Report - Standing Policy Committee on Property and Development – May 1, 2007

Item No. 8 Subdivision and Rezoning - 525 Christie Road
(St. Vital Ward)
File DASZ 54/2006

STANDING COMMITTEE RECOMMENDATION:

On May 1, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submits the following to Council:

1. That the plan of subdivision under File DASZ 54/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 54/2006 dated April 10, 2007, for registration in the Winnipeg Land Titles Office.

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

3. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "B" for File DASZ 54/2006 dated April 10, 2007, to a "RR-2" Residential District subject to the following:

    A. That the applicant enter into a Subdivision Agreement containing the following condition:

        i. That no wells be permitted on any of the proposed new lots. If a well is currently in place on proposed Lot 3, then it may continue to be utilized.

    B. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter to provide for the following:

        i. That no building permits be issued on the land until the following fees have been paid:

            a. oiling and graveling fees.

            b. dedication fees.

        The above fees will be paid at the then prevailing rates.

Report - Standing Policy Committee on Property and Development – May 1, 2007

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That a ten (10%) percent dedication be made by a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

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

7. That the subdivision 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.

8. That the zoning section of the by-law shall come into force and effect when the zoning caveat has been registered in the Winnipeg Land Titles Office provided that the said effected date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

9. That 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.

10. That in the event 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.

11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report - Standing Policy Committee on Property and Development – May 1, 2007

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On May 1, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 10, 2007, the Riel Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That the revised report from the Planning and Land Use Division dated February 22, 2007, be amended as follows:

    1. Amend Recommendation 1. by substituting the words “Schedule “A”” with the words “Schedule “B”” and changing the date of the Schedule to “April 10, 2007”.

    2. Amend Recommendation 3. by substituting the words “Schedule “A”” with the words “Schedule “B”” and changing the date of the Schedule to “April 10, 2007”.

    3. Amend Recommendation 3.A.i. by substituting the number “5” with the number “3”,

and submitted its recommendation to the Standing Policy Committee on Property and Development.

On March 13, 2007, the Riel Community Committee further adjourned the public hearing to its meeting on April 10, 2007.

On February 13, 2007, the Riel Community Committee adjourned the public hearing to its meeting on March 13, 2007.

RE: **Subdivision and Rezoning - 525 Christie Road**
File DASZ 54/2006 [c/r DAV 165027/2006D]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Marc Pittet, Clerk,**
Riel Community Committee

Report date: **April 16, 2007**

COMMUNITY COMMITTEE RECOMMENDATION:

On March 13, 2007, the Riel Community Committee concurred in the administrative recommendation, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision under File DASZ 54/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with ~~***"Schedule A"***~~ ***"Schedule B"*** for File DASZ 54/2006 dated ~~***February 6***~~, ***April 10***, 2007, for registration in the Winnipeg Land Titles Office.

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

3. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on ~~***"Schedule A"***~~ ***"Schedule B"*** for File DASZ 54/2006 dated ~~***February 6, 2007***~~ ***April 10***, 2007, to a "RR-2" Residential District subject to the following:

    A. That the applicant enter into a Subdivision Agreement containing the following condition:

        i. That no wells be permitted on any of the proposed new lots. If a well is currently in place on proposed lot ~~***5***~~ ***3***, then it may continue to be utilized.

    B. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter to provide for the following:

        i. That no building permits be issued on the land until the following fees have been paid:

            a. oiling and graveling fees;

            b. dedication fees.

The above fees will be paid at the then prevailing rates.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That a ten (10%) percent dedication be made by a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

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

7. That the subdivision 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.

8. That the zoning section of the by-law shall come into force and effect when the zoning caveat has been registered in the Winnipeg Land Titles Office provided that the said effected date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

9. That 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.

10. 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.

11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Riel Community Committee provided the following supporting reason for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the revised report of the Planning and Land Use Division dated February 22, 2007.

