chain fence as required by By-Law 6400/94. Without a variance, this is in violation of the Zoning By-Law. The vehicle display area is surfaced with gravel as opposed to the required asphalt or concrete. This is also in contradiction of Zoning By-Law 6400/94.
Eastern Chrysler Dodge Jeep Inc 1900 Main St Winnipeg, MB R2V3S9 (204) 339 - 2011			

Gauthier Jim Pontiac Buick GMC 2400 McPhillips Street Winnipeg, MB R2V4J6 (204) 633 - 8833	DAV 1077/02	To vary the "C4" district regulations of Zoning By-Law No. 6400/94 for the construction of an auto dealership to permit as follows: 1. A north side yard of 25.0 feet (7.62 metres) to the district boundary instead of 50.0 feet (15.24 metres). 2. Insufficient fencing adjacent to the public right of way instead of a bumper guard vehicle display fence. 3. A landscaped strip having a depth of 5.0 feet (1.524 metres) instead of a depth of 10.0 feet (3.048 metres).	
	DAV 313701/2003C	The Board of Adjustment concurred in the administrative recommendation, and approved a Variance to permit on "the land" (2) free standing signs having as follows: 1. a sign surface area of 382 square feet (35.5 square metres); 2. no south side yard	The existing auto sales use is zoned "C4" and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a bumper guard fence, roughly eighteen (18) inches in height. The fence is consistent with the City of Winnipeg Zoning By-Law number 6400/94. The vehicle display area is surfaced with asphalt or concrete which is also consistent with By-Law number 6400/94.
	DCU 316417/2003C	The Board of Adjustment concurred in the administrative recommendation as amended, and approved a Conditional Use repealing Condition Number 1.1(b) of Conditional Use Order DCU 188/2001C which states that "Only one secondary identification free-standing sign not to exceed 25 feet in height and 100 square feet in area to identify the pad site on the McPhillips Street frontage".	
Gundhu Auto Sales Limited 1510 Notre Dame Avenue Winnipeg, MB R3E0P9 (204) 779 - 9111			The existing auto sales use is zoned M3 and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a six (6) foot chain link fence (with barbed wire). According to

			6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. There is no variance approval on record in regards to this fence; hence the fence is illegal.
HARBY'S AUTO & BODY SHOP 1094 Selkirk Avenue	LA 49/2003	The Lord Selkirk-West Kildonan Community Committee approved the application for a Used Material Yard License and modification of the fencing requirement to permit an eight (8') foot chain link fence of mesh construction for all portions of the fence including those facing public streets subject to the following condition: 1. That approval for the eight foot (8') high fence on the subject property be obtained from the Board of Adjustment.	The existing auto sales and vehicle display area is zoned "CF" Commercial Fabrication, and is a permitted use "as of right" within this zoning district. The site is located in a mixed industrial/residential area, and is not located within the main Selkirk Avenue commercial area. The site is enclosed with an eight (8) foot chain link fence, which was approved in 2003 (LA 49/2003).
Kobi's Auto 1156 Main Street Winnipeg, MB R2W3S6 (204) 582 - 2800			The existing auto sales use is zoned C1.5 Commercial, and is a non-conforming use that existed prior to the enactment of the City of Winnipeg Zoning By-Law No. 6400/94; hence a conditional use approval was not required. The site is located in a primarily commercial area along Main Street, with some residential uses. The site is enclosed by a six (6) foot fence, which appears to have been erected within the past five to ten years. There is no variance approval on record in regards to this fence; hence the fence is illegal. In addition, the majority of the vehicle display area is gravel as opposed to the required paved surface; hence it is also illegal.
Midland Super Save			The existing auto sales use is zoned M3

1450 Notre Dame Avenue Winnipeg, MB R3E3G5 (204) 774 - 8900			and is a permitted use "as of right" within this zoning district. The vehicle display area is enclosed by a six (6) foot chain link fence (with barbed wire). According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. There is no variance approval on record in regards to this fence; hence the fence is illegal.
Modern Auto Body 1445 Arlington			A six (6) foot chain link fence surrounds the entire periphery of the property, including the vehicle display area. According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. Without a variance, this property is in contravention of By-lay 6400/94. A portion of the vehicle display area is not surfaced with asphalt or concrete, which is required under By-law 6400/94 149. No approval for a surfacing variance can be found for this property.
North Star Motors 1250 Main Street Winnipeg, MB R2W3S9 (204) 586 - 8334	DAV 1000/02C	To vary the "C1-5" district regulations of Winnipeg Zoning By-law No. 6400/94 for a change of use for a period to be determined by the Board of Adjustment to permit the establishment of an automobile repair use.	The existing auto service and repair business is zoned C1.5 Commercial, and applied for a conditional use for the establishment of a automobile sales establishment in 2002, which was approved (DAV 1000/02C). A six (6) foot chain link fence surrounds the entire periphery of the property, including the vehicle display area. According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. Without a variance, this property is in contravention of By-lay 6400/94 and is technically illegal.

			A portion of the vehicle display area is not surfaced with asphalt or concrete, which is required under By-law 6400/94. No approval for a surfacing variance can be found for this property.
Piast Auto Sales 1098 Selkirk Avenue Winnipeg, MB R2X0C3 (204) 586 - 7717	LA 50/2003	The Lord Selkirk-West Kildonan Community Committee approved the application for a Used Material Yard License and modification of the fencing requirement to permit a six (6') foot chain link fence (with barbed wire) along the west side property and portions of front and rear of property subject to the following condition: 1. That approval for the six foot (6') chain link fence on the subject property be obtained from the Board of Adjustment.	The existing auto sales use is zoned "CF" Commercial Fabrication, and is a permitted use "as of right" within this zoning district. The site is located in a mixed industrial/residential area, and is not located within the main Selkirk Avenue commercial area. The vehicle display area is surrounded by a six (6) foot chain link fence (with barbed wire), which was approved in 2003.

