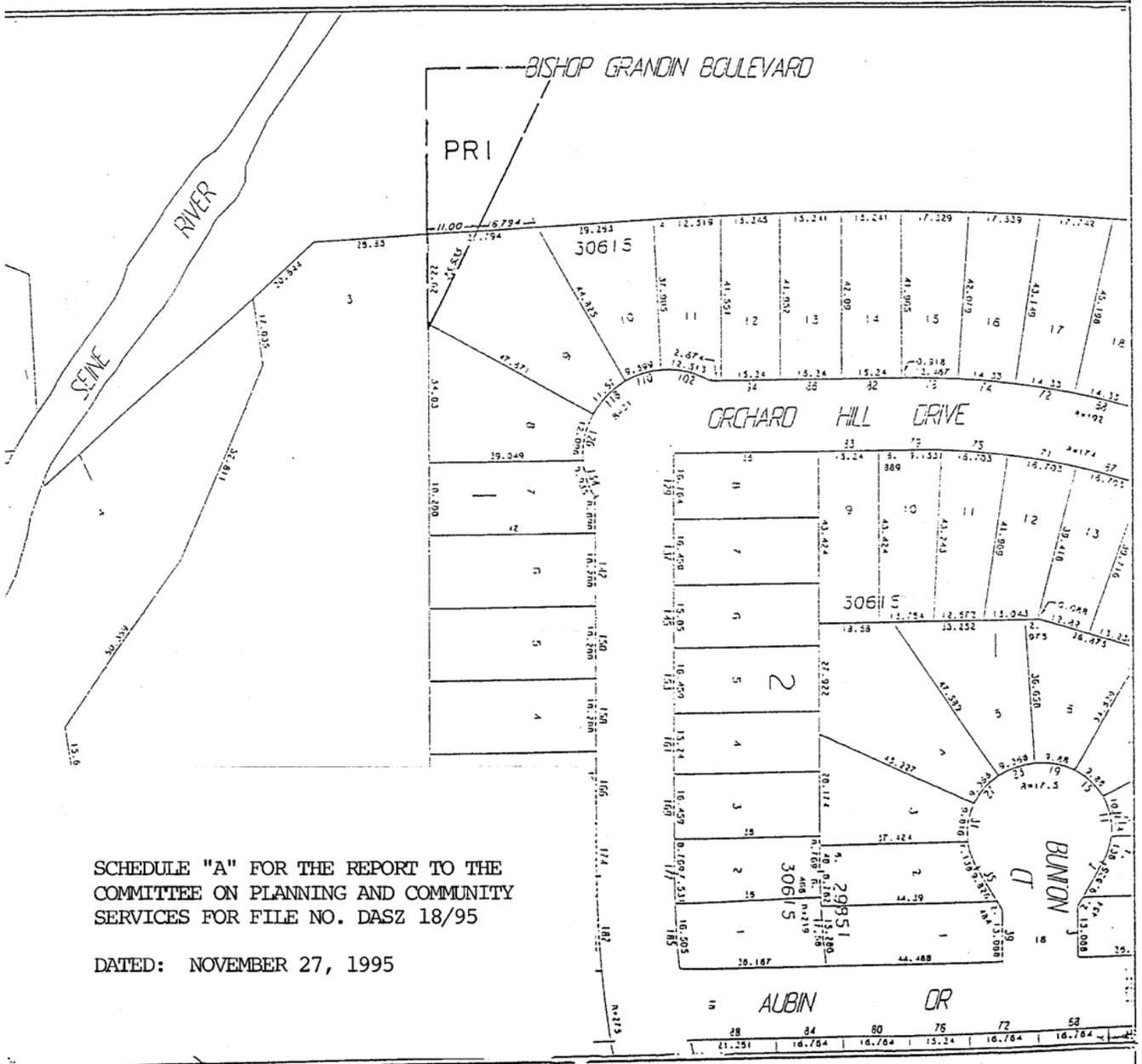
219 - Schedule “A” referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated December 5, 1995

EXPLANATION:

An application for the approval of the plan of subdivision shown outlined below and a proposed zoning change to By-law No. 6400/94 by rezoning the land at 118 Orchard Hill Drive from an "R1-5" SINGLE-FAMILY DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT.