PUBLIC HEARING SUMMARY

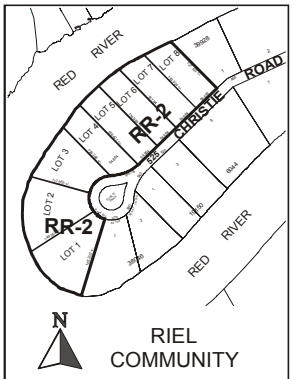
File: DASZ 54/2006 [c/r DAV 165027/2006D]

Before: Riel Community Committee
Councillor Vandal, Chairperson
Councillor Steeves
Councillor Swandel

Public Hearing: April 10, 2007
March 13, 2007
February 13, 2007
Council Chamber, Council Building, 510 Main Street

Applicant: Amaricon Inc. (Abraham Bartel)

Subject:



APPLICANT : AMARICON INC.
FILE: DASZ 54/06
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 6400/94 by rezoning the land shown outlined above from an "A.5" AGRICULTURAL DISTRICT to an "RR-2" RURAL RESIDENTIAL DISTRICT. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : AMARICON INC.
N° DE RÉFÉRENCE : DALZ 54/06
PROJET : Demande visant à faire approuver par le Conseil le plan de lotissement indiqué ci-dessus et proposition de modification du *Règlement municipal n° 6400/94* visant à faire changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie A.5 (SECTEUR AGRICOLE) à la catégorie RR2 (SECTEUR RéSIDENTIEL EN MILIEU RURAL). **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: 525 Christie Road

Exhibits Filed:

1. Application dated January 2, 2007
2. Notification of Public Hearing dated January 12, 2007
3. Certificate of Title 822455
4. Letter of authorization dated November 30, 2006 from William Johannes Devos and Wilhelmina DeVos to Amaricon Inc.
5. Plan
6. Report from the Planning and Land Use Division dated February 6, 2007
7. Inspection Report
8. Petition dated February 5, 2007, in opposition to the application purporting to contain the signatures of twenty-nine (29) area residents
9. Communication dated February 9, 2007, from Gordon Trick in opposition to the application
10. Revised Report from the Planning and Land Use Division dated February 22, 2007
11. Communication dated March 13, 2007, from Robert J. Loiselle in opposition to the application.
12. Communication dated March 8, 2007, and supporting documentation from A. J. Bartel in support of the application
13. Petition in support of the application purporting to contain the signatures of nine (9) area residents submitted by Walter Bartel at the Public Hearing on March 13, 2007
14. Communication dated March 13, 2007, from Virginia Furutani in opposition to the application
15. Communication dated March 24, 2007, from David Dulko with respect to the application
16. Communication dated April 10, 2007, from G. Allan and Valerie MacKenzie in opposition to the application
17. Communication dated April 3, 2007, and supporting documentation, including conceptual layout plans, submitted by Walter Bartel at the Public Hearing on April 10, 2007
18. Presentation submitted by Trish Loewen at the Public Hearing on April 10, 2007, in opposition to the application
19. Communication dated April 9, 2007, from Dave Dulko and Caroline Sztaba in opposition to the application, submitted by Trish Loewen at the Public Hearing on April 10, 2007

REPRESENTATIONS:

In Support:

Abraham Justin Bartel
Walter Bartel
Wilma DeVos
P. J. Gyselinck
Clark Hryhoruk
Deborah L. Lauber
J. Mattson

In Opposition

Frank Curtis
Dave Dulko and Caroline Sztaba
Virginia Furutani
Norbert Hansch
Ulrike Hellmuth
Michael and Trish Loewen
Robert J. Loiselle
G. Allan and Valerie MacKenzie
Gary Moore
Manfred Pflug
Mildred Smallwood
Gordon Trick

For Information:

Peter Dueck
Guy Hobman
Georgina Jarema
G. Valois

For the City:

Mr. K. Raban. Land Development Administrator, Planning, Property and Development Department
Mr. K. Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

February 13, 2007
No representations were heard inasmuch as the Riel Community Committee adjourned the Public Hearing with respect to this application prior to opening representations.

