Agenda – Council – September 27, 2012

Report – Standing Policy Committee on Property and Development – September 11, 2012

Item No. 8 Extension of Time –Rezoning of Land Located at 851-867 Panet Road (Elmwood-East Kildonan Ward)
File DAZ 221/2010

On September 19, 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 time limit to provide for enactment of Zoning By-law No. 42/2011 coming into force and effect be extended to March 23, 2013.

2. 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 – September 11, 2012

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 19, 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 September 11, 2012, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 17, 2012, the East Kildonan-Transcona Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Planning, Property and Development.

ADMINISTRATIVE REPORT

Title: **EXTENSION OF TIME - PROPOSED REZONING OF LAND LOCATED AT 851-867 PANET ROAD - FILE NO. DAZ 221/2010**

Critical Path: **East Kildonan-Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
Kim Raban Land Development Administrator	Barry Thorgrimson, A/Director	N/A	N/A

RECOMMENDATIONS

That the time limit to provide for enactment of Rezoning By-law No. 42/2011 coming into force and effect be extended to March 23, 2013.

REASON FOR THE REPORT

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

The applicant will be granted a one (1) year extension of time from it's date of expiry to be able to cause the rezoning bylaw for DAZ 221/2010 to come into effect.

HISTORY

On January 26, 2011 Council adopted Item No. 6 of the report of the Standing Policy Committee on Property and Development dated January 11, 2011 which clause recommended approval of the subject rezoning to an E1 Educational and Institutional District under Zoning By-law 200/2006 as shown on Appendix "A" attached.

The Rezoning By-law No. 42/2011for DAZ 221/2010 was passed by Council on March 23, 2011. The enactment section of the By-law required that the Zoning Agreement caveat be registered in the Winnipeg Land Titles Office by March 23, 2012 failing which the By-law shall expire unless that date is extended by a resolution of the City Council and that registration is completed before any such extended date. This By-law has not been enacted and the time limit as extended has expired.

The final documents have been sent to the applicant for signing however the March 23, 2012 deadline has passed. An extension of time is required in order to complete the necessary registration requirements.

The Winnipeg Public Service supports this extension of time and is of the opinion that circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

There is no financial impact associated with this recommendation.

CONSULTATION

In preparing this Report there was consultation with:
n/a

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Development and Inspections
Prepared by:	K.T. Raban, P.Eng. Land Development Branch
Date:	July 4, 2012
File No.	DAZ 221/2010

Appendix "A" - DAZ 221/2010 map

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APPENDIX "A" - DAZ 221/2010 - map

By-Law No. _____

File No. **DAZ 221/10**

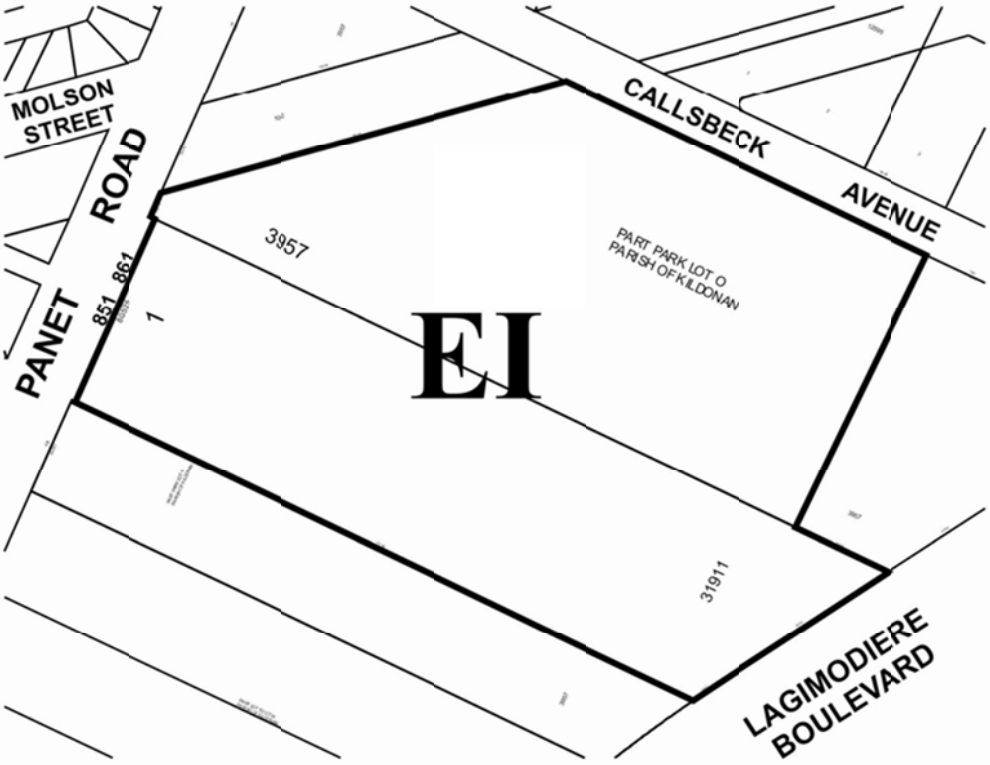
Atlas Sheet No. **Y30**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 851-867 Panet Road from a "C3" COMMERCIAL CORRIDOR DISTRICT, an "RR5" RURAL RESIDENTIAL 5 DISTRICT and an "R1-L" RESIDENTIAL SINGLE-FAMILY DISTRICT to an "EI" EDUCATIONAL AND INSTITUTIONAL DISTRICT to allow for the expansion of an existing school & place of worship as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____