Exhibit "1" referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Zoning and Permits Branch • Direction du zonage et des permis
Unit 31 - 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg, Manitoba • R3C 4X7

DEVELOPMENT APPLICATION

RECEIVED
CITY CLERKS
WINNIPEG
MAR 30 P1:27

G.S.T. # R121682967

Valid Unless Bearing Cash Register Imprint

DASSF* 110	☐	ZAA* 108	☐
DAS* 110	☐	UDR 108	☐
DAPS 110	☐	BRC 108	☐
CA* 110	☐	Plan Wpg* 108	☐
CONDO 110	☐	Sec. Plan* 108	☐
SAA 108	☐	DAASP 110	☐
DASZ* 1/2 (110-108)	☑		
DAZ* 108	☐	Other	☐

* These applications may be subject to 10% cash dedication

Distribution Code	Amount
108 (6)	596.00
110 (8)	596.00
10% Dtwn Reduction	
Subtotal	
GST	29.80
TOTAL	1221.80

FILE NUMBER: DASZ 4/09

DOCUMENTS ENCLOSED

Title: ☑
Survey: ☐
Plans: ☑
Authorization ☑
Letter of Intent ☑
Other:

CROSS REFERENCE FILES: PW 2/07

Batch: 3521 Receipt: 138438
Amount: $1,221.80 Ref:
Date Printed: 1/26/2009 10:50:17
CASHIER IDCPRAYAG

Revised 09/03/26 MH

Atlas Sheet:	Zoned:	Community Committee:	By-law:
T26	A	LSWK	200/2006 / 100/2004

Location: 455 Templeton Ave, 2401 Ferrier St

Legal Description: Lot 3, Plan 23791

Applicant: Global Homes Ltd. (c/o Perry McDonald)
Name
230-1695 Henderson Hwy — R2G 1P1 — 339-2300
Address — Postal Code — Telephone

Owner: 4713096 Manitoba Ltd.
Name
Address — Postal Code — Telephone

Fully describe the nature of this application: Plan of Subdivision and Rezoning application required to subdivide the subject lot into 11 lots. Proposed Lots 1 to 10 are to be rezoned to "R1-S" Residential Single-Family District. Proposed Lot 11 is to be rezoned from "A" Agricultural District to "RMF-S" Residential Multi-Family District

Zoning Change From: A To: "R1-S" and "RMF-S"

Land Rezoned Under By-law No.:

Agreements: Yes ☐ No ☐ Attached ☐

No. of Existing Lots: 1 No. of Proposed Lots: 11

List All Other Previous Files Pertaining to This Land: DAZ 226/07

Development Officer Comments: This application is to be heard along with the Plan Winnipeg Amendment application to redesignate the subject land from Industrial Policy Area to Neighbourhood Policy Area.
Single Family Dwellings to remain. Accessory buildings to be removed

Applicant: Date

Zoning Development Officer: M. Hammerling Date 09/01/26

Zoning Administrator Date

Referred to Land Development Branch:

Community Planning: Refer to Notes on Back: ☐

REVISED: 08 2008

Exhibit "2" referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

DATE: March 18, 2009

PLEASE BE ADVISED THAT YOUR APPLICATION HAS BEEN SCHEDULED FOR THE FOLLOWING PUBLIC HEARING AT THE DATE, TIME AND LOCATION AS INDICATED BELOW:

PUBLIC HEARING

EXECUTIVE POLICY COMMITTEE
Council Building,
510 Main Street
on Wednesday, April 15, 2009
at 9:00 A.M.

_____
(DASZ 4/09)
G. Doney
Ph: 986-2688

_____
(PW 2/07)
J. Veitch
Ph: 986-7728

C/R DAV 09-104012/D

cc: G. Doney, Planner, J. Veitch, Planner
S. Matile - Land Development Br.
Donna Beaton, Parks Planner
Applicant
Community Clerk
Ward Councillor - O'Shaughnessy
File
R. J. Hartmann - Public Works
F. Mazur - Water & Waste
Zoning Development Branch

Note: Check advertising sketch for any errors or omissions. If you require any changes, please contact me immediately.

I hereby acknowledge receipt of the notice for the public hearing outlined above.

_____.

Signed: _____

Mailed out on _____.

Signed: _____

NOTE: ***Cuts will appear in both newspapers on the Tuesday, 14 days prior to the date of the meeting.***

City of Winnipeg
NOTICE OF PUBLIC HEARINGS
Winnipeg

Under the authority of The City of Winnipeg Charter the Executive Policy Committee, will conduct PUBLIC HEARINGS, as indicated, to receive representations on the applications listed thereunder. Information on applications may be obtained between 8:30 a.m. and 4:30 p.m. at Unit 15 - 30 Fort Street or at the Community Committee Offices located in the City Clerk's Department, Council Building, 510 Main Street.

Winnipeg

NOTICE OF PUBLIC HEARING EXECUTIVE POLICY COMMITTEE

Date: Wednesday, April 15, 2009

Time: 9:00 a.m.