March 13, 2007
Walter Bartel appeared in support of the application on behalf of the applicant, Abraham Bartel. Mr. Bartel provided an overview of the proposal and read a communication into the record which, along with a report from ENG TEC Consulting Limited dated March 5, 2007, has been filed as Exhibit 12. Mr. Bartel stated that two (2) meetings were held with area residents and he submitted a petition in support of the application purporting to contain the signatures of nine (9) area residents, filed as Exhibit 13.

In response to questions from Committee, Mr. Bartel provided the following responses:
- The developer is planning to use fill from the Floodway Expansion project for the proposed development so approval is time-sensitive.
- The developer intends to transport all fill required for the development at once should it be available.

Wilma DeVos appeared in support of the application. Mrs. Devos is the owner of the subject property and stated that she and her husband had constructed the gravel roadway to access the area and had paid to have the electricity brought in.

P. J. Gyselinck appeared in support of the application. Mr. Gyselinck stated that he has resided in the area since 1972 and was supportive of the proposal as the applicant has promised to deliver all fill required for the proposed subdivision at once.

Mr. Gordon Trick appeared in opposition to the application and read into the record a communication, filed as Exhibit 9.

Frank Curtis appeared in opposition to the application. Mr. Curtis stated that his main concern was the condition of Christie Road and the damage that would result from hauling in fill for the proposed subdivision. In response to a question from Councillor Steeves, Mr. Curtis stated that he was supportive of the application but wanted assurance that Christie Road will be maintained in good condition.

Michael Loewen appeared in opposition to the application. Mr. Loewen stated that he has resided in the area for fourteen (14) years and was not opposed to the subdivision in principle but had a number of unanswered questions that he would like to see addressed. Mr. Loewen stated concern over the development of a portion of the lands in the peninsula that are under water every year and the amount of fill that would be required to render the area buildable. Mr. Loewen raised concerns regarding the roadway, riverbank stability, types of septic fields that would be built and density.

Trish Loewen appeared in opposition to the application and stated that she is not opposed to subdividing the land in question but required more information. Ms. Loewen stated that much of the land in question is within the floodplain and will require vast amounts of fill to render it buildable which could also compromise the stability of the riverbank and result in damage to the roadway. Ms. Loewen questioned the size of the property in question which the developer has indicated is twenty (20) acres but has been assessed at 14.8 acres. Ms. Loewen questioned the accuracy of the ENG TEC Consulting Limited report submitted by Mr. Bartel (see Exhibit 12). Ms. Loewen further stated that she was opposed to the installation of any new wells on the subject property and that the installation of septic tanks could adversely affect groundwater in the area.

Ulrike Hellmuth appeared in opposition to the application. Ms. Hellmuth reiterated concerns regarding septic fields and the amount of fill that would be required. Ms. Hellmuth read into the record a communication dated March 13, 2007, from Virginia Furutani in opposition to the application, which has been filed as Exhibit 14.

Norbert Hansch appeared in opposition to the application. Mr. Hansch stated that he has resided in the area for five (5) years and is an engineer and developer. Mr. Hansch explained that he was not opposed to development, echoed concerns of previous speakers and asked that the following be addressed:

- Will new homeowners be required to install treatment plants for sewage;
- Asked for a more detailed report on the amount of fill required, taking into consideration the location of septic fields and cisterns.

In response to a question from Councillor Swandel, Kim Raban, Land Development Administrator, Planning, Property and Development, stated that the issue of the amount of fill required for the development was not addressed specifically in the report as the applicant has to file a lot grading plan specifying elevations prior to the issuance of building permits.

Manfred Pflug appeared in opposition to the application and reiterated concerns regarding density, flooding and the roadway. Mr. Pflug stated that he was not opposed to the application for subdivision but not in its current form.

Georgina Jarema appeared for information and asked that all land dedication fees be set aside for development in the St. Germain/Vermette area.

Guy Hobman appeared for information. Mr. Hobman stated that he is not opposed to subdividing the lands in question but reiterated concerns regarding water, fill and the roadway.

