Minute No. 133
Report - Standing Policy Committee on Property and Development - January 6, 2003

Item No. 2 Proposed Plan of Subdivision and Rezoning - 140 Paquin Road
File DASZ 21/2002

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the plan of subdivision proposed under File DASZ 21/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 21/2002 dated November 5, 2002, 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 Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule " A" for File DASZ 21/2002 dated November 5, 2002, to an "MP-2" Industrial Park District.

4. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the 7,445 square foot parcel of land being rezoned.

5. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (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.

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 zoning 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. 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.

9. 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.

Report- Standing Policy Committee on Property and Development - January 6, 2003

DECISION MAKING HISTORY:

Moved by Councillor Vandal,
That the Standing Policy Committee on Property and Development recommendation be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 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 January 6, 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 November 12, 2002, the Riel Community Committee concurred in the administrative recommendation, and submitted its recommendation to the Standing Policy Committee on Property and Development.

Re: **Proposed Plan of Subdivision and Zoning Change Report - 140 Paquin Road File DASZ 21/2002**

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

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

Report date: **November 20, 2002**

COMMUNITY COMMITTEE RECOMMENDATION:

The Riel Community Committee concurred in the administrative recommendation and recommends:

1. That the plan of subdivision proposed under File DASZ 21/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule " A" for File DASZ 21/2002 dated November 5, 2002, 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 Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule " A" for File DASZ 21/2002 dated November 5, 2002, to an "MP-2" Industrial Park District. .

4. That a ten (10) percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the 7445 square foot parcel of land being rezoned.

5. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (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.

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 zoning 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. 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.

9. 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.

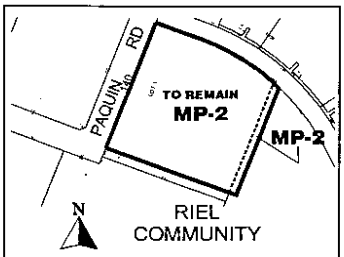
The Riel Community Committee provided the following supporting reason for its recommendations:

1. The Riel Community Committee agrees with the administrative comments contained in the report of the Manager of Planning and Land Use.

REPORT SUMMARY

Public Hearing:	November 12, 2002 Community Committee Chamber, 219 Provencher Boulevard
Before:	Councillor Vandal, Chairperson Councillor Angus Councillor Steeves
Applicant:	Cadastre Management Ltd. 117 Fort Street Winnipeg, MB R3C 1C6

Subject:



APPLICANT: CADASTRE MANAGEMENT LTD.
FILE: DASZ 21/02
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 a "PR1" PARKS AND RECREATION DISTRICT to an "MP-2" INDUSTRIAL DISTRICT to allow for the expansion of an existing loading area. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR: CADASTRE MANAGEMENT LTD.
RÉFÉRENCE: DASZ 21/02
PROJET : Demande d'approbation par le Conseil du plan de lotissement relatif aux sols délinéés ci-dessus et proposition de modification du *Règlement municipal n° 6400/94* visant à changer le zonage des sols délinéés ci-dessus qui passerait de la catégorie PR1 SECTEUR DES PARCS ET DES LOISIRS à la catégorie MP-2 SECTEUR INDUSTRIEL en vue de l'agrandissement d'une zone de chargement. **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: 140 Paquin Road

Exhibits Filed:

1. Application dated July 4, 2002
2. Notification of Public Hearing to Applicant dated September 27, 2002
3. Manitoba Status of Titles 1416831 and 1856064
4. Surveyor's Building Location Certificate and Sketch dated May 7, 2002
5. Letter of authorization from Reinhard Sauerberg, P. Eng., Corp. Manager, Engineering Namasco to Pollock & Wright Land Surveyors dated June 4, 2002
6. Extract of Atlas Sheet AB32

7. Development Plan
8. Miscellaneous Plan No. 11511, dated March 26, 2002
9. Site Plan
10. Report from the Manager of Planning and Land Use dated November 5, 2002
11. Photograph(s) of the site and Inspection Notice

REPRESENTATIONS:

In Support:

Jim Watling, 117 Fort Street, Winnipeg, Manitoba, R3C 1C6

In Opposition:

Nil

For the City:

Kevin Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING:

Jim Watling, Cadastre Management Ltd., appeared in support of the application.

In reply please refer to / Référence à rappeler :

(204) 986-5069
Fax / Téléc. : (204) 986-3684

File No. DASZ 21/02 November 5, 2002
Our c/f CP 500 (. 537)

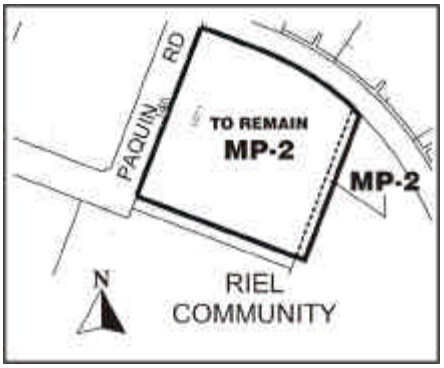
Mr. Marc Pitet
Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear : Mr. Pitet

SUBDIVISION AND REZONING
Land located : 140 Paquin Road
Riel Community
File No. DASZ 21/02

An application has been received from Cadestre Management Ltd. for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an " PR-1" Parks and Recreational District to a " MP-2" Industrial Park District for purposes of consolidation with an adjoining Industrial lot.

RELATED FILES:



SITE DESCRIPTION:

Site Area:

The public reserve parcel being rezoned, sold and consolidated with the applicants adjoining parcel (Namasco) is in only 7445 sq. ft. in area.