TLAS SHEET No. AG 28

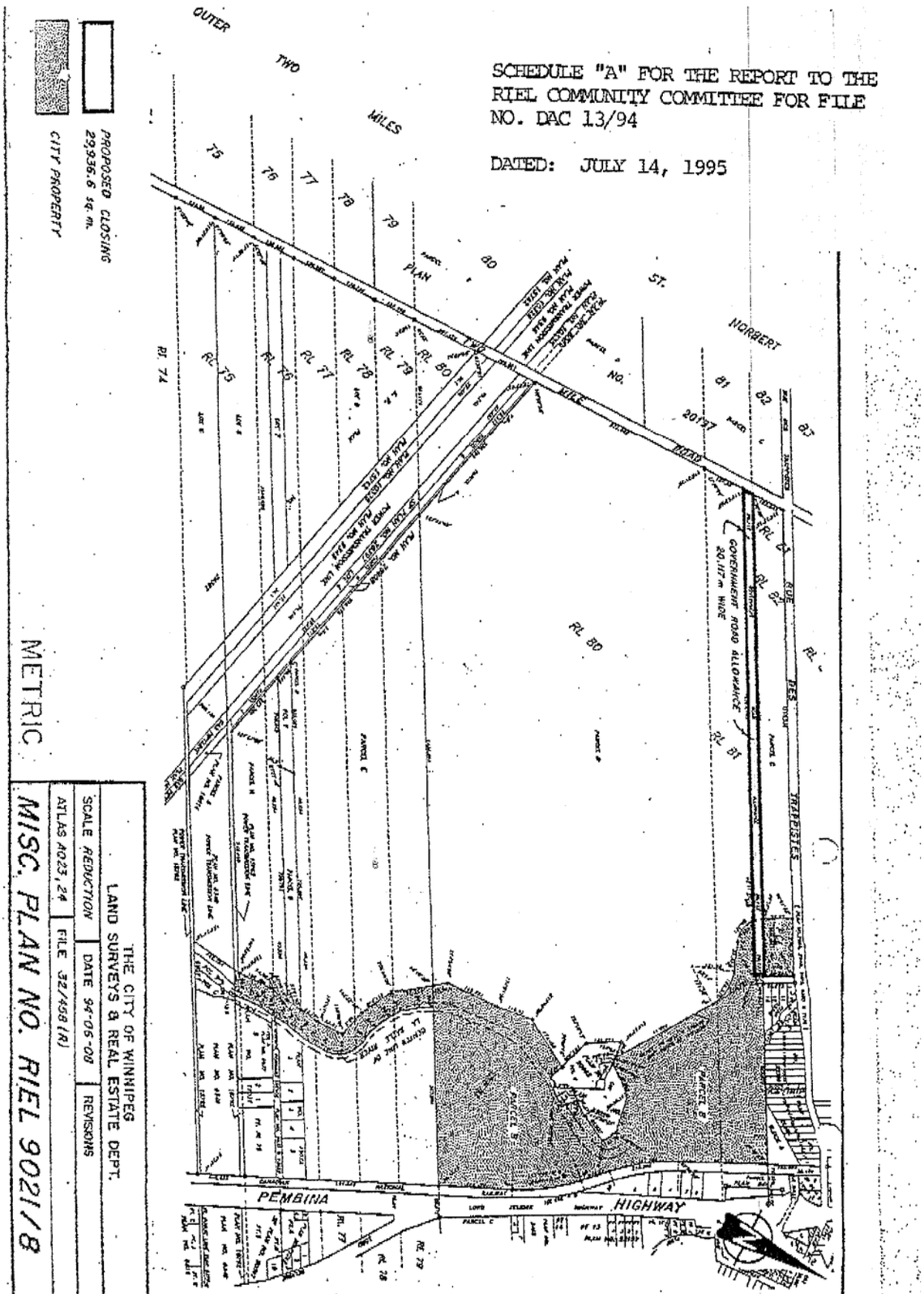
RIEL COMMUNITY



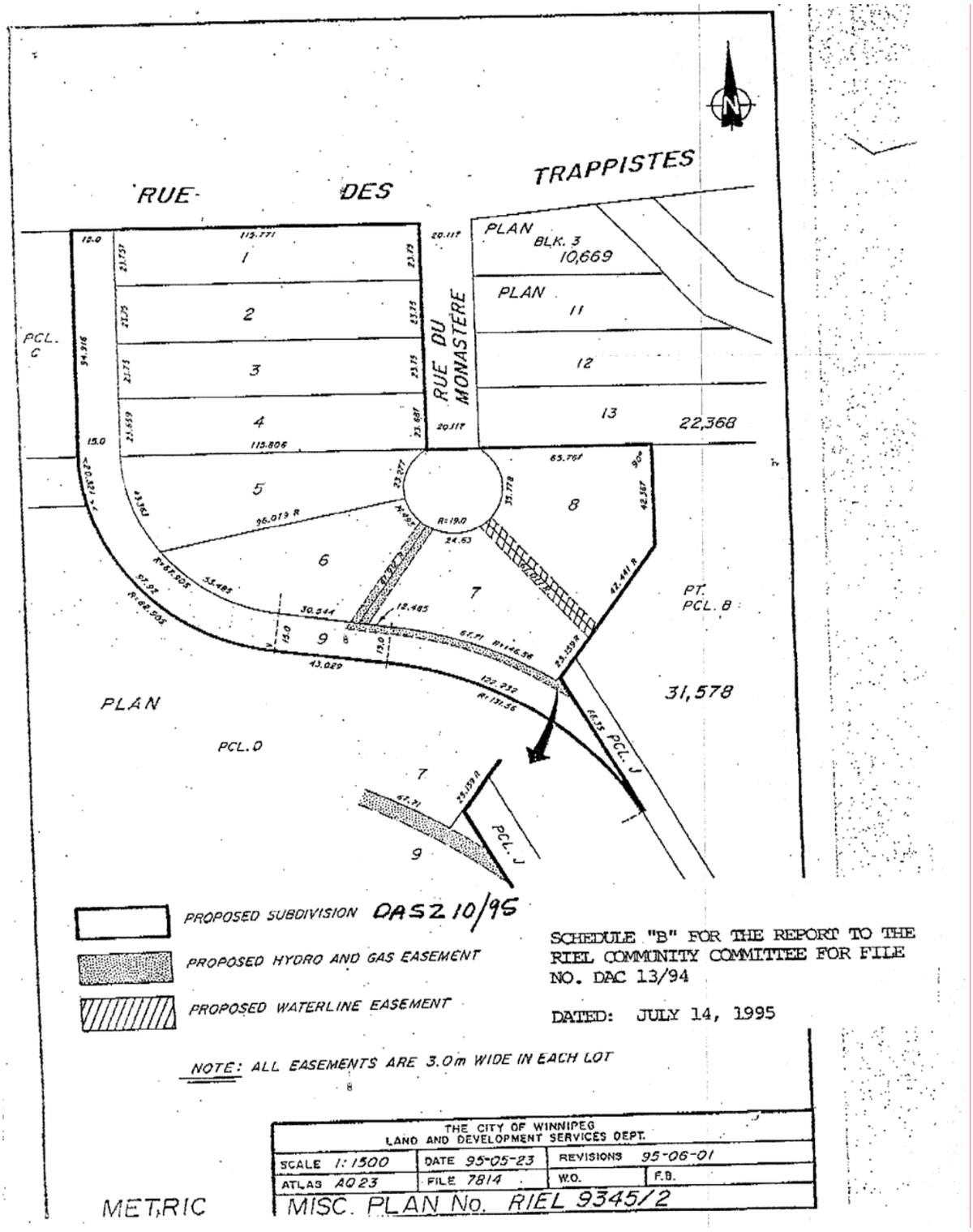
HIRD READING: _____ EFFECTIVE DATE: _____

ONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

220 - Schedule “A” referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated December 5, 1995



Schedule “B” referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated December 5, 1995



Schedule "C" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated December 5, 1995

THE CITY OF WINNIPEG · VILLE DE WINNIPEG
PLANNING DEPARTMENT · SERVICE D'URBANISME

Please refer to:
Ms. E. Axelrod
Ph: 986-5113

395 MAIN STREET
395, RUE MAIN
WINNIPEG, MANITOBA
R3B 3E1

FAX / TÉLÉC. : (204) 986-6907

August 22, 1994

TO THE CHAIRPERSON AND
MEMBERS OF THE
RIEL COMMUNITY COMMITTEE

SCHEDULE "C" FOR THE REPORT TO THE RIEL COMMUNITY COMMITTEE FOR FILE NO. DAC 13/94

DATED: JULY 14, 1995

RE: **Proposed closing of road allowance south of Rue Des Trappiste, east of Waverley Street**
File No. DAC 13/94

The City of Winnipeg recently acquired the lands shown on Misc. Plan No. Riel 9021/8 from Genstar Development Corporation. Part of the City's land, being the most westerly portion thereof, is intended to be resubdivided for residential use. To render the proposed subdivision viable, part of the road allowance (being the most easterly which intersects the area proposed to be subdivided) has to be closed and included with this proposal for a new subdivision.

The proposed road closing in question was circulated to the various applicable City Departments and the Public Utilities for information and comment. In responding to the circulation some concerns and opposition was received from the Planning Department.

Both the Policy Planning Co-ordinator for Plan Winnipeg and the District Planner for the Riel Community noted that this area is designated "RURAL" under Plan Winnipeg. Both have previously advised the private sector that subdivision in this area is not permitted. Therefore, it is not appropriate that the City of Winnipeg be permitted to subdivide when private sector development has been refused. Furthermore both planners felt that this type of subdivision would only result in the exploitation of the small, remaining capacity left in the wastewater system.

Also it would not be appropriate that the City of Winnipeg close a public street, if the resulting parcel of land would be less than 40 acres in area which would be contrary to the lot width and area standard of the existing "A" General Agricultural District Zoning and Plan Winnipeg Policy.

Schedule "C" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated December 5, 1995 (continued)

File No: DAC 13/94 Page 2

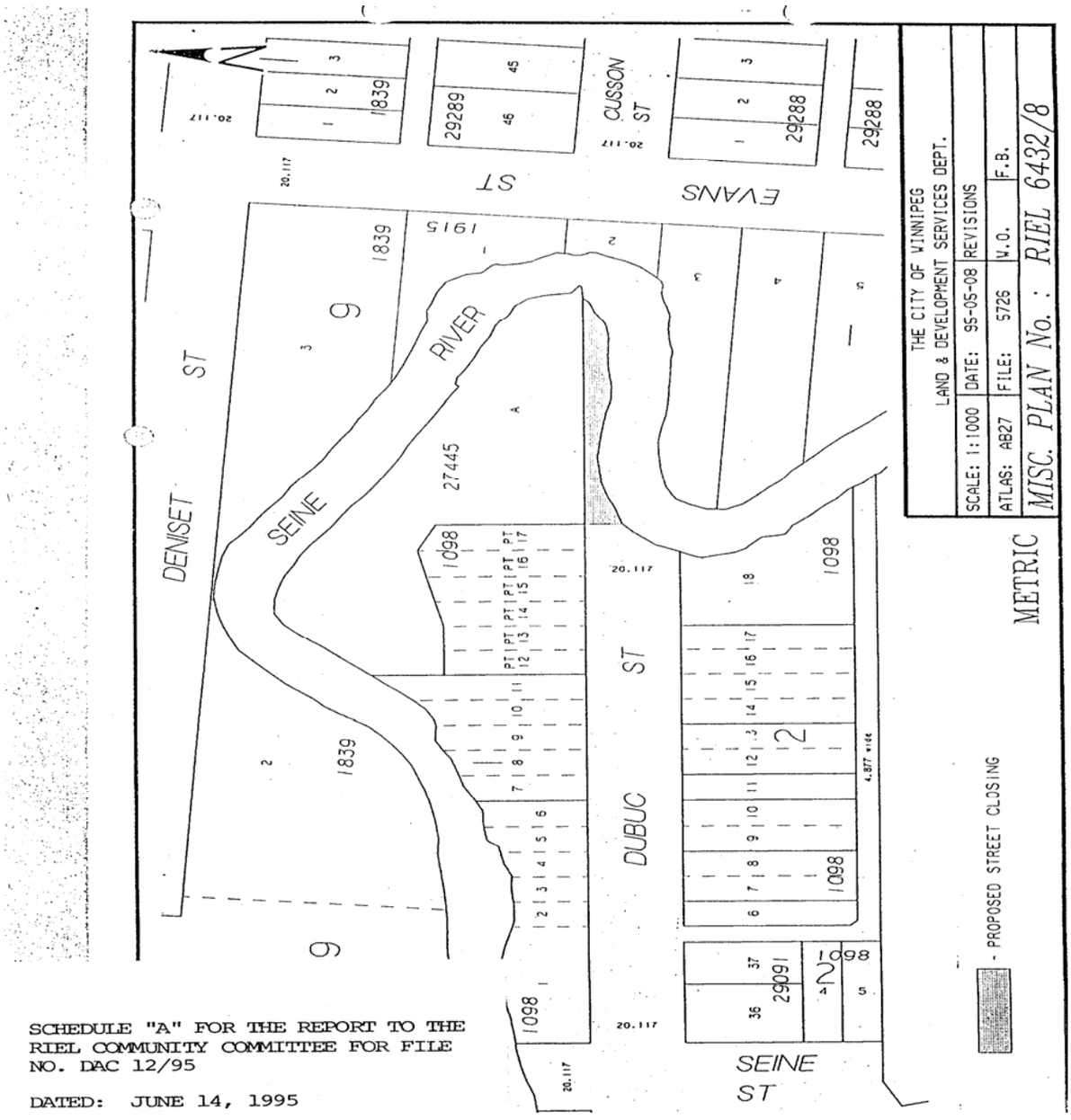
RECOMMENDATION:

That your Community Committee recommend to the Committee on Planning and Community Services that the proposed closing of the road allowance south of Rue Des Trappistes, east of Waverely Street as shown on attached MISC Plan No. RIEL 9021/8 NOT BE PROCEEDED WITH.