Location: Council Building, 510 Main Street, Winnipeg, Manitoba

TAKE NOTICE that pursuant to Section 227 of The City of Winnipeg Charter, the Executive Policy Committee will hold a public hearing to consider amending "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION" attached to and forming part of By-law No. 7630/2000 as follows and as shown outlined on the map below:



Applicant: GLOBAL HOMES LTD.
File: PW 2/2007
Proposal: Amend Plan Winnipeg for the subject lands shown above from an Industrial Policy Area to a Neighbourhood Policy Area, to allow for residential development.

Information and documents concerning the Proposal and a description of the procedure to be followed at the hearing are available for inspection by contacting James Veitch (phone: 986-7728), Planner, Planning Property and Development Department, at 15-30 Fort St., Monday to Friday excluding holidays between 8:30 am and 4:30 pm.

The purpose of the hearing is to allow interested persons to make submissions, ask questions or register objections in respect of the Proposal. Persons wanting to make representation at the public hearing are requested to notify Jo-Ann Park, Manager of the Decision Making Process, Council Building, 510 Main Street, Winnipeg, MB, R3B 1B9 at 986-3732.

French/English interpretation will be available if requested at least 48 hours prior to the hearing.

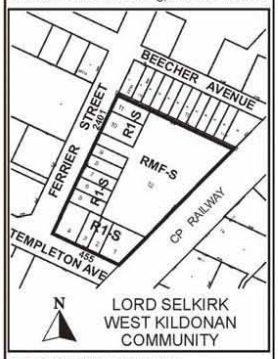
Winnipeg

NOTICE OF PUBLIC HEARING EXECUTIVE POLICY COMMITTEE

Date: Wednesday, April 15, 2009

Time: 9:00 a.m.

Location: Council Building, 510 Main Street



APPLICANT : GLOBAL HOMES LTD.
FILE : DASZ 4/09
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. 200/2006 by rezoning the land shown outlined above from an "A" AGRICULTURAL DISTRICT to an "R1-S" RESIDENTIAL SINGLE-FAMILY DISTRICT and an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT to allow for the future development of single family and multiple family dwellings. **For information, phone Mr. G. Doney, Planner at 986-2688.**

By-Law No. _____

File No. **DASZ 4/09**

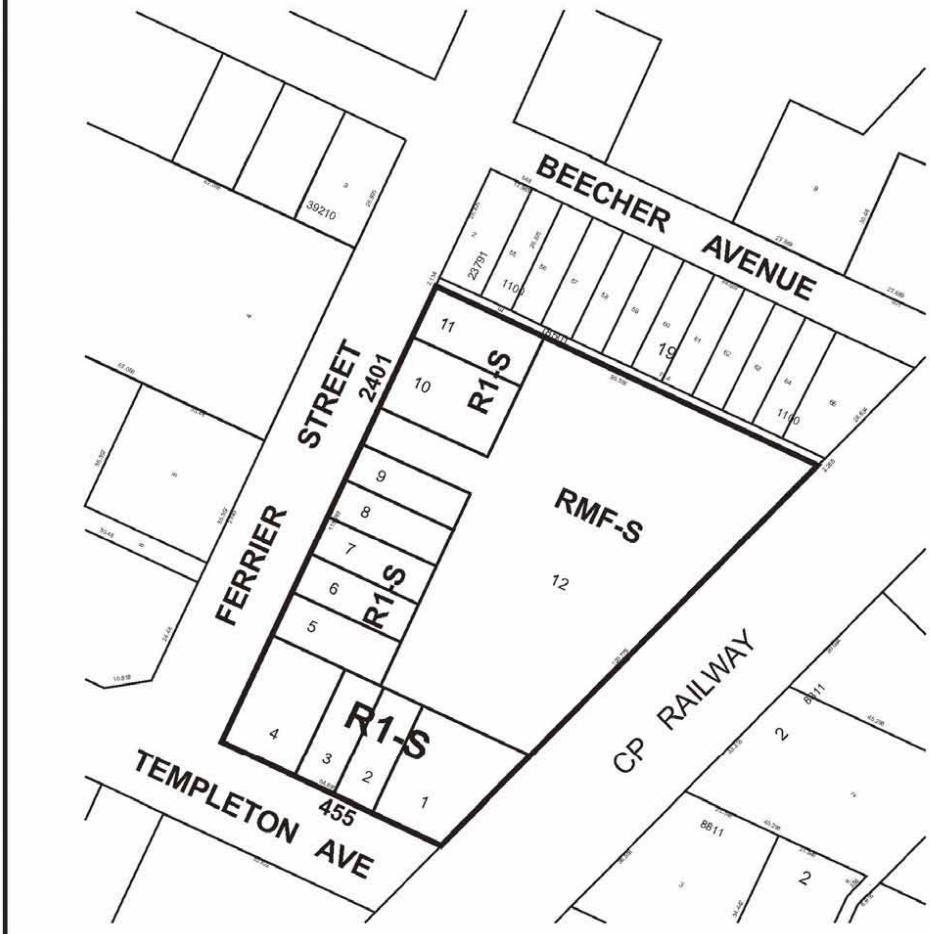
Atlas Sheet No. **T26**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