Existing Land Use and Zoning:

The land in question is currently part of a larger public reserve area which also includes a retention lake. It is undeveloped and vacant.

Surrounding Land Use and Zoning:

North: Lands to the north to and beyond DeBaets St. fall within the Industrial Park and are zoned MP-2. The lands are approximately 50% developed.
South: To the south are developed Industrial areas zoned MP-2 Industrial.
East: To the east is a large retention lake surrounded by public reserve zoned PR-1.
West: To the west are fully developed Industrial parcels zoned MP-2 Industrial.

DEVELOPMENT DESCRIPTION:

The subject public reserve parcel has been declared surplus by the City of Winnipeg. The adjoining owners , Namasco, plan to purchase the property and consolidate it with their existing operation at 140 Paquin St. The extra area would allow for an expansion of their loading area.

PLAN WINNIPEG:

The proposed rezoning fully complies with Plan Winnipeg Policy given that the subject site and surrounding are a fall within a designated Industrial Policy Area under plan Winnipeg.

ADMINISTRATIVE COMMENTS:

As previously indicated the the owners of Namasco at 140 Paquin St. have applied to purchase a 7445 sq. ft. strip of public reserve land lying immediately east of their property. The City has determined that the subject reserve parcel is surplus to the City's needs and has agreed to sell the land subject to obtaining the necessary rezoning from a PR category to a MP-2 Industrial category. The land in question is to be consolidated with Namasco's existing land allowing for a future expansion of their loading facilities. The Planning and Land Use Division fully supports the proposed rezoning and subsequent consolidation.

RECOMMENDATION:

I. That the plan of subdivision proposed under File No. DASZ 21/02 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule " A" for File No. DASZ 21/02, attached hereto and dated November 5, 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 Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule " A" for File No. DASZ 21/02, attached hereto and dated November 5/02, to an " MP-2" Industrial Park District. .

IV. That a 10 percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the 7445 sq. ft. parcel of land being rezoned.

V. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (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.

VII. That the City Solicitor be requested to prepare the necessary by-law in accordance with the above.

VIII. That the zoning 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 .

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 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.

Draft

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,Senior Planner

_____

C. Torpey, Land Devt. Administrator

_____
E. Axelrod, Subdivision Officer

_____
E. Carriere , Land Devt Engr.

_____
John McNairnay, Devt. Mgmt. Coordinator

Final

Yours truly,

V. Buckley
Manager of Planning and Land Use

Kevin Lalor

Per: , Senior Planner
Riel Community
986-5069

/mf

By–Law No. .....

File No. **DASZ 21/02**

Atlas Sheet No. **AB32 RIEL COMMUNITY**

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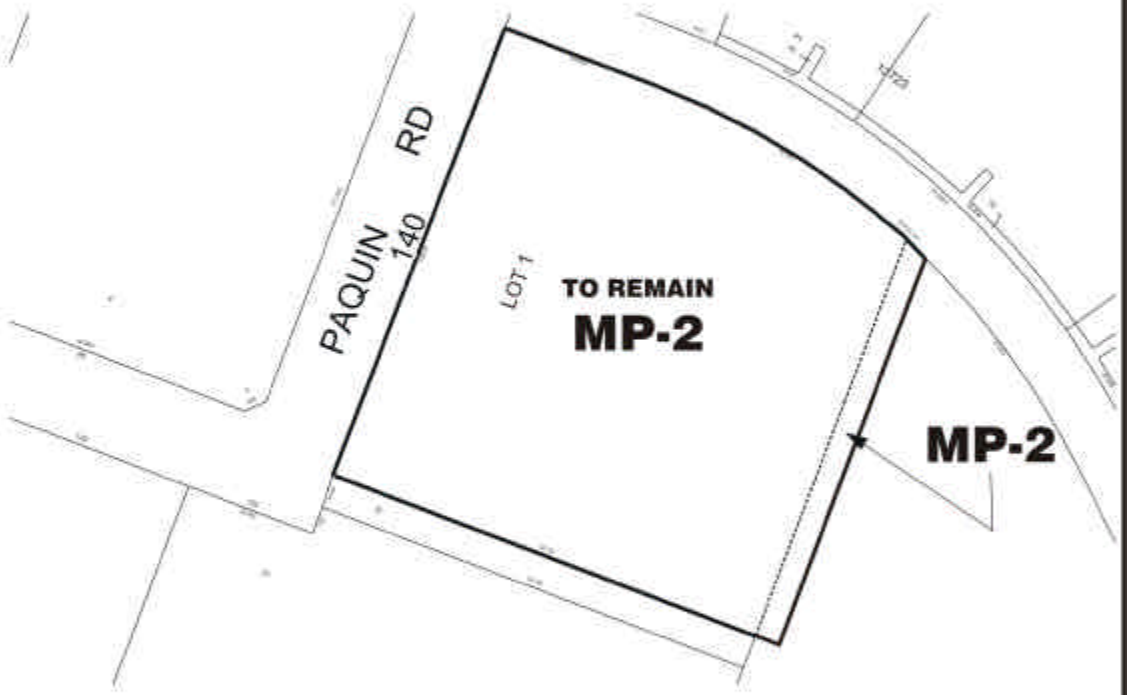
Explanation

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 adjacent to 140 Paquin Road from a "PR1" PARKS AND RECREATION DISTRICT to an "MP-2" INDUSTRIAL DISTRICT as shown outlined below.



Schedule " A " for File No. DASZ 21/02, Riel Community Committee, November 5/02

THIRD READING : ..... EFFECTIVE DATE : .....

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. .....