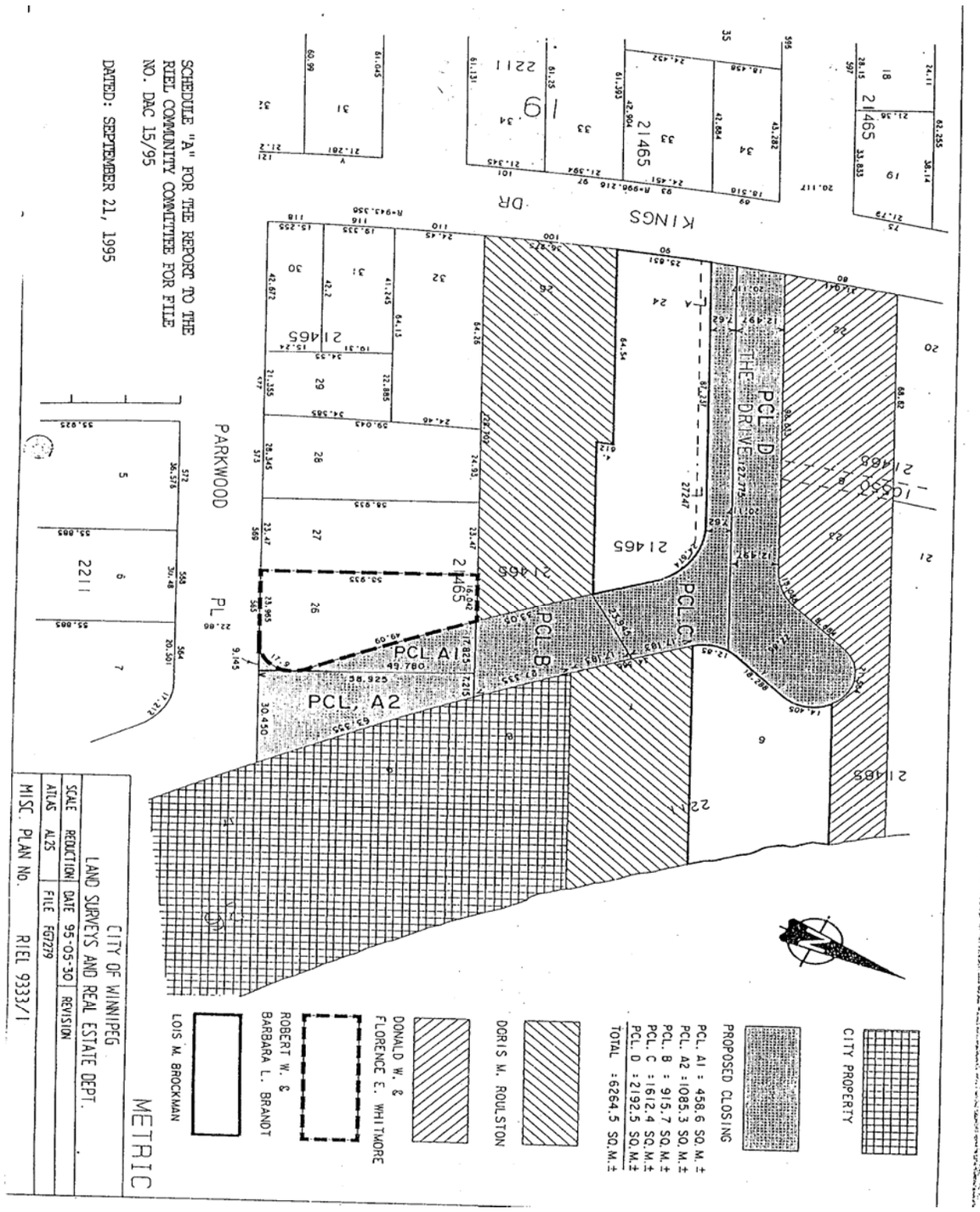
Yours truly,

E. Axelrod
Development Services
Administrator

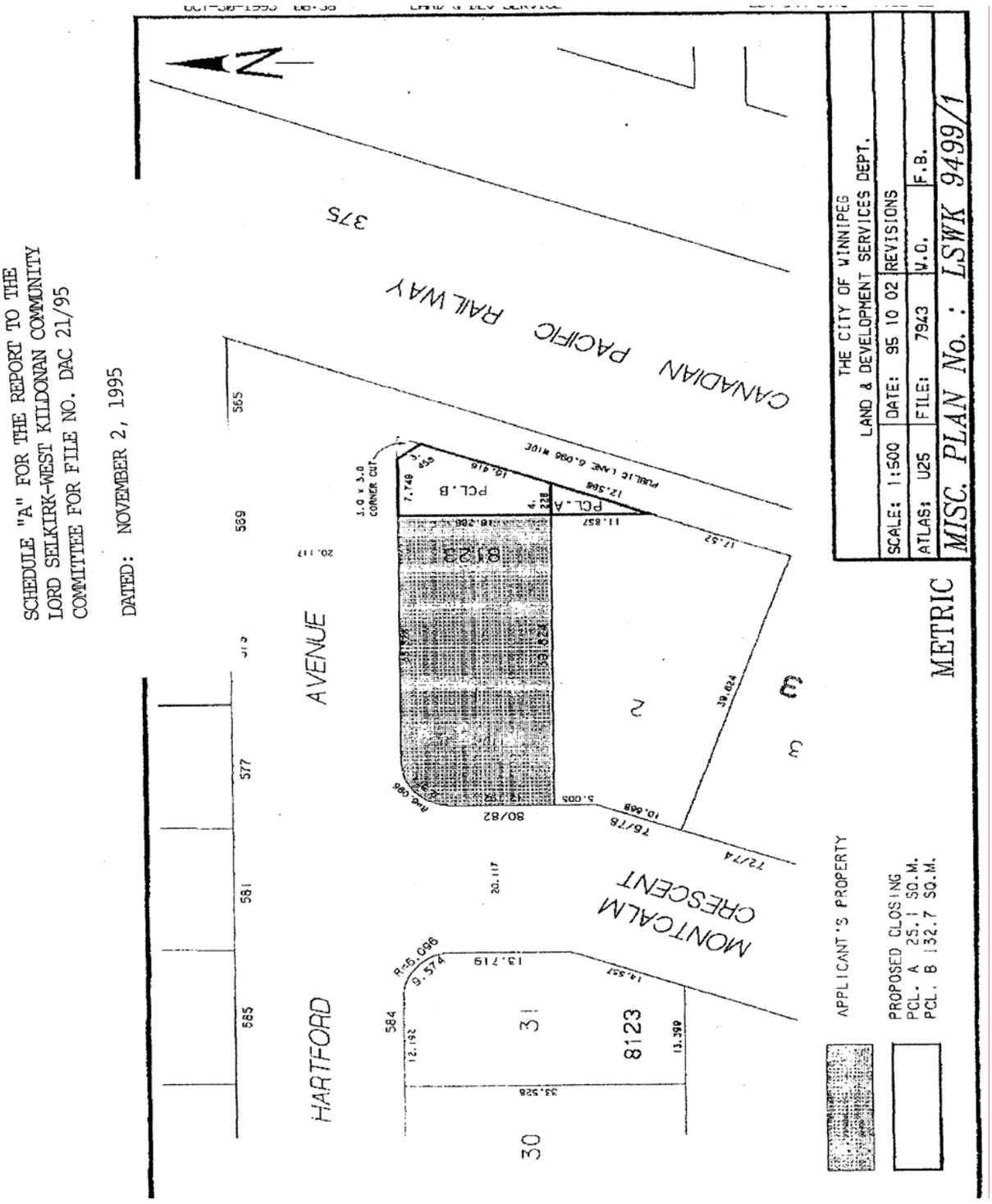
221 - Schedule “A” referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated December 5, 1995



