THE CITY OF WINNIPEG

BY-LAW NO. 83/2020

A By-law of THE CITY OF WINNIPEG to amend the Transcona North Precinct Plan By-law No. 1/2014 in accordance with Development Application No. SPA 4/2020.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1 Schedule 1 to the Transcona North Precinct Plan By-law No. 1/2014 is amended by this By-law.

2 The following figures are deleted:

(a) Figure 4: Parks and Open Space System;

(b) Figure 6a: Chief Peguis Trail Expressway Sign;

(c) Figure 6b: North Woods Development Sign;

(d) Figure 7: Road Network; and

(e) Figure 8: Pedestrian and Cycling Network.

3 Figure 3: Land Use Concept is replaced with the map attached as Schedule "A" to this By-law.

4 Figure 9: Municipal Trunk Services is replaced with the map attached as Schedule "B" to this By-law.

5 All text references to "*Figure 4*", "*Figure 7*" and "*Figure 8*" are replaced with "*Figure 3*".

6 Figure 2 is amended by replacing "*North Grassie Properties Lands*" with "*Private Land Owner 8*".

7 Section 5.1.2 is amended by deleting "*Figure 3 designates a mixed use activity node at the southeast corner of Redonda Avenue and Gunn Road as a potential, initial location for multi family housing.*".

8 Clause 5.1.3(2)(a) is amended by deleting "*The first phase will involve lake construction and lot development on the east side of Redonda Street. From here, development will spread outward towards the east and west limits of the precinct at a scale and pace commensurate with servicing efficiencies and lot absorption*.".

9 Section 5.3.2 is amended by deleting "*The Transcona North Land Use Concept designates approximately 1.8 hectares (4.5 acres) of land for commercial and potential multi family development at the southeast corner of Redonda Street and Gunn Road*.".

10 Clause 5.6.3(3)(a) is amended by

(a) replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*."; and

(b) deleting "*Figure 6a illustrates the draft Chief Peguis Trail Expressway Sign.*";

11 Clause 5.6.3(3)(b) is amended by

(a) replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*"; and

(b) by deleting "*Figure 6b illustrates the draft North Woods Development Sign.*";

12 Clause 5.6.3(3)(c) is amended by replacing "*The principal land development in Precinct I, North Grassie Properties Inc*." with "*The developer of the residential lands*".

13 Section 6.1.2 is amended by replacing "*Strategic Good Movement" with "Strategic Goods Movement*".

14 Clause 6.3.3(1)(e) is amended by replacing "*intersection*" with "*intersections*".

15 Section 6.5.2 is amended by replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*".

16 Clause 6.5.2(b) is amended by replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*".

17 Section 7.1.2 is amended by deleting "*on the east side of Redonda Street*".

RECEIVED FIRST READING on this 25th day of February, 2021.

RECEIVED SECOND READING on this day of , 2021.

RECEIVED THIRD READING on this day of , 2021.

DONE AND PASSED this day of , 2021.

