Extension of Time - Proposed Subdivision and Rezoning for land located on the south side of Ragsdill Road, west of De Vries Avenue (Phase II)

File DASZ 24/94

2. The Standing Policy Committee on Property and Development has been advised that Doug Henne Planning Services, 917 Simpson Avenue, Winnipeg, has advised the Planning, Property and Development Department that his client is now prepared to complete the requirements for Phase II of File DASZ 24/94.

The applicant indicated that the reason that Phase II did not proceed sooner was the sale of the lots within Phase I progressed very slowly over the last three and one half years, and until the majority of lots were sold, the applicant's client was not in a financial position to proceed with the servicing of the lots for Phase II.

Public interest in the second phase is very high now and the applicant is now requesting a further two year extension of time to complete Phase II of the subject rezoning and subdivision.

On September 27, 1995, Council adopted Clause 7 of the Report of the former Committee on Planning and Community Services dated September 5, 1995, and approved the subject subdivision and rezoning to an "R1-5" Single-family District as outlined on Schedule "A" dated March 6, 2002, to allow for the construction of single-family dwellings subject to the execution of a Development Agreement and Zoning Agreement.

Recommendation IV. contained in said Clause stipulated:

> IV. 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.

Subdivision and Rezoning By-law No. 7215/98 was passed on April 29, 1998 and Phase I of the subject development was registered as Plan No. 36,244. An extension of time was previously granted to September 27, 2000. This extension has now expired.

The Administration reviewed the applicant's request, and is of the opinion that approval for an extension of time would be acceptable in view of the fact that the City's interest remain secured and circumstances lending to the original approval are unchanged.

On March 19, 2002 the East Kildonan-Transcona Community Committee concurred in the recommendation contained in the report of the Subdivision Officer, Planning Property and Development dated March 6, 2002, and recommended the further extension of time be granted.

Report of the Standing Policy Committee on Property and Development dated April 30, 2002

The Standing Policy Committee on Property and Development recommends:

I. That the time limit to provide for the enactment of the necessary Subdivision and Rezoning By-law under File DASZ 24/94 (Phase II) be extended to April 24, 2004.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.