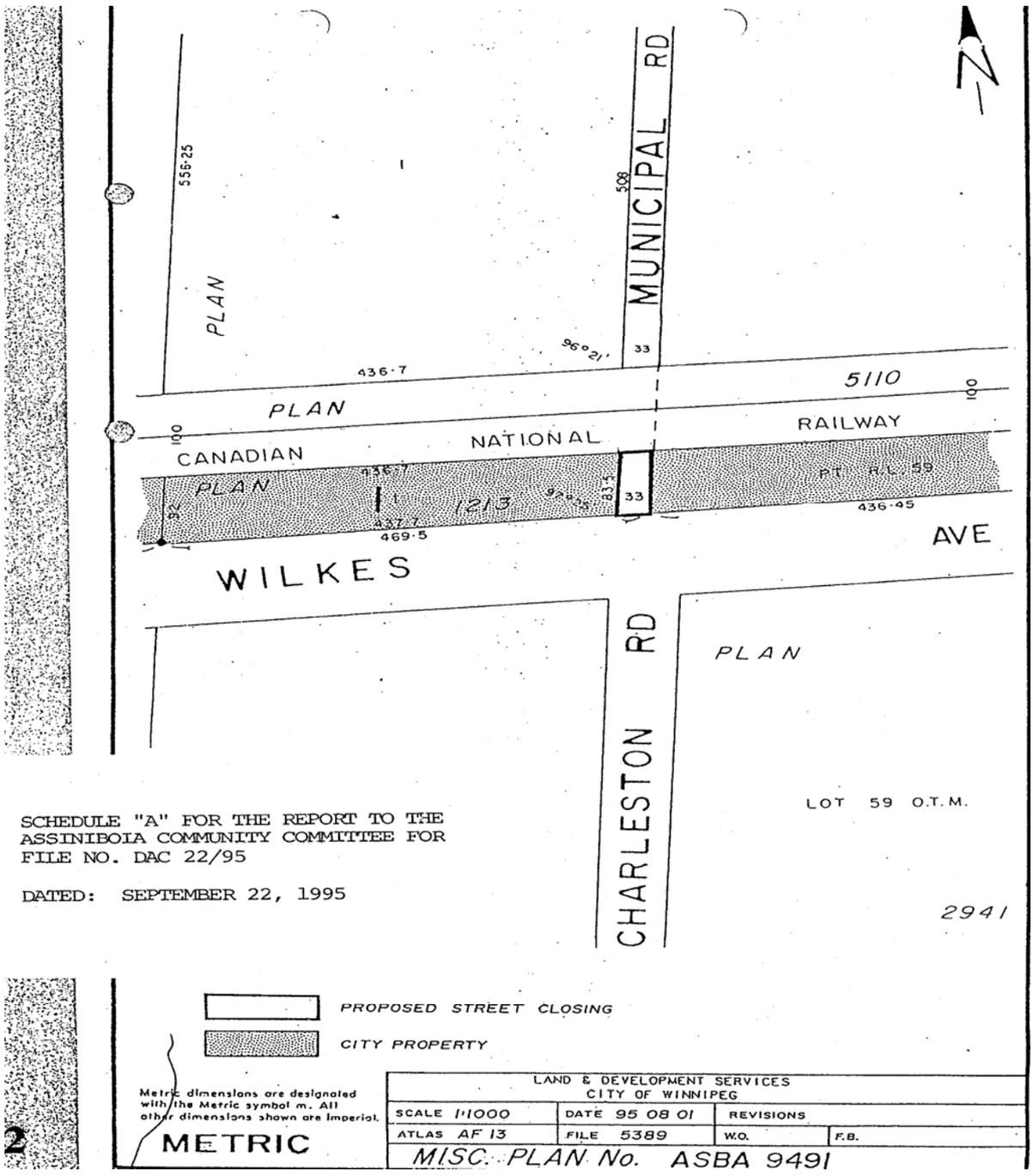
222 - Schedule “A” referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated December 5, 1995



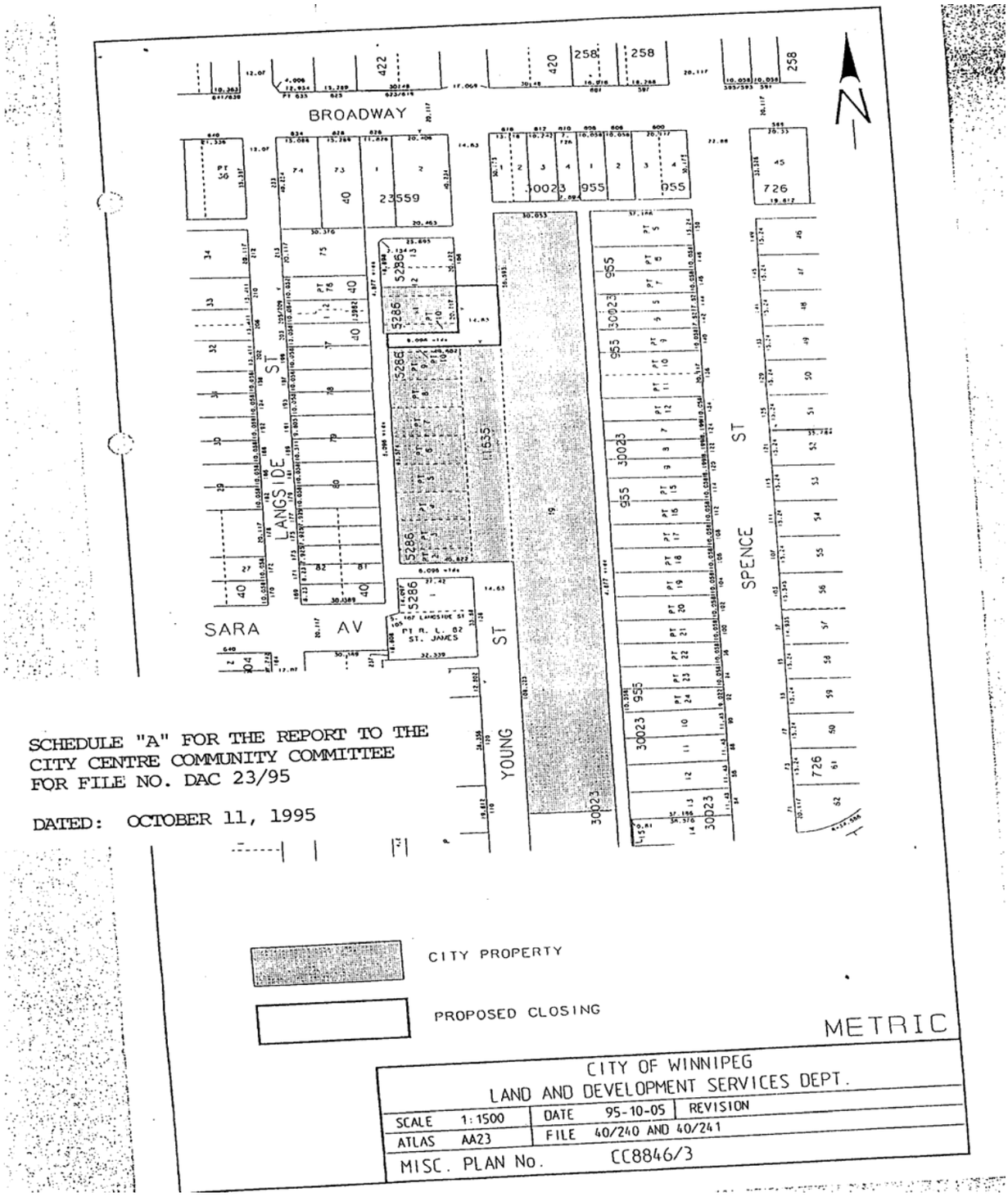
223 - Schedule “A” referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated December 5, 1995