Mayor

City Clerk

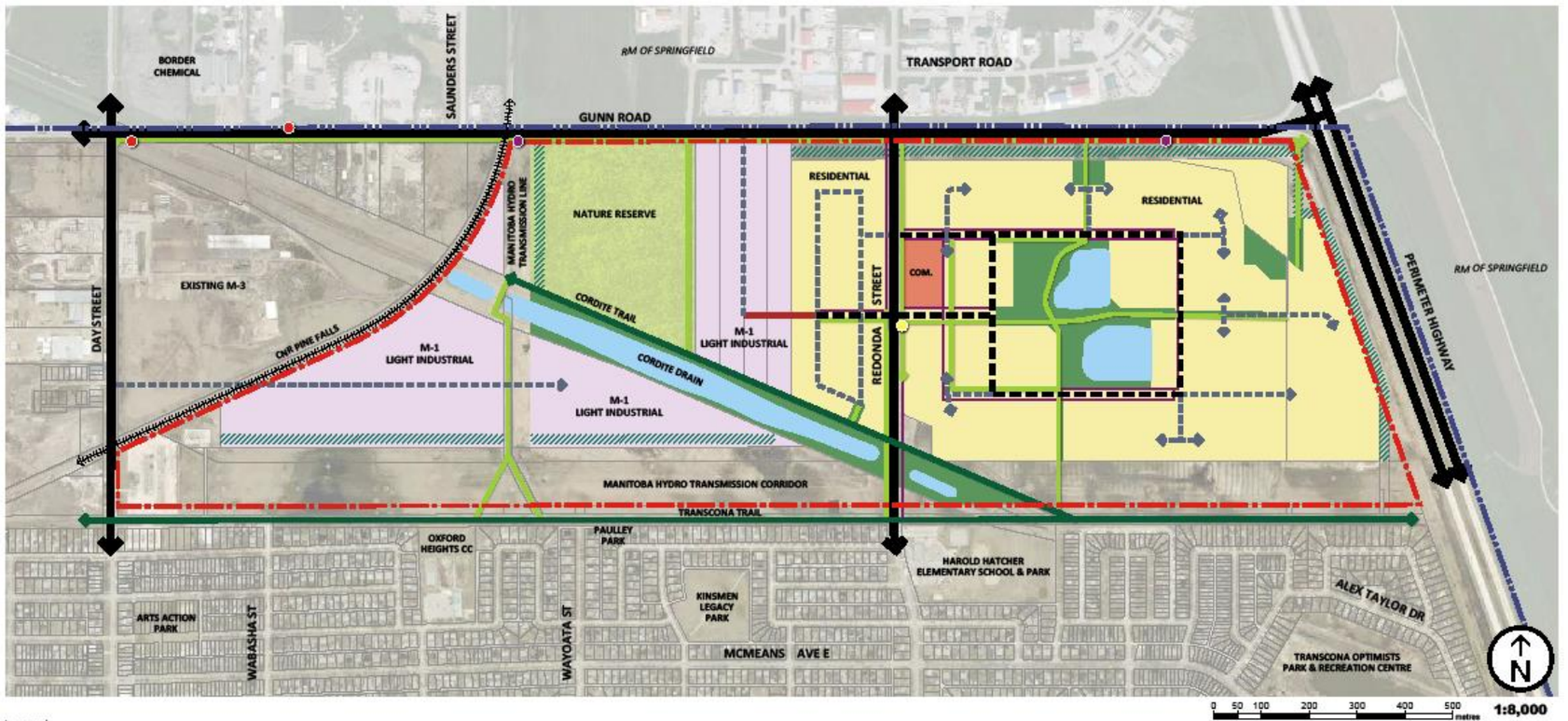
Approved as to content:

Director of Planning, Property and Development

Legally reviewed and certified as to form:

"Sarah Rentz" June 22, 2021
for Director of Legal Services and City Solicitor

SCHEDULE "A"



Legend

- Precinct Boundary
- City of Winnipeg Boundary
- CNR Pine Falls
- Proposed Residential
- Proposed Commercial
- Proposed Light Industrial
- Proposed Landscape Buffer
- Proposed Park
- Proposed Nature Reserve
- Proposed Stormwater Management Facility
- Existing Road
- Proposed Major Vehicular Route
- Proposed Local Vehicular Route
- Proposed Emergency / Bus Only Access
- Existing Recreation Path
- Proposed Recreation Path
- Proposed Sidewalk
- Northwood Sign Including Adjacent Industrial
- Future Chief Peguis Trail Expressway Sign
- Highway Truck Entrance Sign for Border Chemical

