**Agenda – Council – April 25, 2012**

**Report – Standing Policy Committee on Property and Development – April 10, 2012**

**Item No. 6 Opening of the Station Road, West of Pembina Highway**
**(St. Norbert Ward)**
**File DAO 12/2011**

STANDING COMMITTEE RECOMMENDATION:

On April 18, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That the street opening as shown on Misc. Plan No. 14199/2 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No.14199/2.

3. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

**Report – Standing Policy Committee on Property and Development – April 10, 2012**

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 18, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 10, 2012, 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 March 5, 2012, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

# ADMINISTRATIVE REPORT

**Title:** **DAO 12/2011: TO SEEK COUNCIL APPROVAL FOR THE PROPOSED OPENING OF STATION ROAD, WEST OF PEMBINA HIGHWAY**

**Critical Path:** **RIEL COMMUNITY COMMITTEE – STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT – EXECUTIVE POLICY COMMITTEE – COUNCIL**

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| B. Buyachok | N/A | N/A | N/A |

## RECOMMENDATIONS

1. That the proposed street opening as shown on Misc. Plan No. 14199/2 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No.14199/2.

3. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

## REASON FOR THE REPORT

All street, lane and public walk openings not previously approved by Council require the consideration of the Community Committee.

## IMPLICATIONS OF THE RECOMMENDATIONS

There are no policy, regulatory, environmental, human resource or general implications associated with the recommendations.

All costs associated with the street opening are the responsibility of the applicant. There are no financial implications for the City of Winnipeg.

## HISTORY

The Planning, Property and Development Department has received a request from Mr. Eugene Heinrichs of BMH Management, to open the extension of Station Road so identified on the attached copy of Misc. Plan No. 14199/2. The opening application is being processed concurrently with subdivision application DAPS 12/2011, the boundary of which is shown outlined on the sketch. The subdivision boundary comprises all of Parcel "D", Plan 52224 WLTO.

Mr. Heinrichs is in the process of finalizing the purchase of Parcel "D" from Federated Co-operatives Limited for the purpose of further subdivision. In order to satisfy parcel consolidation and zoning requirements, a plan of survey will be necessary. Since plans of survey cannot dedicate land as public rights of way, the opening must be accomplished through a separate opening application. The opening of the extension of Station Road will provide the parcels proposed to be created on either side with frontage on a public street, thereby satisfying zoning specifications.

## CONSULTATION

### In preparing this Report there was consultation with:

**Internal Consultation:**

N/A

**External Consultation:**

N/A

## SUBMITTED BY

Department: Planning, Property and Development
Division: Development and Inspections
Prepared by: Bohdan Buyachok, Real Property Officer
Date: February 17, 2012
File No.

**APPENDIX "A"**

Administrative Approval

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections or conditions to the street opening.