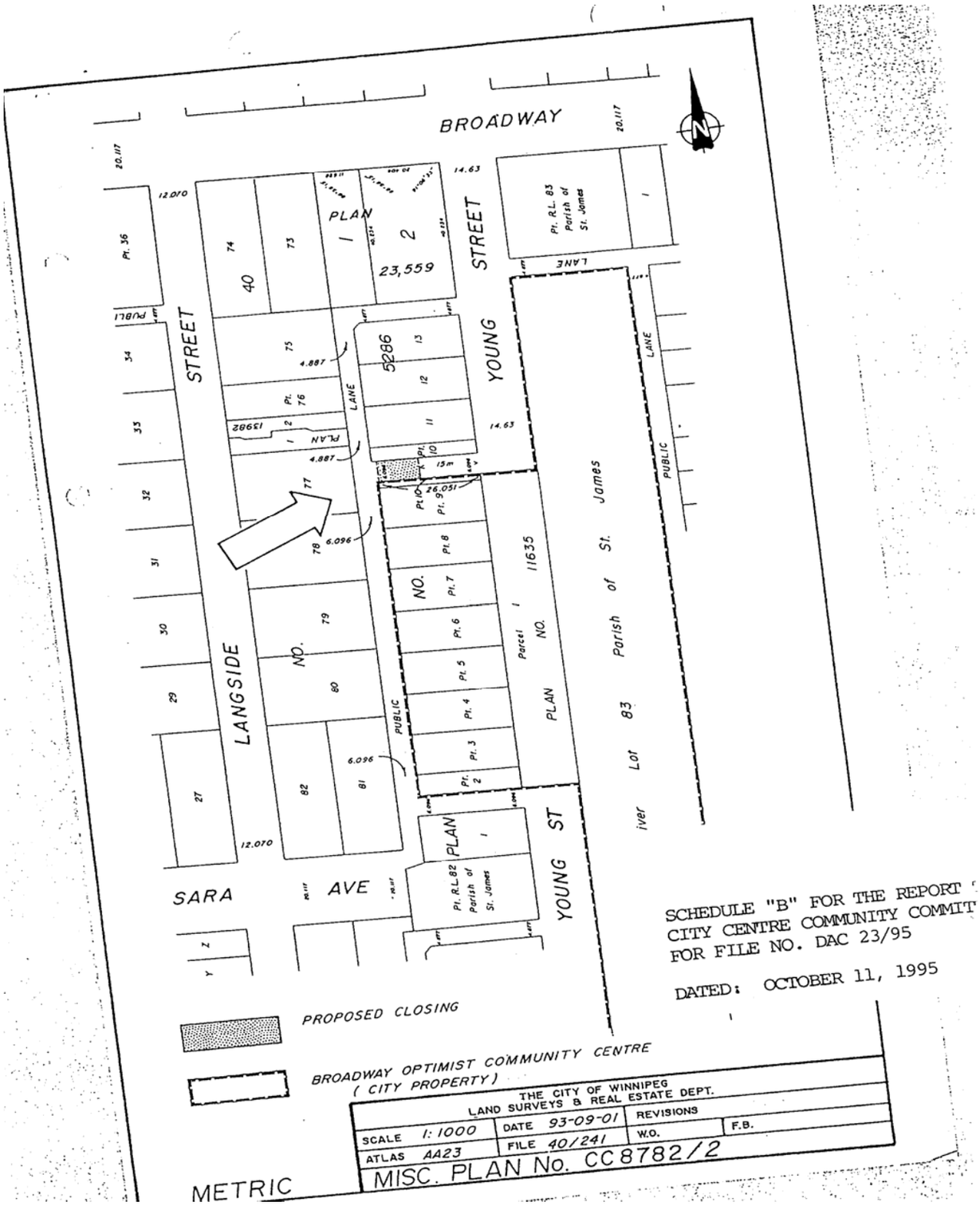
224 - Schedule “A” referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated December 5, 1995



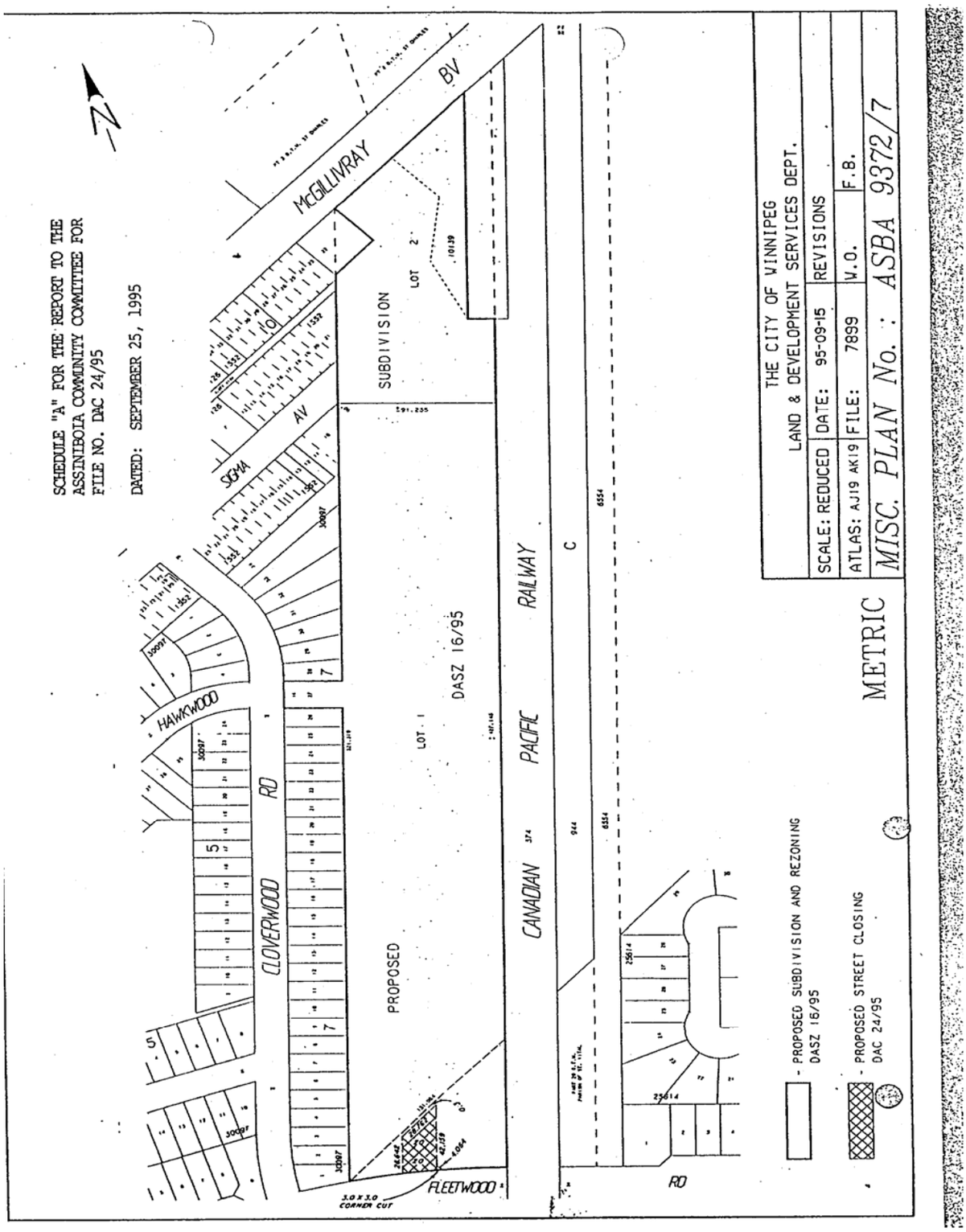
225 - Schedule “A” referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated December 5, 1995