Walter Bartel returned in rebuttal. Mr. Bartel stated that the applicant is willing to have a city engineer assess the roadway prior to the hauling of fill and would be willing to ensure that the roadway is returned to its original condition after all fill has been hauled in.

Councillor Steeves stated that the application would be further adjourned to provide another opportunity for the applicant to meet with area residents. Councillor Steeves further stated that he would be limiting representations at the next public hearing to the applicant and two (2) area residents.

April 10, 2007

Walter Bartel appeared in support of the application. Mr. Bartel referenced a letter (Exhibit 15) which summarized the concerns of area residents and provided a response to said letter, including conceptual layout plans, filed as Exhibit 17. Mr. Bartel further stated that the developer would be withdrawing all variance applications and would be combining lots 1, 2 and 3 into one (1) lot, for a total of six (6) lots. Mr. Bartel iterated that reducing the number of lots to six (6) would effect a reduced density and also reduce the amount of fill that would be required.

Norbert Hansch appeared in opposition to the application. Mr. Hansch stated that the density of the proposed development is too high and not in character with the area. Mr. Hansch stated that proposed lot 3 is unbuildable as a home can not be built within the floodplain. Mr. Hansch stated that, if proposed lot 3 is established by this subdivision application, a hardship case will be created that will require future variances to ensure the lot is buildable. Mr. Hansch indicated that most residents would be comfortable with a subdivision of five (5) or six (6) lots provided said lots were conforming and a caveat was added to ensure that no further hardship clauses or variances would be applied for. Mr. Hansch asked that, should the application be approved, fill be delivered in a responsible manner.

Trish Loewen appeared in opposition to the application and read from a presentation, filed as Exhibit 18. Ms. Loewen also submitted a communication dated April 9, 2007, from Dave Dulko and Caroline Sztaba in opposition to the application.

Walter Bartel returned in rebuttal. Mr. Bartel stated that reducing the number of lots to six (6) will ensure that the proposed development is in character with the area.

In response to questions from Committee, the administration provided the following responses:

- When fill is being delivered, residents can expect mud to be removed several times a week to ensure the road is passable and, should physical damage occur to the roadway, the developer will be required to mitigate said damage;
- The revised Report from the Planning and Land Use Division dated February 22, 2007 contains a condition prohibiting wells but the City of Winnipeg does not have jurisdiction over the drilling of wells as said authority rests with the Province of Manitoba;
- Any construction or deposition of fill within three hundred and fifty feet (350) feet of the riverbank will require applications for waterway permits to ensure riverbank stability is not compromised.

Exhibit "10" referred to in File DASZ 54/2006 [c/r DAV 165027/2006D]

Winnipeg

Planning, Property and Development Department Report

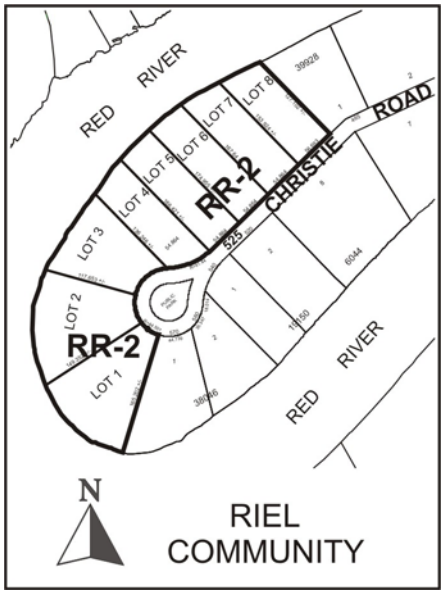
To the Riel Community Committee

Date: February 22/07 **'REVISED'**
File: DASZ 54/06
Related Files: DAV 06 165027D

Subject: The purpose of the application is to rezone the subject 20 acre parcel to an RR-2 two acre minimum zoning category and create eight (8) new housing lots.

