Proposed Zoning Agreement Amendment - 66 to 116 Mandalay Drive
File ZAA 21/2001

9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Stevenson Advisors Ltd. (Patrick Hamilton), 276A Colony Street, Winnipeg, to amend the Zoning Agreement affecting the subject property by removing the permitted use condition in Clause 2 of the agreement and replacing it with the prohibited use list.

The applicant, on behalf of the owners, proposes to remove the permitted use list from the existing agreement and replace it with a smaller prohibited use list. The thirteen (13) recommended prohibited uses include private clubs, hotels, contractors establishments and automobile sales businesses.

On February 12, 2002, a Public Hearing was held before the Lord Selkirk-West Kildonan Community. One person appeared in support of the application and one person registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred in part, in the recommendations contained in the report dated February 5, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

1. The new prohibited uses are appropriate for the subject commercial property.

2. The applicant and the resident in opposition agree to the new proposed list of prohibited uses.

On March 5, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Zoning Agreement Amendment report dated February 15, 2002, from the Lord Selkirk-West Kildonan Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DASZ 36/76 (By-law Nos. 1612/77, 1613/77) dated March 2,1977, be amended by removing/replacing the permitted use list in Clause 2 in the agreement with a new prohibited use list which includes the following uses:
   - A. Amusement Enterprises
   - B. Automobile, repairs, service and installation of supplies/parts
   - C. Automobile/ rental/sales
   - D. Boat sales, service and repairs
   - E. Clubs
   - F. Contractors establishments
   - G. Farmers market
   - H. Farm supplies, sales
   - I. Landscape, garden supplies; sales landscape contractor
   - J. Motor or machine repair recreation or utility
   - K. Stone or monument sales

L. Hotels
M. Wood products manufacture
N. Shelter House

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 36/76 (By-law Nos. 1612/77, 1613/77) dated March 2, 1977, as approved in Recommendation I.

III. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

IV. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

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