The McConnell Road Group
c/o Francesco Grande
744 Oak Street
Winnipeg MB R3M 3R7

September 23, 2002

Mr. Ernie Gilroy
Manager of EPC Support
City of Winnipeg
510 Main Street
Winnipeg, MB R3B 1B9

Dear Mr. Gilroy:

As Committee Members of the McConnell Road Group, we represent the landowners of a parcel of land consisting of seventy-five individually titled 5 acre lots located on McConnell Road. Our purpose of this communication is to propose the rezoning of these currently zoned 5 acre agricultural lots to 5 acre residential lots.

Our proposal is not to create a massive sub-division of urban sized lots, but to complement that which is already surrounding our properties. This parcel of land on McConnell Road represents a potential community setting whereby landowners can build their dream homes within city limits that will prove to be mutually beneficial to the families who live there and to the City of Winnipeg.

As reported in the Plan Winnipeg ... Toward 2010 document, Winnipeg's population has had a significant outward migration of young adults between 25 and 44 years of age over the past decade. These adults are taking with them their tax dollars, their disposable income, and most importantly their young families, the future generation of Winnipeg. The Winnipeg Free Press also reported that in 1998 over 250 families moved to the surrounding communities outside the perimeter taking with them their tax dollars and disposable incomes. Furthermore, many custom homebuilders of Winnipeg have complained that potential customers are building homes in communities where they do not compete. Our proposal will allow many families to build their dream homes within the city limits and they will be proud to call Winnipeg their home.

Currently, the City of Winnipeg collects $48 in property taxes per 5 acre lot. There is a potential for The City to increase their property tax revenue to thousands of dollars per lot based on that of the surrounding areas. Potentially millions of dollars in property taxes alone are at stake, not to mention valuable community spending and economic spin-offs to be capitalized on.

It is our understanding that we cannot develop the property until The Wilkes South Secondary Plan is modified to include McConnell Road. We, as a group ask that you review Plan Winnipeg and take into consideration the demographics of the neighborhood changes and evolution over the past several years. Plan Winnipeg recognizes rural residential neighborhoods at immediate prevailing densities through the secondary plan process. Also, Plan Winnipeg does not prohibit the creation of Rural Residential areas

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along new rights-of-way, again, as long as they are consistent with immediate prevailing densities. McConnell Road is bordered on the east by McCreary Road and on the west by Loudoun Road, both being part of the Wilkes South Secondary Plan which allows the development of single dwelling homes.

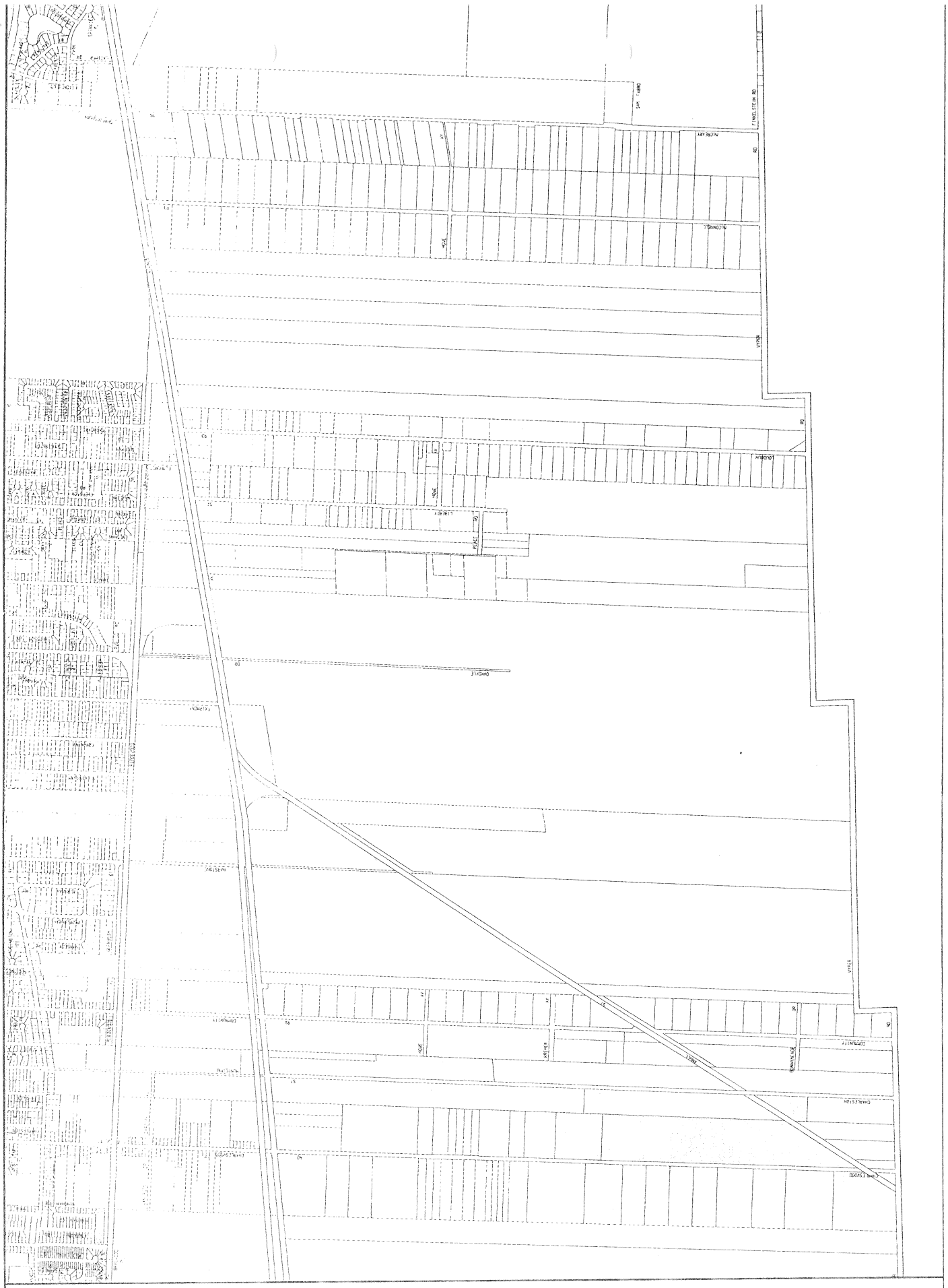
We feel our proposal fits into Plan Winnipeg Policy 5A – 40 since we currently meet two of the three criteria for this policy: we are proposing conversion for residential purposes only (which is the purpose of our development proposal); and the proposed development be consistent with immediate prevailing densities such as exists on McCreary Road and Loudon Road. We are appealing to the Executive Policy Committee to include McConnell Road in The Wilkes South Secondary Plan so that we may be permitted to build on lot sizes no smaller than what is now available in the area – five or two and a half acre lots. The one criterion that we currently do not meet is that of an all season road; however, this is not insurmountable.

The intent of the Wilkes South Secondary Plan is to recognize existing rural neighborhoods and accommodate logical in-fill development. The validity of our proposal cannot be denied. McCreary Road North and South are currently zoned at 2.5-acre lots (minimum). Liberty/Loudon Road North is currently zoned 1-acre lot (minimum), and Liberty/Loudon South is zoned at 2.5-acre lots (minimum). Driving through the area, it is clear that McConnell Rd. is the only street with individually titled lots that are currently prohibited from residential development.

Upon due consideration, we await your response.

Respectfully

Frank Grande, Chairman – 488-3269
Shael Glesby, Vice Chairman Phone: 697-2888 Fax: 697-2887



CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND INFORMATION SERVICES

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