Agenda - Council - February 26, 2003

Report - Standing Policy Committee on Property and Development - February 4, 2003

Item No. 4 Request for Extension of Time - Proposed Subdivision and Rezoning on land located on the south side of Cloutier Drive, east of Macbell Road File DASZ 21/2000

STANDING COMMITTEE RECOMMENDATION:

On February 19, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That an extension of time to March 26, 2006, be provided for the enactment of the necessary subdivision and rezoning by-law under File DASZ 21/2000.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Report - Standing Policy Committee on Property and Development - February 4, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 19, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 4, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, and submitted its recommendation to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 14, 2003, the Riel Community Committee concurred in the administrative recommendation, and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: EXTENSION OF TIME – Proposed subdivision and rezoning on land located on the south side of Cloutier Drive, East of Macbell Road – File No. DASZ 21/00

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE RIEL COMMUNITY COMMITTEE

E. Axelrod
Subdivision Officer

December 23, 2002

RE: EXTENSION OF TIME – Proposed subdivision and rezoning on land located on the south side of Cloutier Drive, East of Macbell Road – File No. DASZ 21/00

RECOMMENDATION:

That your Community Committee recommend to the Standing Policy on Property and Development that it recommend to Council that the time limit to provide for the enactment of the necessary subdivision and rezoning By-law under File No. DASZ 21/00 be extended to March 26, 2006.

REASON:

The applicant Mr. Doug Pleshko, 1005 – 120 Donald Street, Winnipeg, Manitoba, R3V 1P3 has advised the Planning Property and Development Department that for a number of reasons he has been unable to successfully complete the subject subdivision and rezoning application. He has indicated that since the 1997 flood, clean fill has been difficult to obtain. This development requires a large amount of fill. The flood of 1997 also decreased the value and marketability of river properties, however the Provincial Government has now indicated the possibility of the floodway expansion proceeding in the spring. Once the floodway has been improved the water levels will be lowered and the applicant feels that the lots will be more marketable. He is therefore requesting a three year extension of time to complete the subject rezoning and subdivision application.

HISTORY:

On March 21, 2001 Council adopted Clause 5 of the report of the Standing Policy Committee on Property and Development dated March 6, 2001 which clause recommended approval of the subject subdivision and rezoning to an "R1-9" SINGLE-FAMILY DISTRICT as shown on Schedule "A" attached hereto and dated December 23, 2002 to allow for the creation of sites for single-family development.

Recommendation IV contained in said report stipulates:

> "That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 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."

The By-law has not been enacted and the 24 month time limit will expire on March 21, 2003.

DISCUSSION:

The Administration has reviewed the applicant's request and is of the opinion that approval for an extension of time would be acceptable in view of the fact that the City's interest remain secured and circumstances leading to the original approval are unchanged.

THIS REPORT SUBMITTED BY:

E. Axelrod
Subdivision Officer
December 23, 2002
File: DASZ 21/00
c.c. Councillor Angus
Mr. D. Pleshko, 1005 – 120 Donald Street, Winnipeg, Manitoba, R3V 1P3

By-Law No.	File No. DASZ 21/00
Atlas Sheet No. AN25 RIEL COMMUNITY N	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 on the south side of Cloutier Drive, east of Macbell Road from an "A-5" AGRICULTURAL DISTRICT to an "R1-9" SINGLE-FAMILY DISTRICT as shown outlined below.



SCHEDULE "A" FOR THE REPORT TO THE
RIEL COMMUNITY COMMITTEE
FOR FILE NO. DASZ 21/00

DATED: DECEMBER 23, 2002

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____