Proposed Plan of Subdivision and Rezoning - land located at east of Canadian Pacific Railway, north of Lindenwood Drive West and south of Thurston Bay

File DASZ 9/2002

8. The Standing Policy Committee on Property and Development has been advised that an application has been received from Genstar Development Company (Jerry Klein), 218 - 905 Waverley Street, Winnipeg, to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from a "MP-2" Industrial District to a "R1-4" Residential District to allow for single-family housing development.

The subdivision is Phase 15B of the Lindenwoods residential community located on joint-venture City of Winnipeg/Genstar lands. It is proposed to create sixty (60), 40+ foot-wide building lots.

On May 14, 2002, the Assiniboia Community Committee held a public hearing to consider the subject rezoning application. Two people registered in support of the application and one person registered in opposition thereto.

The Assiniboia Community Committee concurred in the recommendations contained in the report dated April 30, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. That this is one of the last phases nearing completion of the project and there is no reason why this should not be approved.

On May 27, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Subdivision and Zoning Change Report dated May 16, 2002, from the Assiniboia Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 9/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 9/2002 dated April 30, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 1, 2002.

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

III. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 9/2002 dated April 30, 2002, to a "R1-4" Single-Family Residential District.

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.

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

VI. 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.

VII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

VIII. That 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.

IX. That 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 8 of the Report of the Standing Policy Committee on Property and Development dated May 27, 2002

By-Law No. _____

File No. **DASZ 9/02**

Atlas Sheet No. **AH20 ASSINIBOIA COMMUNITY**

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Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located east of Thurston bay, south of Princewood Road from an "MP-2" INDUSTRIAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____