Location: 525 Christie Road

Legal Description: Lot 11, Plan 6044

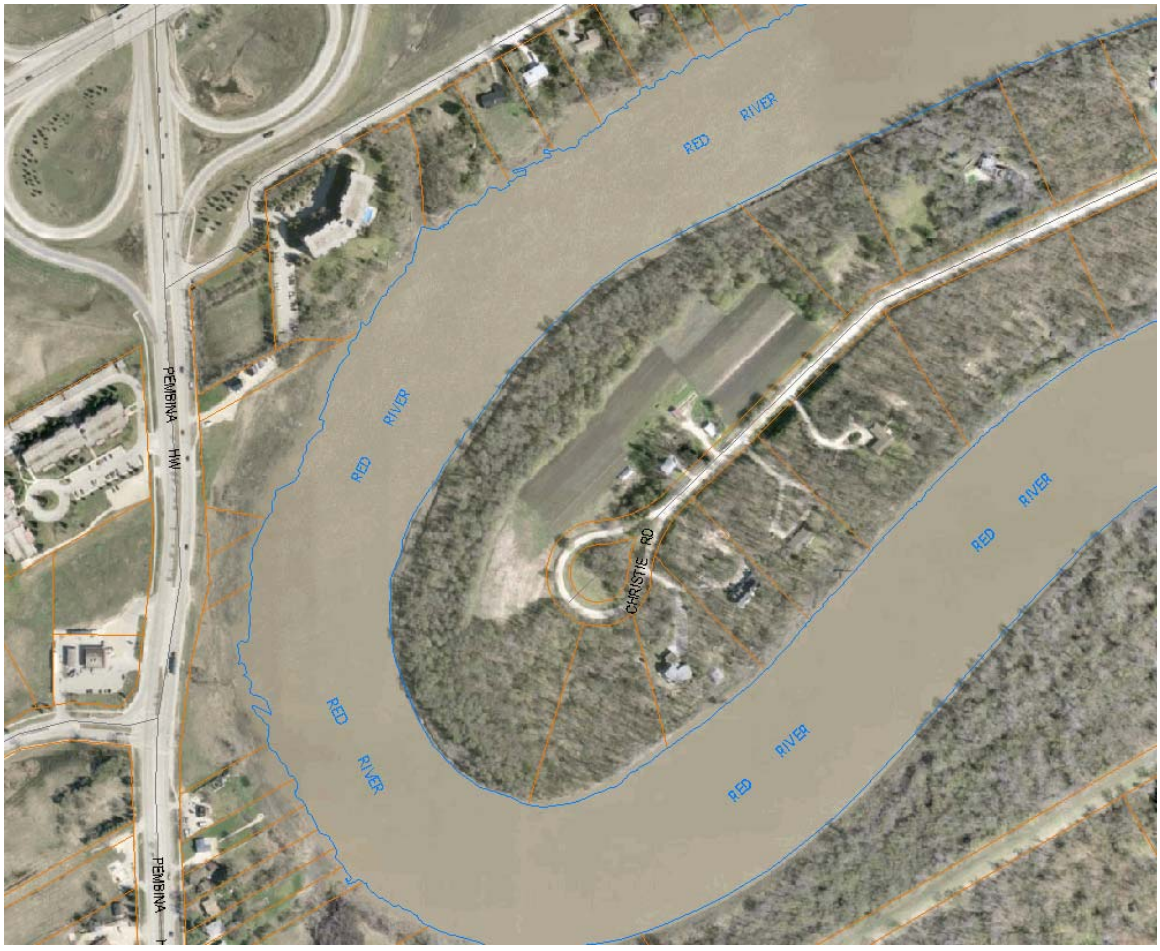


Applicant: Amaricon Inc.

Owner: William & Wilhelmina De Vos

Recommendation: Approval subject to conditions

Site Description:



The subject property is twenty acres in size and is situated at the end of Christie Road south of the Perimeter Highway. It is flanked by the Red River, is zoned A-5 Agricultural and is occupied with a dwelling and several accessory buildings. Most of the adjoining land is zoned and developed for two acre minimum (RR-2) residential development. It should be noted that although the proposed lots will have well in excess of 400' of depth from Christie Rd. to the Red River, the majority of that land is within the floodway line which prohibits development of any kind. Therefore, as with most of Christie Road, new construction is restricted to the front 150' and in some cases, even less.

