SCHEDULE X

INKSBROOK EMPLOYMENT LANDS PLANNED DEVELOPMENT OVERLAY 2 (PDO-2 INKSBROOK EMPLOYMENT LANDS)

Purpose

1. The purpose of this overlay is to support the development of the planned area as 'Employment Lands'.

Applicability

2. The PDO-2 INKSBROOK EMPLOYMENT LANDS overlay district is shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of the Zoning Bylaw 200/2006 apply within the boundaries shown on the Principal Overlay Map (Map 1).

4. The regulations provided in the PDO-2 district shall be substituted for the specified regulations of the underlying Zoning Bylaw 200/2006. Where there is a conflict between the provisions of the PDO-2 district and those of the underlying Zoning Bylaw 200/2006, the provisions of the PDO-2 govern.

Land Locked Parcels Permitted

5. Notwithstanding other provisions in the Winnipeg Zoning By-law 200/2006, a use permitted under this By-law in the PDO-2 INKSBROOK EMPLOYMENT LANDS within Areas 1, 2, and 3 of the Overlay District may be established, erected, or constructed if the parcel of land on which it is located, in addition to complying with all other requirements of this By-law:

    (a) does not abut a public street; or

    (b) does not abut an unimproved street which, under an Agreement with the City, is to be improved to serve that lot; or

    (c) is not deemed to abut a public street pursuant to the non-conformity provisions of this By-law.

Subject to the following conditions:

(a) The Developer and all successors in title to the lots in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of the other lots so as to ensure access to every lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles.

Area 1
Use Tables

6. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying M1 zoning district:

    (1) Landscape/garden contractor or production
    (2) Community Gardens
    (3) Library
    (4) Senior High School
    (5) College or University
    (6) Hospital
    (7) Sports or Entertainment arena/stadium, Outdoor
    (8) Private Club, non-licensed
    (9) Heavy Equipment Sales, Service, and/or rental
    (10) Outside Storage
    (11) Auction Yard

7. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following principal uses shall be conditional in addition to the conditional uses of the underlying M1 Zoning district:
    (1) Heavy Manufacturing

8. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following principal uses shall NOT be permitted:

    (1) Cheque-cashing facility excluding a bank, savings and loan, or credit union.
    (2) Adult Service or entertainment establishment
    (3) Pawnshop
    (4) X-rated store

9. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following temporary and/or accessory uses shall be permitted.

    (1) Outside Operations.
    (2) Micro-brewery/Winery/distillery to a Restaurant or Retailer.

Use Specific Standards

10. Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Hospital

11. Hospitals in Area 1 shall not be limited to the number of inpatient beds.

Farmer's Market

12. Farmer's Markets may occur in Area 1 during any month of the year.

Supermarket

13. Supermarket land-uses in Area 1 shall be allowed to a maximum of 65,000 square feet of gross floor area.

Retail Sales - Total

14. Retail Sales as a principal use within Areas 1 of the Planned Area outlined in Map 1, shall have a total gross floor area that does not exceed 15 percent of the total gross floor area of all principal land-uses category/types.

Auction Yard

15.

    (1) Outside operations are not permitted.
    (2) Outside storage is not permitted.

Plan Approval

16. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, fencing, landscaping, parking and garbage enclosures to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

Map 1 PDO-2 INKSBROOK EMPLOYMENT Principal Overlay Map