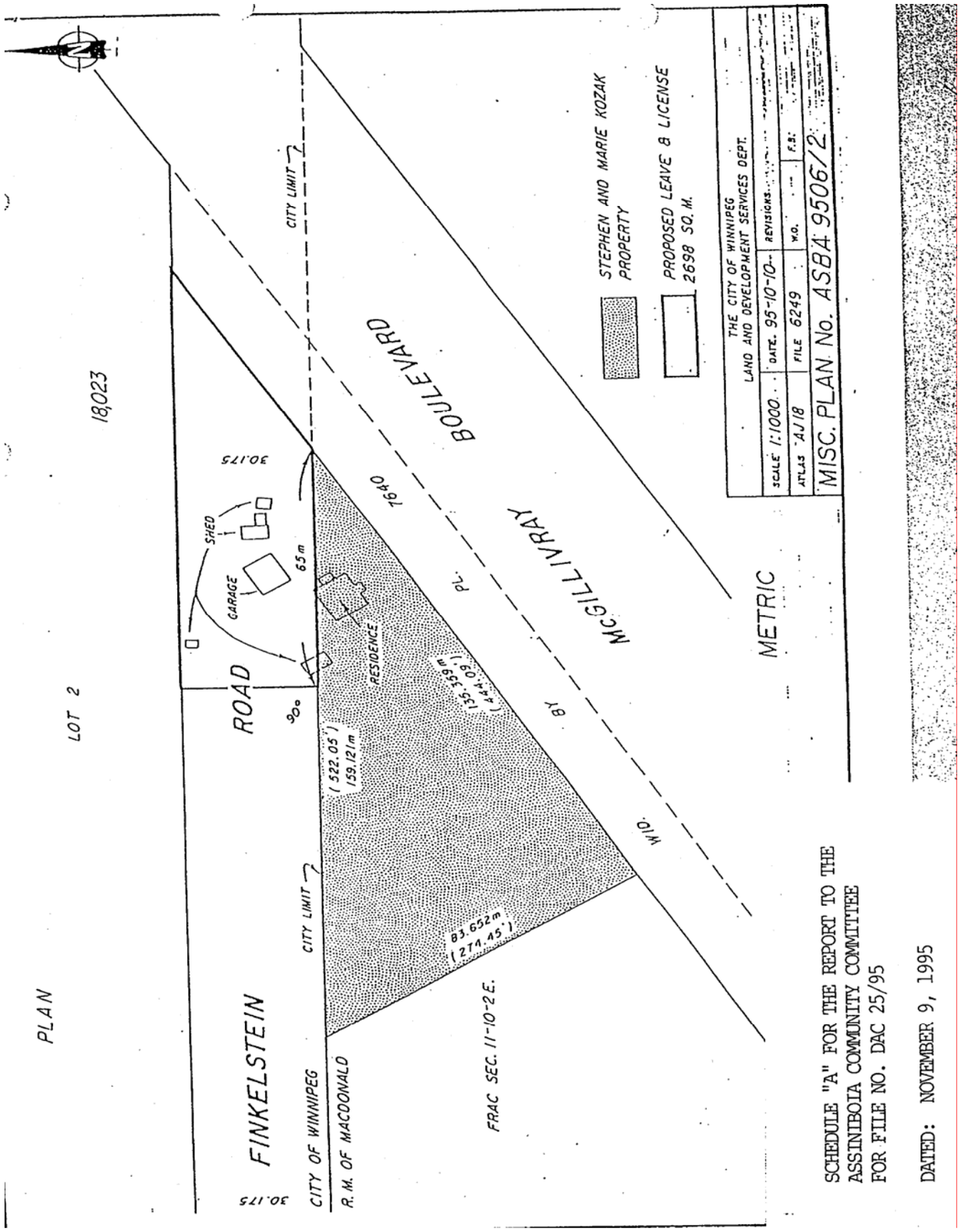
Schedule “B” referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated December 5, 1995



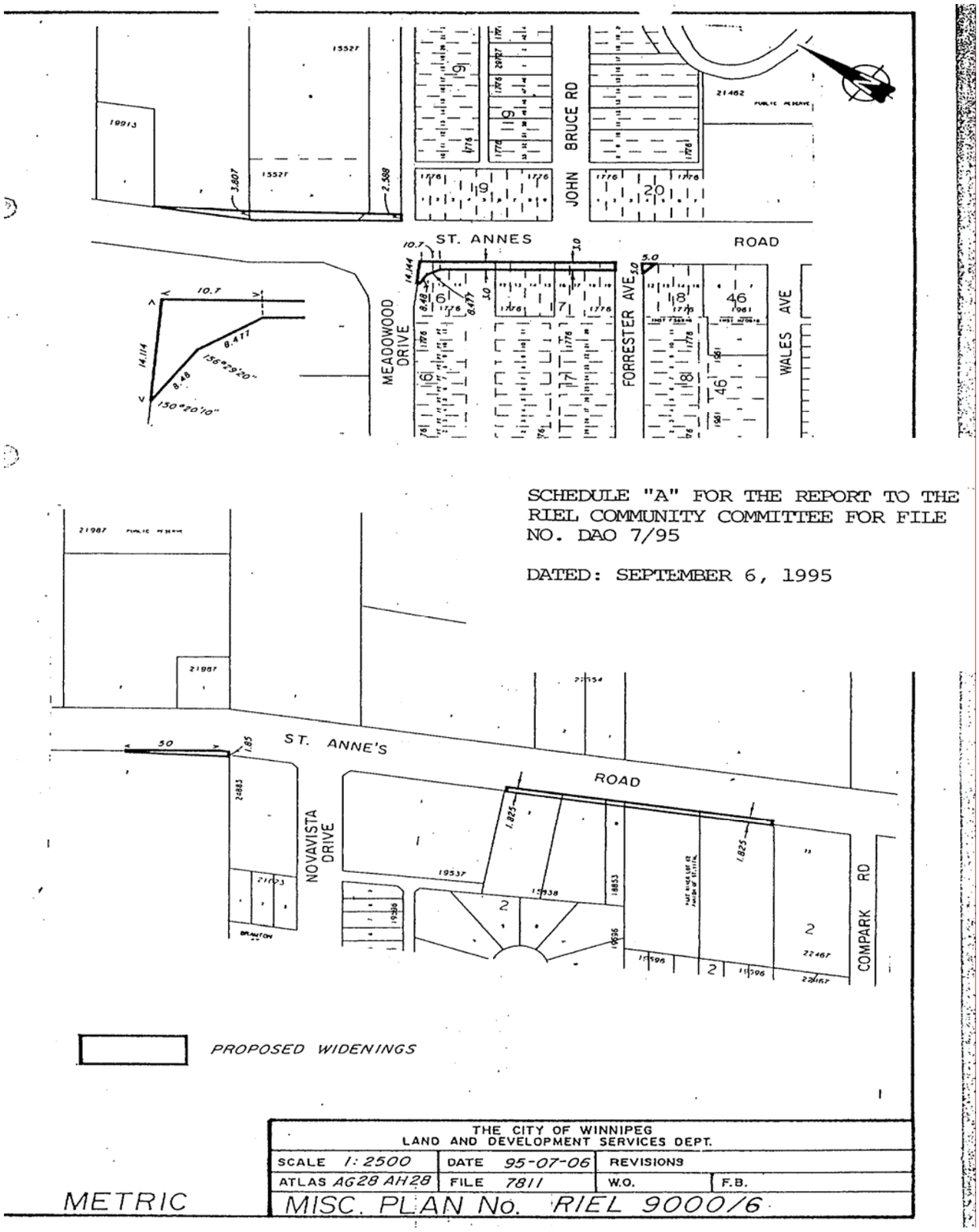
226 - Schedule “A” referred to in Clause 12 of the Report of the Committee on Planning and Community Services dated December 5, 1995



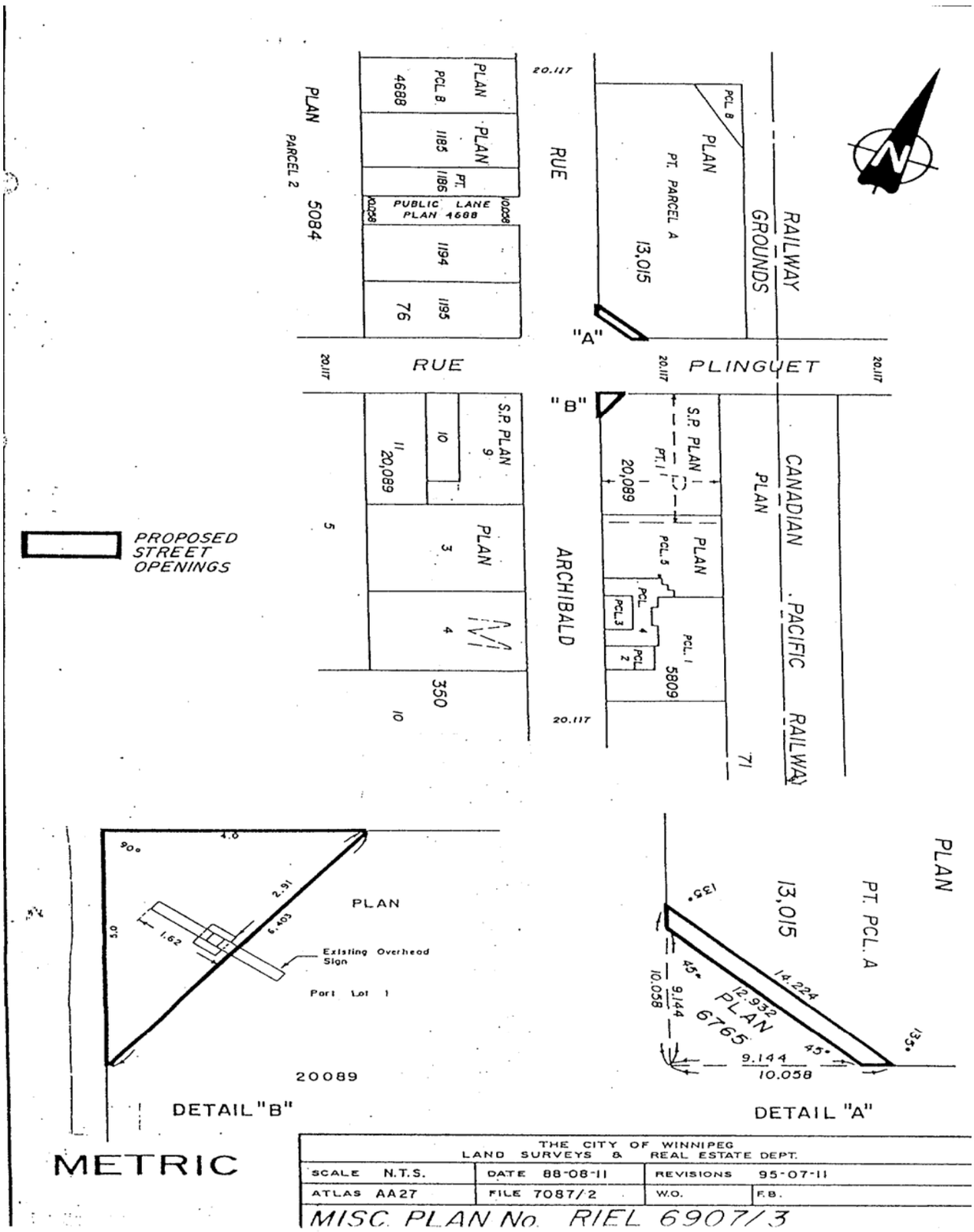
227 - Schedule “A” referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated December 5, 1995