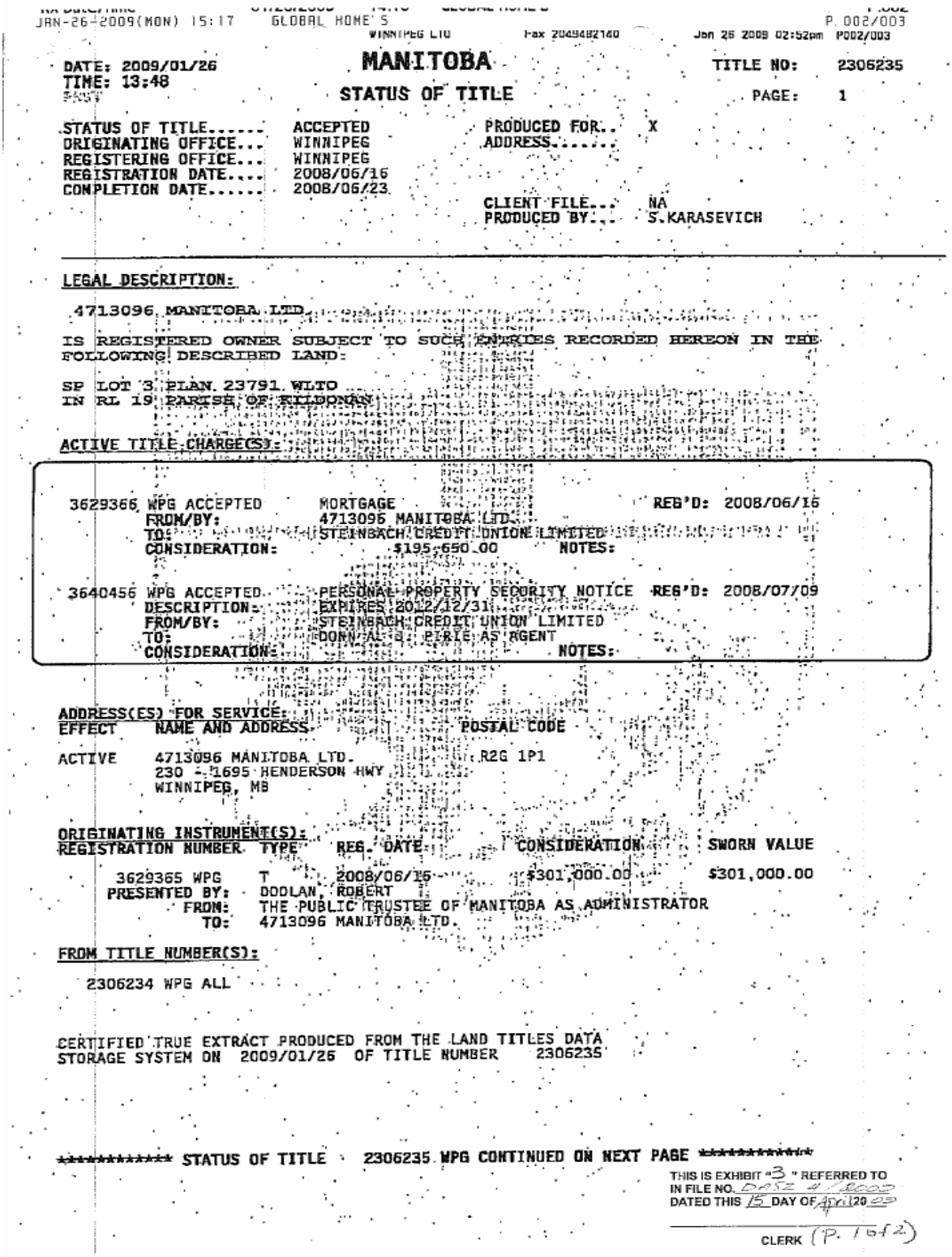
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 455 Templeton Avenue & 2401 Ferrier Street from an "A" AGRICULTURAL DISTRICT to an "R1-S" RESIDENTIAL SINGLE-FAMILY DISTRICT and an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit "3" referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]



JAN-26-2009(MON) 15:17 GLOBAL HOME'S WINNIPEG LTD Fax 2049482140 P.002/003
Jan 26 2009 02:52pm P002/003

DATE: 2009/01/26
TIME: 13:48

MANITOBA

STATUS OF TITLE

TITLE NO: 2306235
PAGE: 1

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE... WINNIPEG
REGISTERING OFFICE... WINNIPEG
REGISTRATION DATE.... 2008/06/16
COMPLETION DATE..... 2008/06/23

PRODUCED FOR.. X
ADDRESS.....

CLIENT FILE... NA
PRODUCED BY... S.KARASEVICH

LEGAL DESCRIPTION:

4713096 MANITOBA LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SP LOT 3 PLAN 23791 WLTO
IN RL 19 PARISH OF KILDONAN

ACTIVE TITLE CHARGE(S):

3629366 WPG ACCEPTED MORTGAGE REG'D: 2008/06/16
FROM/BY: 4713096 MANITOBA LTD.
TO: STEINBACH CREDIT UNION LIMITED
CONSIDERATION: $195,650.00 NOTES:

3640456 WPG ACCEPTED PERSONAL PROPERTY SECURITY NOTICE REG'D: 2008/07/09
DESCRIPTION: EXPIRES 2012/12/31
FROM/BY: STEINBACH CREDIT UNION LIMITED
TO: DONN A. G. PIRIE AS AGENT
CONSIDERATION: NOTES:

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	4713096 MANITOBA LTD. 230 - 1695 HENDERSON HWY WINNIPEG, MB	R2G 1P1

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
3629365 WPG	T	2008/06/16	$301,000.00	$301,000.00

PRESENTED BY: DOOLAN, ROBERT
FROM: THE PUBLIC TRUSTEE OF MANITOBA AS ADMINISTRATOR
TO: 4713096 MANITOBA LTD.

