Proposed Plan of Subdivision - land located on the east side of Ashworth Street, north of Fulton Street
File DAS 4/2002

5. The Standing Policy Committee on Property and Development has been advised that an application has been received from Qualico Developments (Winnipeg) Ltd. (Lyne Jones), 30 Speers Road, Winnipeg, for approval of a plan of subdivision on the subject lands for purposes of residential development.

The applicants propose to construct a long cul-de-sac on the east side of Ashworth Street. This constitutes one of the last infill areas for residential development between John Forsythe Road and Warde Avenue and will allow for the establishment of 25 new lots. All lots are a minimum 40 feet in width and appear to have at least 125 feet of depth. The added depth will allow for the larger homes being built with larger front garages without necessitating a reduction in either front or rear yards.

On April 22, 2002, the Riel Community Committee held a public hearing to consider the proposed plan of subdivision. One person appeared in support of the application and one person registered in opposition thereto.

The Riel Community Committee recommended approval of the proposed plan of subdivision for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use, Planning, Property and Development Department.

On May 27, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Subdivision Report dated April 26, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DAS 4/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DAS 4/2002 dated April 15, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into an Addendum to Development Agreement AG 53/86 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated March 18, 2002.

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III. 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.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

V. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

VI. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

VII. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Attachment "A" referred to in Clause 5 of the Report of the Standing Policy Committee on Property and Development dated May 27, 2002

By-Law No.

File No. **DAS 4/02**

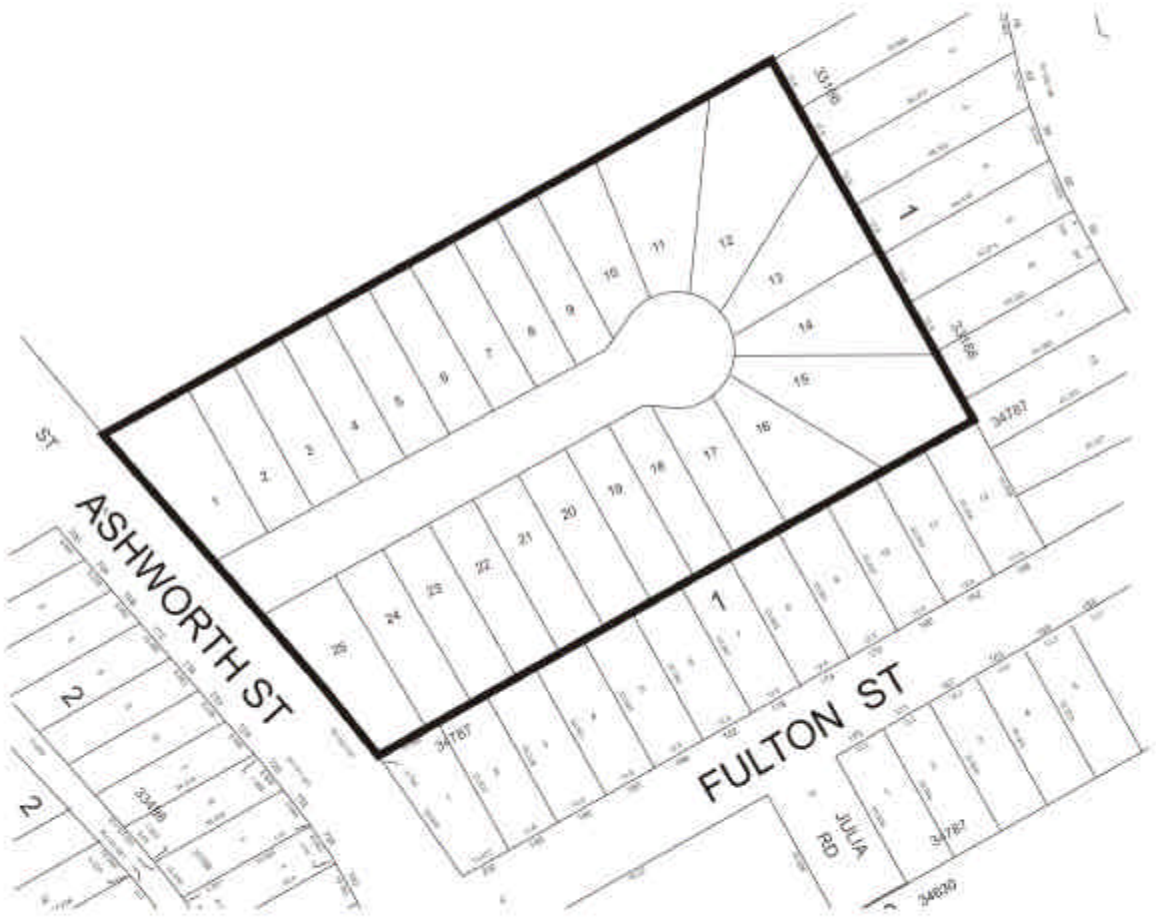
Explanation

An application for the approval of the plan of subdivision shown outlined below.

Atlas Sheet No. **AJ29**

N

RIEL COMMUNITY



Schedule"A" for File DAS 4/02, Riel Community , April 15/02

THIRD READING :

EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐

CAVEAT No.