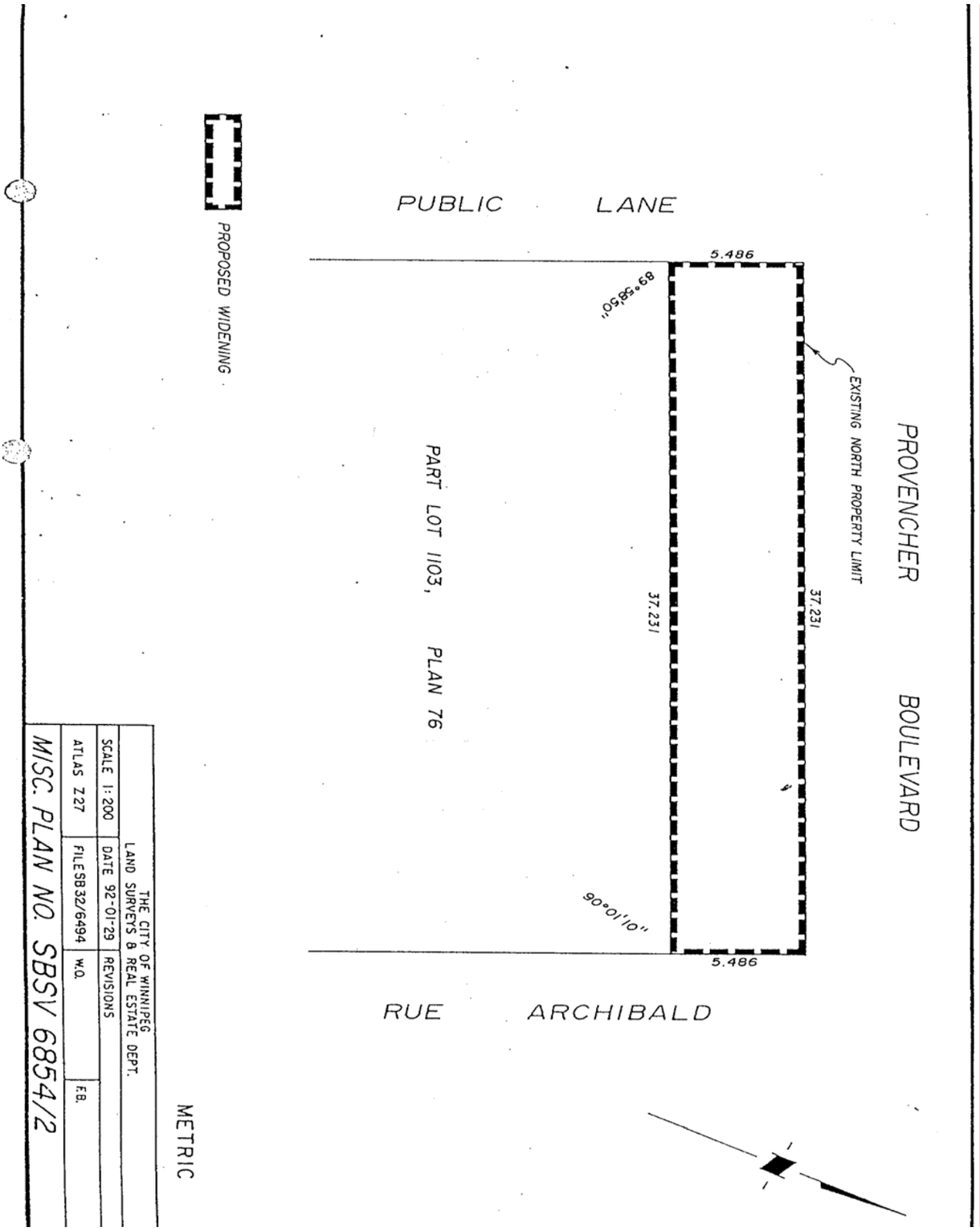
228 - Schedule “A” referred to in Clause 14 of the Report of the Committee on Planning and Community Services dated December 5, 1995



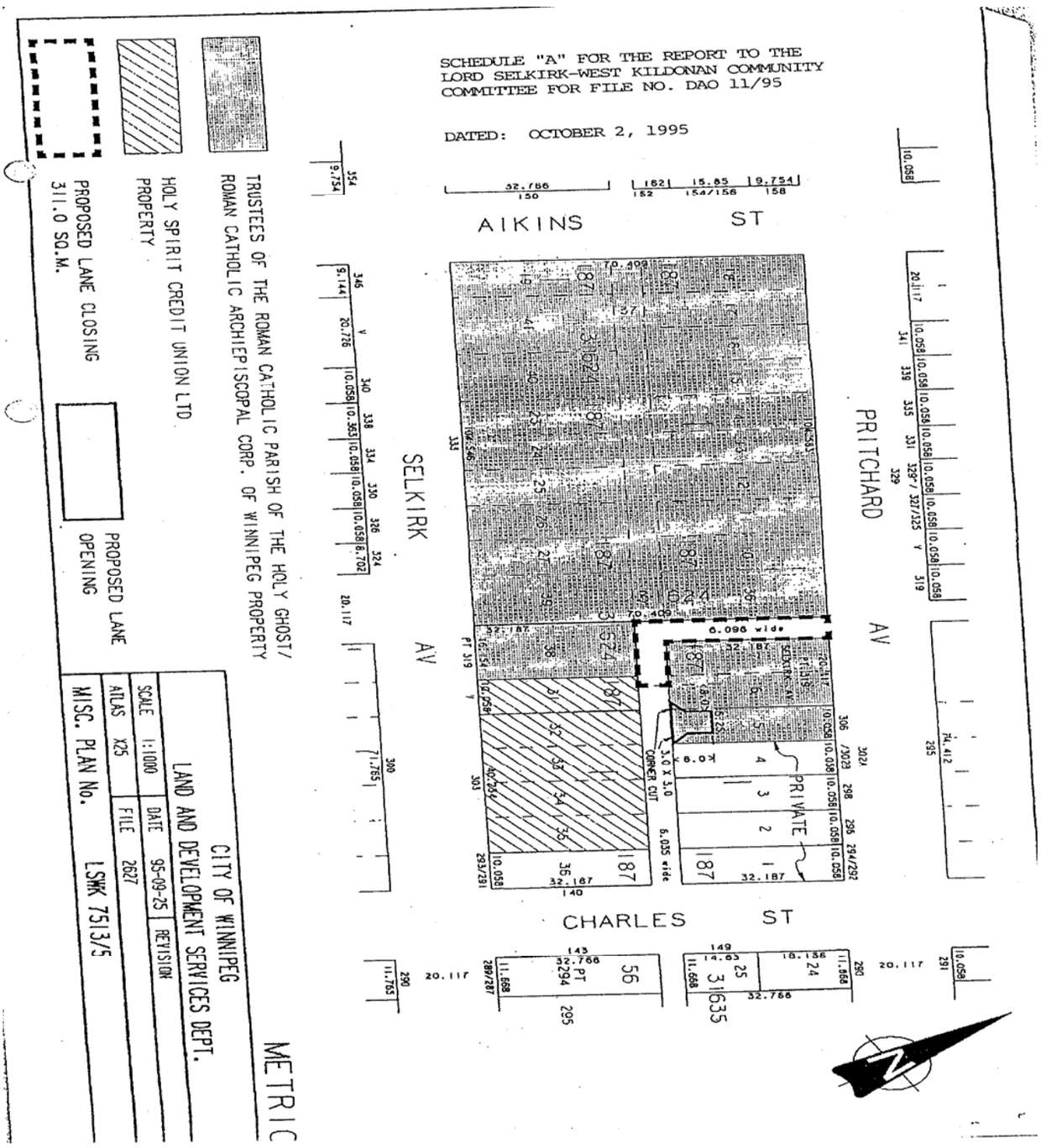
229 - Schedule “A” referred to in Clause 15 of the Report of the Committee on Planning and Community Services dated December 5, 1995