FROM TITLE NUMBER(S):

2306234 WPG ALL

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2009/01/26 OF TITLE NUMBER 2306235

********** STATUS OF TITLE 2306235 WPG CONTINUED ON NEXT PAGE **********

THIS IS EXHIBIT "3" REFERRED TO IN FILE NO. DASZ 4/2009
DATED THIS 15 DAY OF April 20 09

CLERK (P. 1642)

MANITOBA

DATE: 2009/01/26
TIME: 13:48

TITLE NO: 2306235

STATUS OF TITLE

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	X
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	
REGISTERING OFFICE...	WINNIPEG		
REGISTRATION DATE...	2008/06/16		
COMPLETION DATE.....	2008/06/23		
		CLIENT FILE...	NA
		PRODUCED BY...	S.KARASEVICH

LAND INDEX:

LOT	BLOCK	SURVEY PLAN
3		23791

NOTE: SP

ACCEPTED THIS 16TH DAY OF JUNE, 2008
BY C.DRYDEN FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2009/01/26 OF TITLE NUMBER 2306235.

********** END OF STATUS OF TITLE 2306235 WPG **********

Exhibit "4" referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

Letter of Authorization
#4713096 Mb. Ltd.
455 Templeton

As signing authority for # 4713096 Mb. Ltd. I here by authorize Global Homes Ltd. to make all applications and have all dealings with the City of Winnipeg regarding the rezoning and subdivision of the Templeton Property.