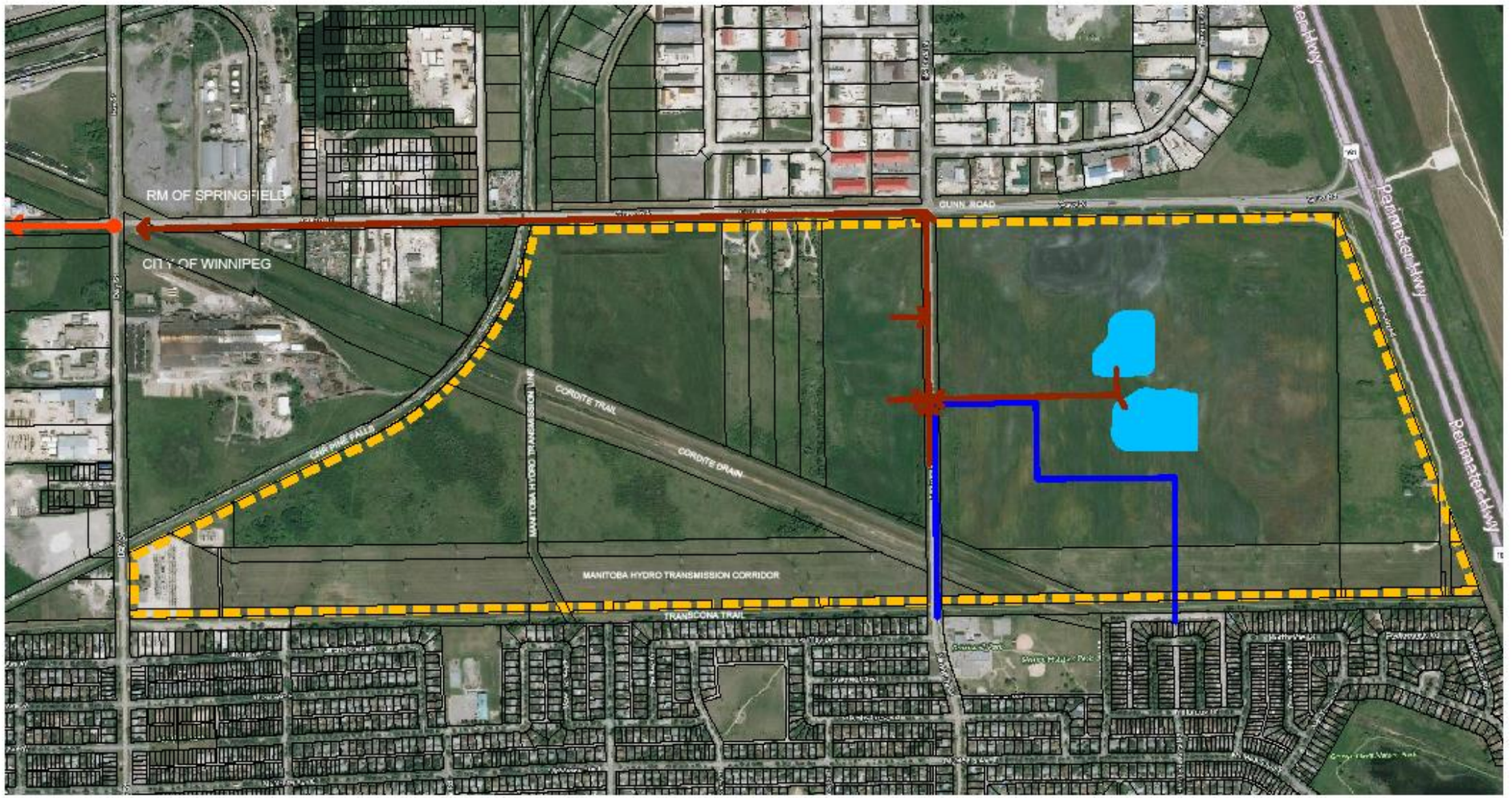
Apr 19, 2021 - 4:49pm W:\C2181 Northwoods - Concept Plan Review\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\C2181-LUC-2021APR19.dwg

b&a GENSTAR BRINGING LAND TO LIFE

Transcona North Precinct
Land Use Concept

April 2021

SCHEDULE "B"


RM OF SPRINGFIELD
CITY OF WINNIPEG
GUNN ROAD
Perimeter Hwy
Perimeter Hwy
CHIEVE FALLS
CORDITE TRAIL
CORDITE DRAIN
MANITOBA HYDRO TRANSMISSION LINE
MANITOBA HYDRO TRANSMISSION CORRIDOR
TRANSCONA TRAIL
LEGEND :
PRECINCT BOUNDARY
PROPOSED STORM WATER MANAGEMENT FACILITY
PROPOSED WATER MAIN
PROPOSED WASTE WATER INTERCEPTOR SEWER (FROM DEVONSHIRE AND PLESSIS)
PROPOSED LAND DRAINAGE SEWER
NORTH
Municipal Trunk Services