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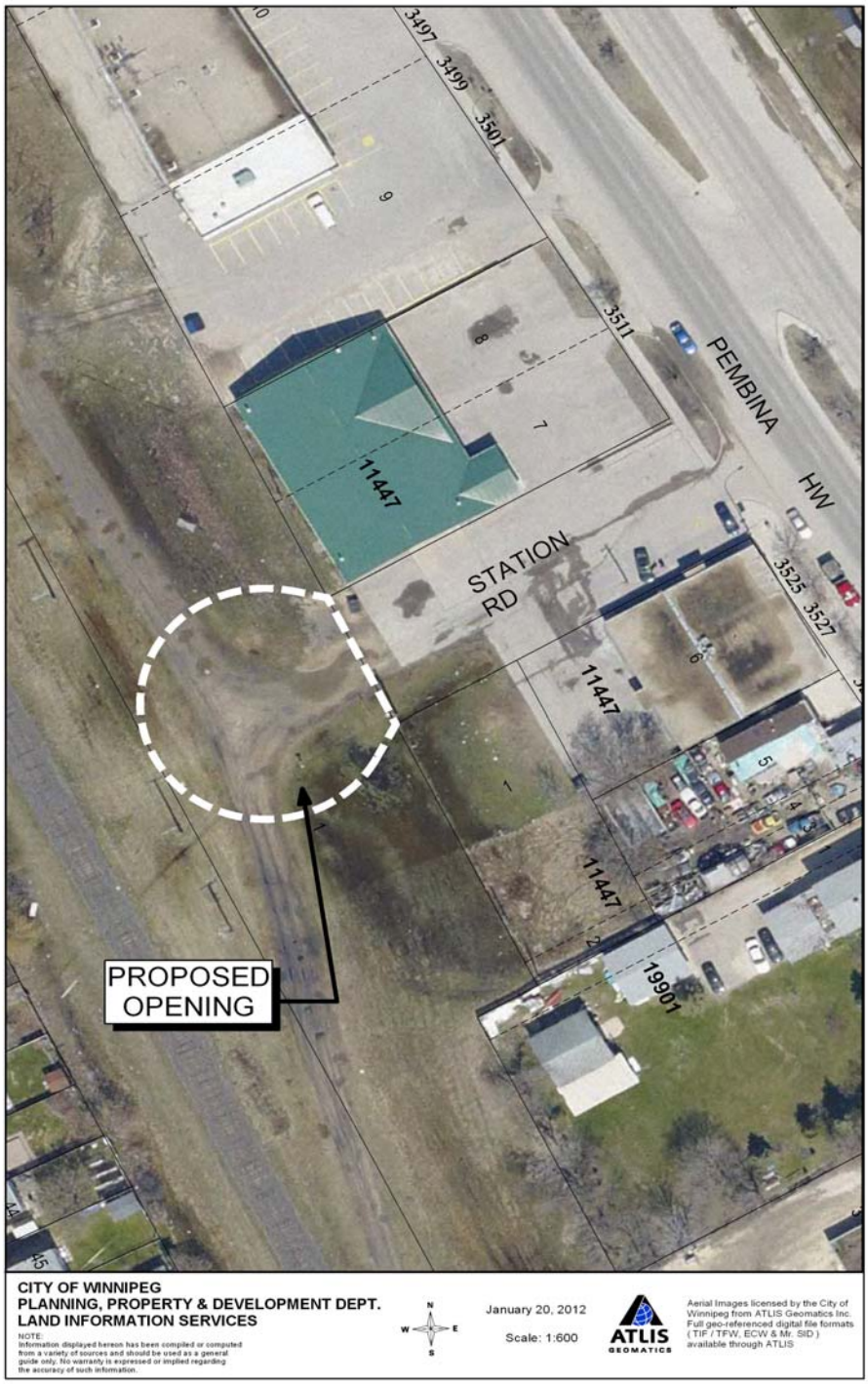
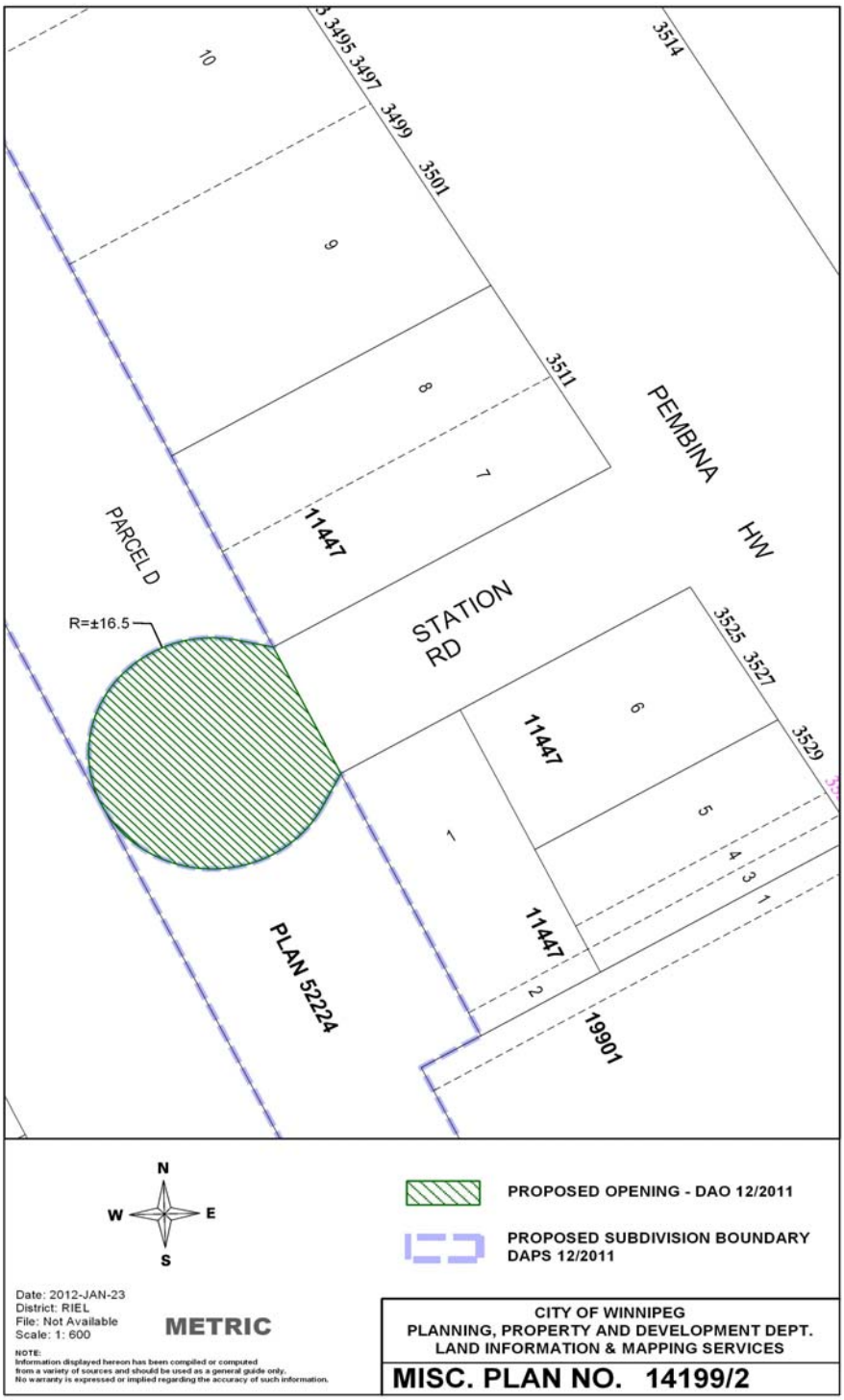
Aerial View of Subject Opening




Miscellaneous Plan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PLAN 52224
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PROPOSED OPENING - DAO 12/2011
PROPOSED SUBDIVISION BOUNDARY
DAPS 12/2011
Date: 2012-JAN-23
District: RIEL
File: Not Available
Scale: 1: 600
METRIC
NOTE:
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No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14199/2