21 Jan 09

Bernhard Goertzen

Exhibit “5” referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

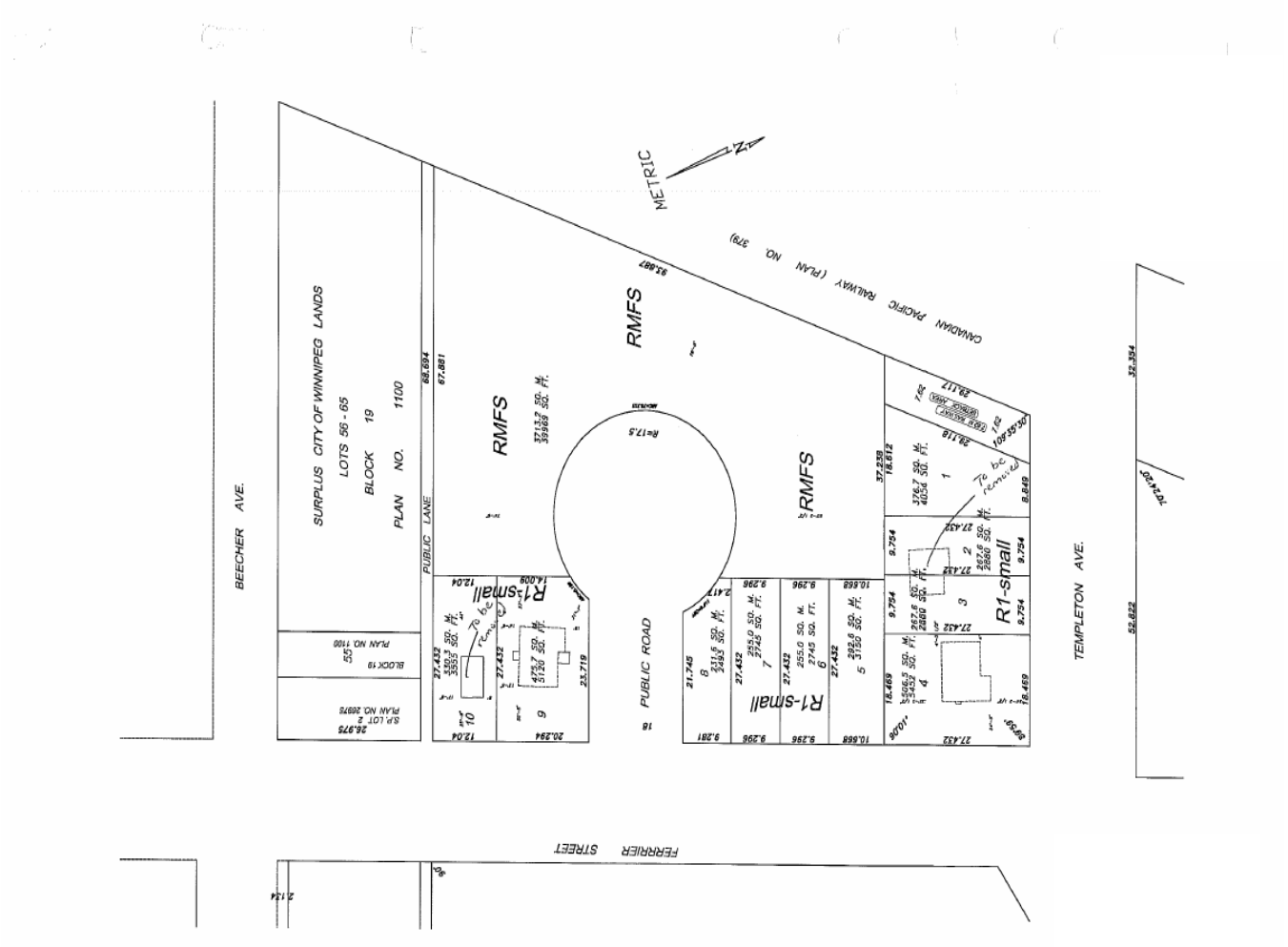


Exhibit “6” referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

Report from the Winnipeg Public Service dated April 3, 2009 may be viewed as an attachment to Public Hearing No. 1 - 455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue, east of Ferrier Street.

Exhibit "7" referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

RECEIVED
CITY CLERKS
WINNIPEG
APR 14 P 2:35

Winnipeg

Planning, Property & Development Department
Service de l'urbanisme, des biens et de l'aménagement
Main Floor, 65 Garry Street • 65, rue Garry, rez-de-chaussée
Winnipeg Manitoba R3C 4K4

This is exhibit "A" referred to in the Affidavit of Ron Laubmann
sworn before me this 14th
day of April A.D. 2009
A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRES

INSPECTION REPORT

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

File Number	:	DASZ 4/09 & PW 2/07 (c/r - DAV 09-2040 12/D)
Date of Public Hearing	:	Wednesday, April 15, 2009 at 9:00 A.M.
Applicant - name	:	Global Homes Ltd. (Attn: Perry McDonald)
- phone	:	339 - 2300
Posters - to be erected	:	1 Enhanced Poster
Posters - erected by	:	Applicant X City of Winnipeg _____

Exhibit "A"

PREMISES: 455 TEMPLETON AVENUE & 2401 FERRIER STREET

1. City posted premises on: —
   Number of Posters erected: —
   (delete where not applicable)
2. Premises Inspected on: April 7, 2009
   Number of Posters on premises: 1
3. Premises Inspected on: N/R
   Number of Posters on premises: —

I, Ron Laubmann, Development Application Inspector of the City of Winnipeg, in the Province of Manitoba, do solemnly declare that I did on the 7th day of April, A.D. 2009, post/inspect the posting of the public notice as stated above, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Declared before me at Winnipeg in the Province of Manitoba this 14th day of April A.D. 2009.

Development Application Inspector

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRES Jan. 31/10

Exhibit "A"

Winnipeg

NOTICE OF PUBLIC HEARING EXECUTIVE POLICY COMMITTEE

Date: Wednesday, April 15, 2009

Time: 9:00 a.m.

Location: Council Building, 510 Main Street, Winnipeg, Manitoba

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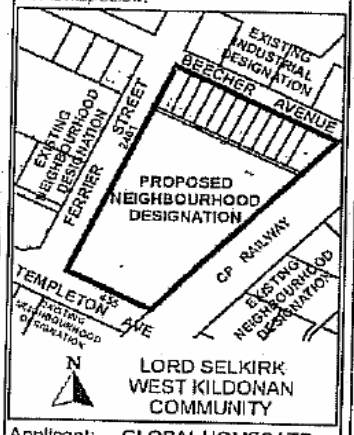

Applicant: GLOBAL HOMES LTD.
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French/English interpretation will be available if requested at least 48 hours prior to the hearing.

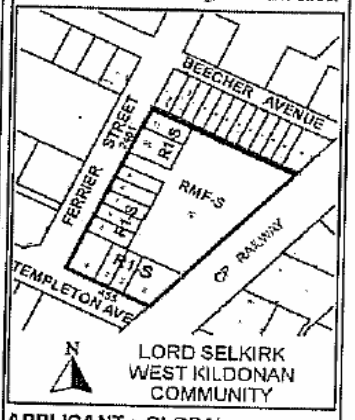
Winnipeg

NOTICE OF PUBLIC HEARING EXECUTIVE POLICY COMMITTEE

Date: Wednesday, April 15, 2009

Time: 9:00 a.m.

Location: Council Building, 510 Main Street



APPLICANT : GLOBAL HOMES LTD.
FILE : DASZ 4/09
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. 200/2006 by rezoning the land shown outlined above from an "A" AGRICULTURAL DISTRICT to an "R1-S" RESIDENTIAL SINGLE-FAMILY DISTRICT and an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT to allow for the future development of single family and multiple family dwellings. For information, phone Mr. G. Doney, Planner at 986-2608.