Background:

In the late 1970's, a Secondary Plan was adopted for the area south of the Perimeter Highway which identified several areas, (including the lands between the Red River and St. Mary's Road), for un-serviced two acre minimum housing development. Development has been slow but continuous and the subject property is one of the few remaining parcels with frontage on existing rights-of –way. Its important to note that in 2004, the City's Water and Waste Department ,(in response to a growing concern about water quality in the area) , hired Wardrop Engineering to do a thorough hydrological assessment of the lands between St. Mary's Road and the Red River. Their report confirms that with each new lot and more importantly each new well, the water has become more heavily salinized and therefore more and more contaminated. This is a problem which has historically affected residential properties in neighbouring municipalities to the south and it can only be addressed by limiting the number of wells in the affected areas. For several years, in response to expressed concerns, the City has been inserting a clause (by way of zoning agreement) for each new subdivision in the aforementioned area, that wells be prohibited. A similar clause will be attached to the zoning agreement for the subject application with the applicants knowledge and consent. Mr. Bartel has actually indicated that he intends to install cisterns in all of the dwellings constructed , should his application be approved.

Description of the Proposed Development:

The applicant is proposing to split the long twenty acre parcel into eight lots, ranging in size from 2 acres to 3.68 acres. Most of the existing buildings are to be demolished except for the dwelling unit which will be retained and incorporated into proposed lot 5. There are variances, one to permit a lot (proposed lot1) to have a frontage width of 154 ' instead of 180' and a second to permit proposed lot 3 to have a front yard of 20' instead of the required 50' under the by-law.

Analysis:

The Planning and Land Use Division fully supports the proposed rezoning and subdivision given that the lot sizes meet the criteria of the Secondary Plan. The new lots will be serviced by septic fields and cisterns which is in keeping with the administrative recommendations. We also support the requested variances for the following reasons : Proposed lot 1 with a frontage width of 154' will be still have an overall are of 3.68 acres which is greater than all of the other proposed lots. If the proposed variance for lot 3 is approved, it will have a reduced front yard, but because it is a pie shaped lot on a turn –a-round, it will not be out of alignment with the two adjoining lots 2 & 4. Finally, it is important to note that any of the proposed new lots which fall within 350' of the Red River require a waterway permit and all of the proposed lots have to be in compliance with the Designated Floodway Fringe Area Regulations 1991, which govern all construction in flood fringe zones .

Recommendation:

The Planning and Land Use Division recommends approval of the proposed rezoning and subdivision for the following reasons:

- The proposed rezoning and subdivision is in full compliance with the policies of the Perimeter South Secondary Plan.

Recommended Conditions of Approval:

I. That the plan of subdivision proposed under File No. DASZ 54/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 54/2006, attached hereto and dated February 6/2007, 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 The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 54/2006, attached hereto and dated February 6/07, to a "RR-2" Residential District subject to the following:

A. That the applicant enter into a Subdivision Agreement containing the following condition:

i) That no wells be permitted on any of the proposed new lots.

If a well is currently in place on proposed lot 5, then it may continue to be utilized.

B. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter to provide for the following:

i) That no building permits be issued on the land until the following fees have been paid:
   c. oiling and graveling fees;
   d. dedication fees.

The above fees will be paid at the then prevailing rates.

IV. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

V. That a ten (10) per cent dedication be made by a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

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

VIII. That the zoning section of the by-law shall come into force and effect when the Zoning Caveat has been registered in the Winnipeg Land Titles Office **provided that the said effected date occurs within twenty –four (24) months from the date that the said rezoning by-law is adopted by Council.**

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.