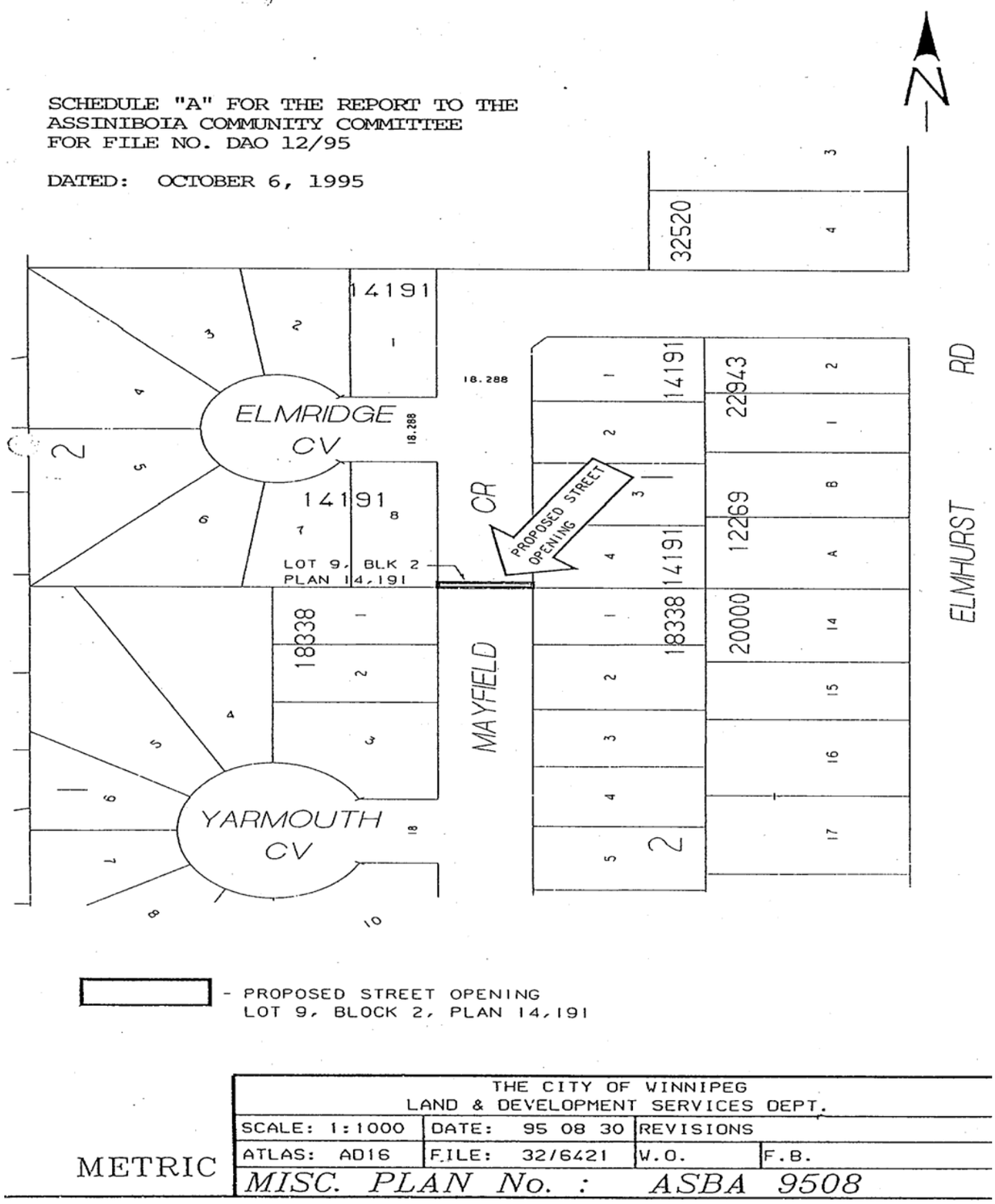
230 - Schedule “A” referred to in Clause 16 of the Report of the Committee on Planning and Community Services dated December 5, 1995



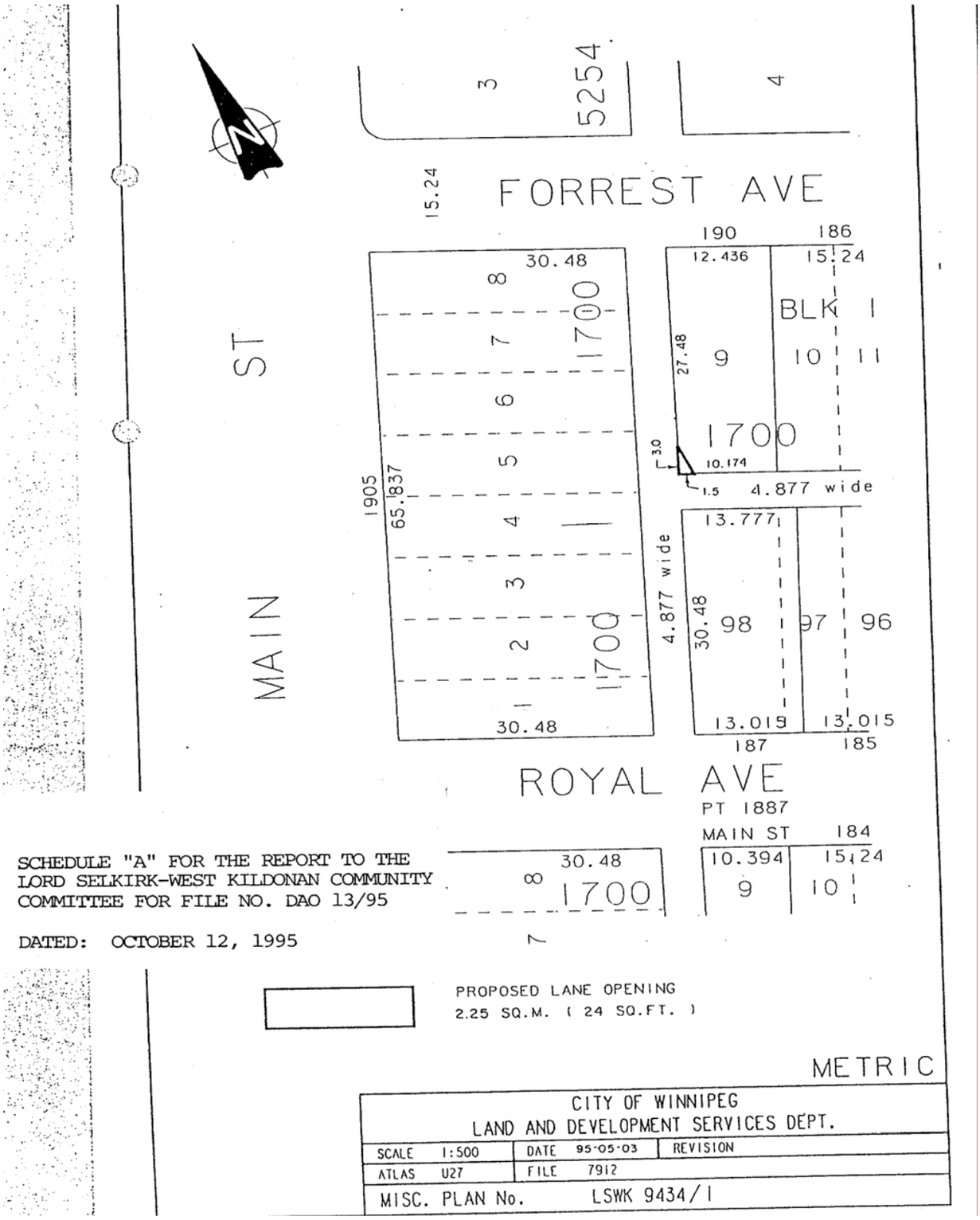
231 - Schedule “A” referred to in Clause 17 of the Report of the Committee on Planning and Community Services dated December 5, 1995



232 - Schedule “A” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated December 5, 1995



233 - Schedule “A” referred to in Clause 19 of the Report of the Committee on Planning and Community Services dated December 5, 1995



234 - Appendix "A" referred to in Clause 1 of the Report of the Committee on Works and Operations dated December 8, 1995