Exhibit “8” referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]








PUBLIC NOTICE




Areas 4D, 4E, 4F, 4G
4E
4D
Kildonan Golf Course
Kildonan Park
Rossmere Golf and Country Club
Rosh Pina Memorial Park Cemetery
Sewage Lagoon
PERIMETER
McPHILLIPS
CHIEF PEGUIS TRAIL
PARTRIDGE
JEFFERSON
SPRINGFIELD
McLEOD
KIMBERLY
TEMPLETON
BEECHER
RIVER BLVD W
MAIN
HWY
N

455 TEMPLETON AVE



Exhibit "9" referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

Global Homes Ltd
230-1695 Henderson Hwy
Winnipeg, MB R2G 1P1
Ph: 204.339.2300
Fax: 204.339.8366

April 15, 2009

Re: Templeton and Ferrier

Global Homes Ltd. is requesting the following amendments from the EPC comity:

1. Wastewater sewer to be on the North side of Templeton and not in Templeton
2. No change
3. The average be 2.3 acres calculated with 17.968
4. Not to pay for LDS on Ferrier. This was paid when other developments where done and from the overage charge
5. No change
6. a) Global Homes will not be required pave Ferrier
   b) Global Homes does standard boulevard landscaping
   c) Not to convert Hydro to underground service as per Manitoba Hydro recommendations
7. That Portland sidewalk be taken off
8. Item to be removed
9. No change
10. No change
11. That it says overhead service, and multi-head service to be underground
12. Item to be removed: Global homes has to install sewer to lots to be subdivided as to administration discussion
13. The fence to be a 6' high chain link fence as all others, reason due to low traffic
14. No change
15. OK but to say 2.3 acres
16. Item removed. Covered under 17
17. No change
18. Buffer zone be 25 feet adjacent to railroad track

Exhibit “11” referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

Winnipeg

City Clerk’s Department • Bureau du greffier

April 16, 2009

Files EP-1.1(PW 2/2007) and DASZ 4/2009

TO WHOM IT MAY CONCERN

Application for Plan Winnipeg Amendment and Subdivision and Rezoning –
455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue,
east of Ferrier Street

On April 15, 2009, the Executive Policy Committee considered applications for Plan Winnipeg Amendment and Subdivision and Rezoning for premises affected at 455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue, east of Ferrier Street.

The Executive Policy Committee adjourned the public hearing to its meeting on Wednesday, July 8, 2009, at 9:00 a.m. in the Council Building, 510 Main Street.

Additional information on this matter can be accessed via the City Clerk’s Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Committee's Minute documents.

JPark

Jo-Ann Park
Manager of the Decision Making Process
Telephone 986-3732

Embrace the Spirit • Vivez l'esprit

Council Building, 510 Main Street • Immeuble du Conseil, 510, rue Main • Winnipeg • Manitoba R3B 1B9
tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 •website: Winnipeg.ca

Exhibit "12" referred to in File DASZ 4/2009 [c/r EP-1.1(PW 2/2007)]

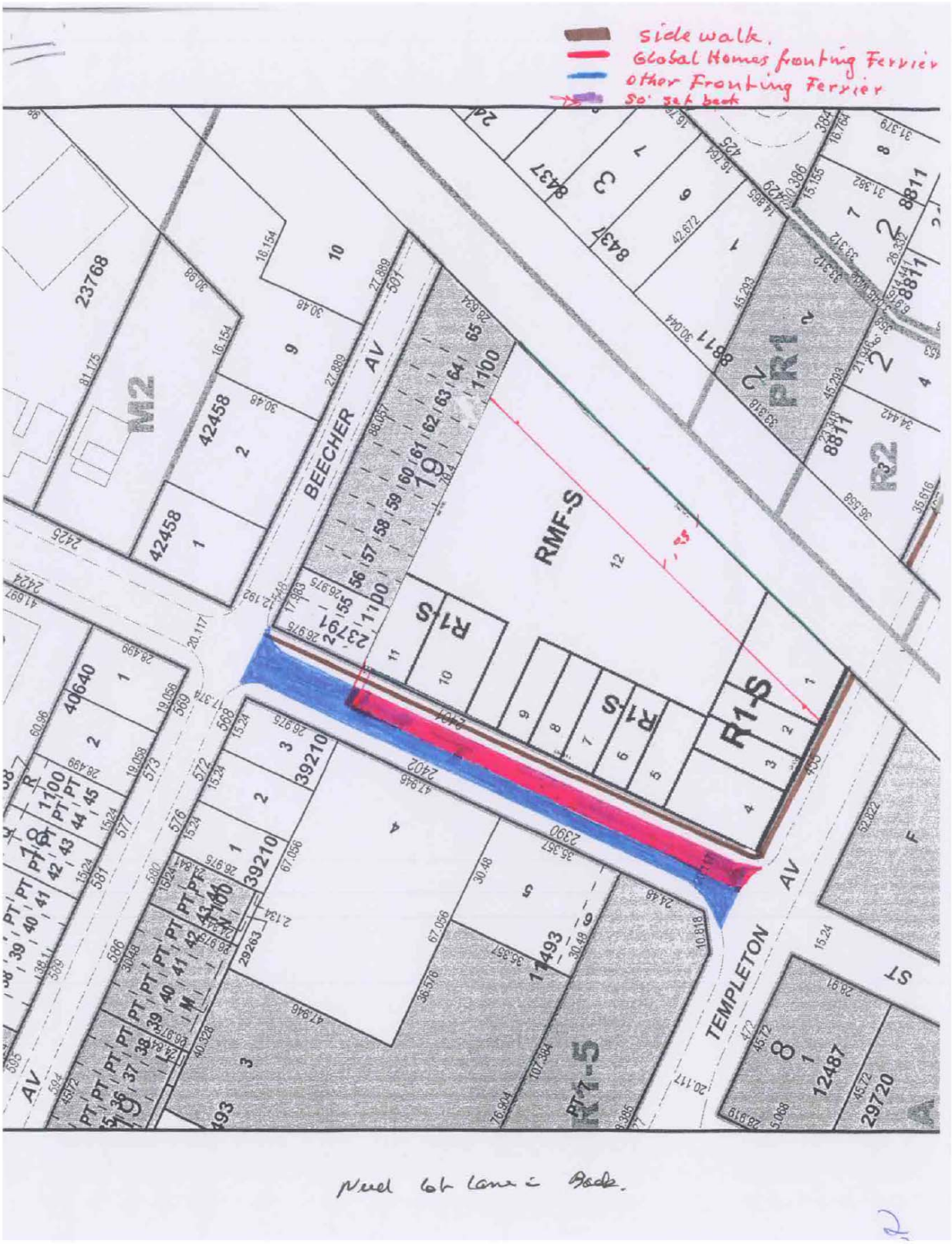
Global Homes Ltd
230-1695 Henderson Hwy
Winnipeg, MB R2G 1P1
Ph: 204.339.2300
Fax: 204.339.8366