REDWOOD MOTORS 600 Redwood Avenue	DAV 697/96	To vary the proposed "C1.5" district regulations of Zoning By-Law No. 6400/94 for the establishment of a vehicle display area to permit an 8 foot (2.438 metre) chain link fence instead of a post and chain fence not exceeding 4 feet (1.219 metres) in height.	The existing auto sales and vehicle display area with six foot chain link fence is zoned C1.5. The site was an existing nonconforming automotive use that was rezoned to allow for expansion of the business (DAZ 223/03). A variance was granted to permit a six (6) foot chain link fence to enclose a vehicle storage area (DAV 697/96D), amongst other issues. The owner was directed to apply for a conditional use to permit the automotive sales and vehicle display area; however, no conditional use was applied for or approved, thus the use is technically illegal.
	DCU 248/96	For a conditional use under Zoning By-Law No. 6400/94 to permit the establishment of an automobile sales and service use.	
	DAZ 223/03		
Reliable Auto Sales 1066 Main Street Winnipeg, MB R2W3R7 (204) 589 - 2610	DAV 790/96C	To vary the "C1.5" district regulations of Zoning By-Law No. 6400/94 for a change of use for a period to be determined by the Board of Adjustment to permit the establishment of an advertising sign use (proposed free standing).	The existing auto sales use is zoned C1.5 Commercial, and is a non-conforming use that existed prior to the enactment of the City of Winnipeg Zoning By-Law No. 6400/94; hence a conditional use approval was not required. The site is located in a primarily commercial area along Main Street. The site is enclosed by a six (6) foot fence, which appears to have been erected within the past five to ten years. There is no variance approval on record in regards to this fence; hence the fence is illegal.
Star City Auto 1065 Salter Street	DAV 59/03C	To vary the “C2” district regulations of Zoning	The existing auto sales use is zoned “C2” and

(204) 339-1099		By-law No. 6400/94 for the maintenance of an automobile sales display area to permit gravel surfacing instead of asphalt or concrete as previously approved by DAV 995/00C.	is a permitted use “as of right” within this zoning district.
Sun Vally Auto 585 McGregor Street	DAV 979/02	To vary the "R2" district regulations of Zoning By-Law No. 6400/94 as follows: 1) for a change of use for a period to be determined by the Lord Selkirk/West Kildonan Community to permit the establishment of an automobile sales/service use; 2) for the establishment of a vehicle display area to permit as follows: a) no front yard instead of 20 feet (6.1 metres); b) no east and west side yards instead of 5 feet (1.524 metres); c) no rear yard instead of 25 feet (7.62 metres); d) a 6 foot (1.83 metre) high fence in the required front yard instead of 4 feet (1.22 metres); 3) to vary the proposed "C2" district regulations of Zoning By-Law No. 6400/94 for the establishment of a vehicle display area in conjunction with an automobile sales/service use to permit as follows: a) no front yard instead of 20 feet (6.1 metres); b) no east side yard instead of 10 feet (3.048 metres); c) a 6 foot (1.83 metre) high fence in the required front yard instead of 4 feet (1.22 metres).	The existing auto service and repair business is zoned “C2” after the subject land was rezoned in 2002 (DAZ 228/2002) to allow for the auto sales use. The vehicle display area is surrounded by a six (6) foot chain link fence and eighteen (18) inch bumper guard fence on all sides. In 2002, 6400/94 was varied to allow for a six (6) foot high fence instead of four (4) feet and hence, the fence is legal.

	DAZ 228/2002	Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following: 1. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 228/2002, attached hereto and dated January 3, 2003, to a "C2" Commercial District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions: A. That the vehicle repair /servicing facility only be operated between the hours of 7:00 a.m. and 9:00 p.m. Monday - Saturday. B. That a six (6) foot solid wood fence be constructed and maintained along the east property line. C. That there be no outdoor storage of vehicle parts or derelict vehicles anywhere on the site.	

SUPERIOR AUTOBODY/ BOLLYWOOD AUTO SALES 1020 Selkirk Avenue			The existing auto sales and vehicle display area is zoned "C2" Commercial, and is a permitted use "as of right" within this zoning district. The site is located in a mixed industrial/residential area, and is not located within the main Selkirk Avenue commercial area. The site is enclosed with a six (6) foot chain link fence; however, the fence does not comply with Zoning By-Law 6400/94. No variance for the fence has been granted, hence the fence is technically illegal.
The Automotive Group 780 Burrows	DCU 53/02	For a Conditional Use under Zoning By-Law No. 6400/94 to permit the re-establishment of an automobile repair use in an existing building.	The existing auto sales and vehicle display area is zoned "C2" and is a permitted use "as of right" within this zoning district. The vehicle display area for the existing auto sales establishment is surrounded by a four (4) foot fence, which is consistent with the City of Winnipeg Zoning By-Law number 6400/94.
X-Rides Auto Sales 1050 Logan (204) 962-0035	DAV 4/90		The existing auto sales and vehicle display area is zoned "M3" and is a permitted use "as of right" within this zoning district. A six (6) foot chain link fence surrounds the entire periphery of the property, including the vehicle display area. According to 6400/94 a vehicle display area shall be fenced with a post-and-chain fence not exceeding four (4) feet. Without a variance, this property is in contravention of By-lay 6400/94 and is technically illegal. The vehicle display area is gravel and not surfaced with asphalt or concrete, as required under By-law 6400/94. No approval for a surfacing variance can be found for this property.