XI. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Kevin Lalor
PPD File # .543

By-Law No. _____

File No. **DASZ 54/06**

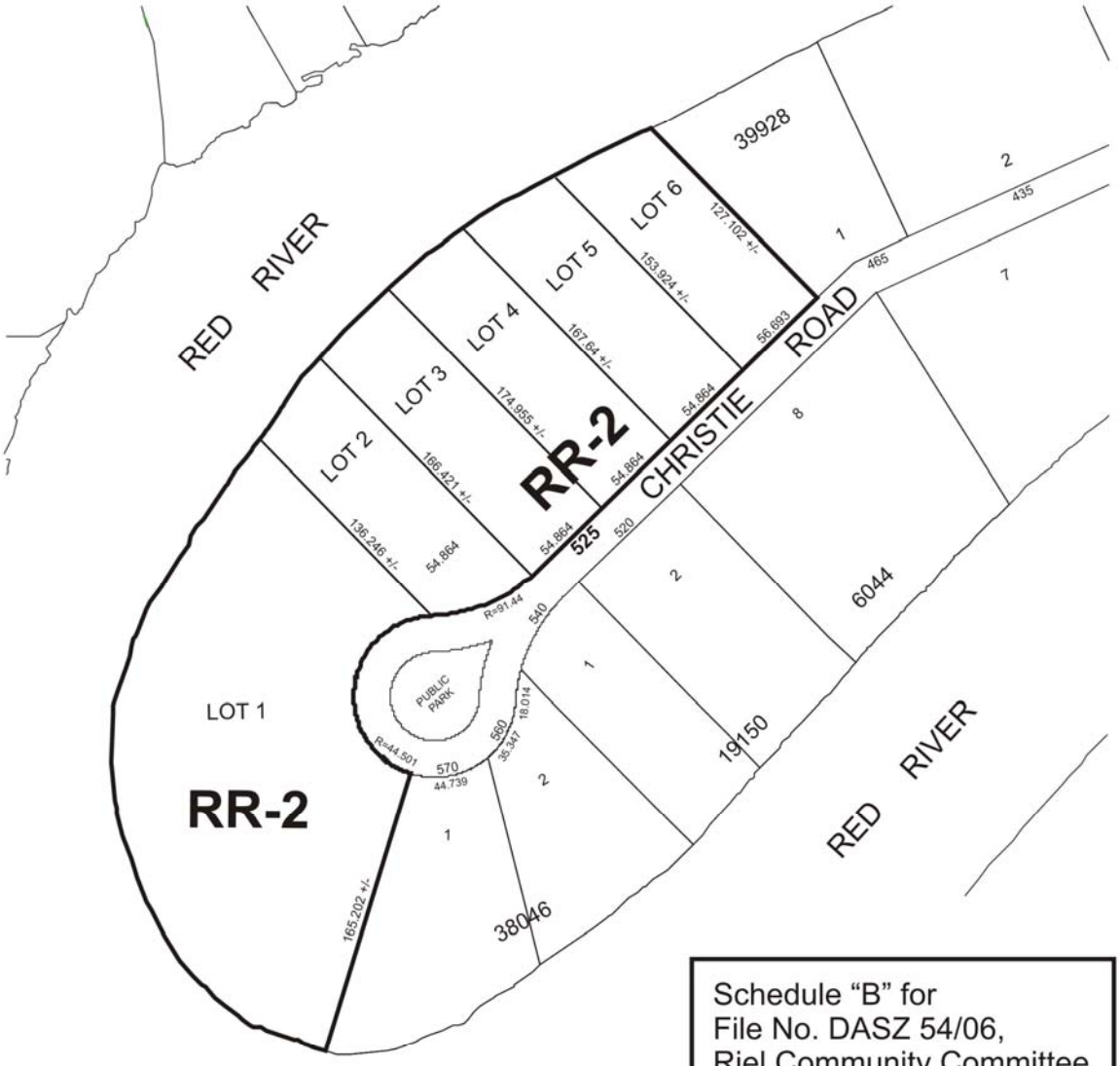
Atlas Sheet No.

N

AO24
RIEL
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 located at 525 Christie Road from an "A.5" AGRICULTURAL DISTRICT to an "RR-2" RURAL RESIDENTIAL DISTRICT as shown outlined below.