July 7, 2009

Re: Templeton and Ferrier

Global Homes Ltd. is requesting the following amendments from the EPC comity:

1.	OK:	Wastewater sewer to be on the North side of Templeton in boulevard
2.	OK:	No change
3.	OK:	The average be 2.1 acres calculated with 17.968
4.	OK:	Not to pay for LDS on Ferrier. To be a washout.
5.	OK:	No change
6.		**a) Global Homes will not be required to pave Ferrier**
		b) Global Homes does standard boulevard landscaping
	OK:	c) To convert Hydro to underground service in planned area
7.	OK:	In planned area
8.	OK:	Planned area only
9.	OK:	No change
10.	OK:	No change
11.	OK:	Add planned area
12.	OK:	Item to be removed
13.	OK:	The fence to be a 6' high, no berm
14.	OK:	No change
15.	OK:	OK but to say 2.1 acres
16.	OK:	No change
17.	OK:	No change
18.		Buffer zone to be 35 feet adjacent to railroad track
19.		Multi family, 35' high and units as per city requirements


side walk.
Global Homes fronting Fervier
other Fronting Fervier
50' set back
BEECHER AV
TEMPLETON AV
RMF-S
R1-S
R1-S
R1-S
R1-5
M2
PR1
R2
23768
42458
40640
39210
11493
12487
29720
8811
8437
23791
1100
Need lot lane in Back.

GLOBAL HOMES
FERRIER PAVING
July 2009

Residential Road / L.I.

	Road Distance	Front Feet	Road Width	Sq Area Feet	Road Thickness	L.I. Payback	Total L.I. Payback	Global Willing To Pay
Global Homes Fronting on Ferrier East side	373.3	373.3	32.8	12244.24	150mm	290.48F.F.	$ 108,436.18	
Ferrier Road -- West side -Others	442.1	442.1	32.8	14504.92	150mm	290.48F.F.	$ 128,424.11	
Ferrier Road -E. Side Fronting Beecher	95.5	95.5	32.8	3132.4	150mm	290.48F.F.	$ 27,740.84	
Others Flankage for Lot						TOTAL	$ 264,601.13	

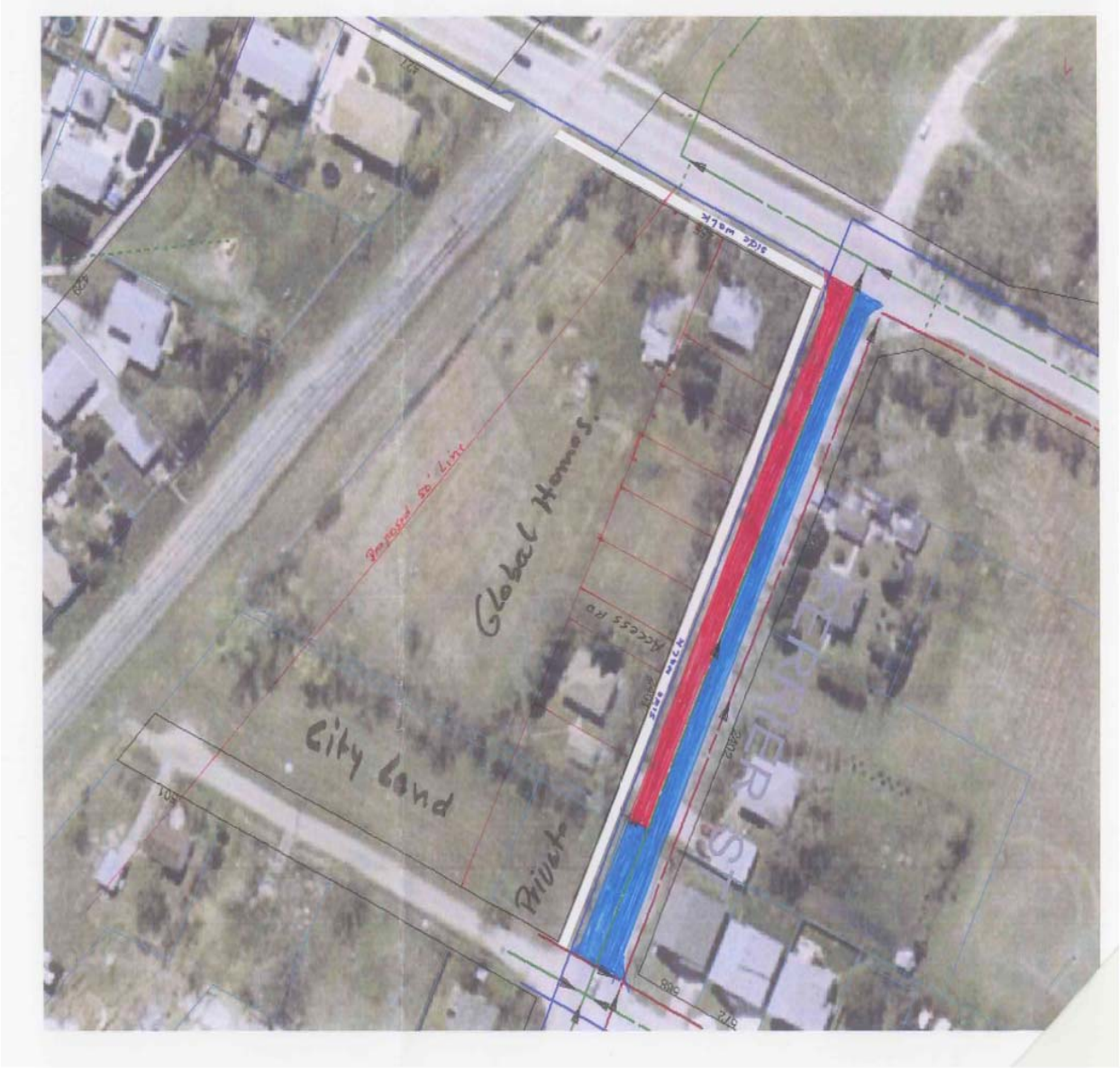
A.C.G Requirement of Global to Build a Commercial Road

							Cost Per Eng Per F.F.	Commercial Road Cost
Global Homes Fronting on Ferrier East side	373.3	373.3	32.8	12244.24	200mm		$ 487.00	$ 181,797.10
Ferrier Road -- West side -Others	442.1	442.1	32.8	14504.92	200mm		$ 487.00	$ 215,312.15
Ferrier Road -E. Side Fronting Beecher	95.5	95.5	32.8	3132.4	200mm		$ 487.00	$ 46,508.50
Others							TOTAL	$ 443,617.75

(Commercial Road = $487 F.F.as per Eng.)

The Public Service Report is recommending that Global Homes pay ($443,617 - $108,436 = $335,181) over $335,000 in commercial paving cost that will not benefit Global's Land

3


Global Homes.
City Land
Private
Access Rd
Proposed 50' Line
side walk

330-1695 Henderson Hwy
Winnipeg, MB, R2G 1P1
Phone:....339-2300
Fax:.....339-8366
Cell:.....479-3184

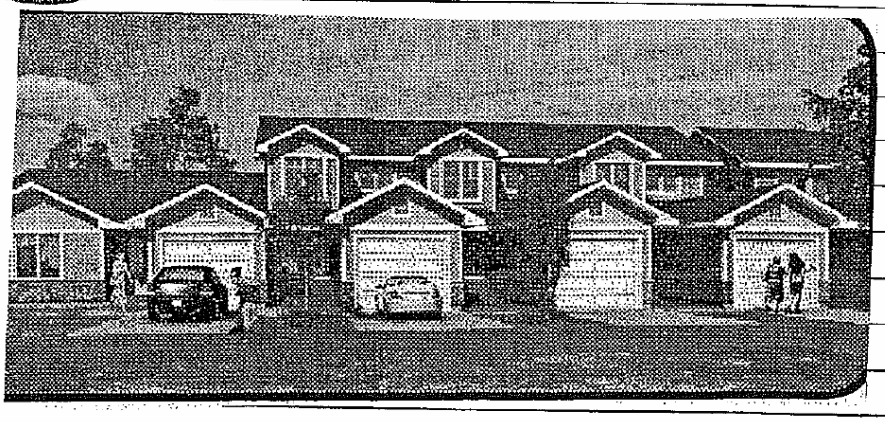
To: Fax:

From: Bernhard Goertzen Date:

Re: Pages:

Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Notes:



GLOBAL HOMES LTD.

5

TEMPLETON AVE.
CANADIAN PACIFIC RAILWAY (PLAN NO. 38)
METRIC
GREEN SPACE
CONDO UNITS
25 UNITS MAX (HT. LESS THAN 30')
PARKING AREA
PRIVATE ROAD WAY
9.5
CONDO UNITS
PUBLIC LANE
SURPLUS CITY OF WINNIPEG LANDS
LOTS 56-65
BLOCK 19
PLAN NO. 1100
BLOCK 19 PLAN NO. 1100
S.P. LOT 2 PLAN NO. 28875
FERRIER STREET
BEECHER AVE.