Schedule "B" for
File No. DASZ 54/06,
Riel Community Committee,
Dated: April 10/07

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

By-Law No. _____

File No. **DASZ 54/06**

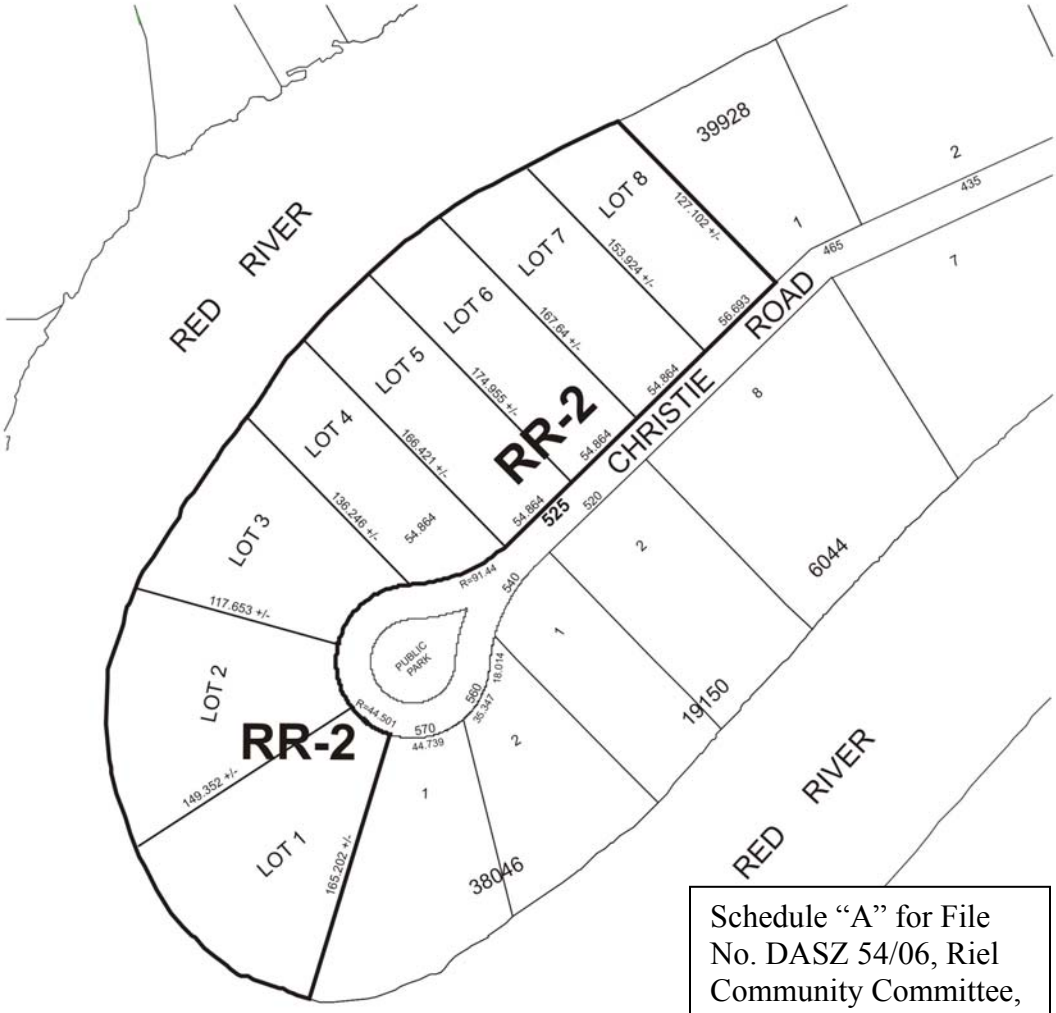
Atlas Sheet No.

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AO24
RIEL
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 located at 525 Christie Road from an "A.5" AGRICULTURAL DISTRICT to an "RR-2" RURAL RESIDENTIAL DISTRICT as shown outlined below.



Schedule "A" for File No. DASZ 54/06, Riel Community Committee, dated Feb.6/07

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____