Proposed Subdivision and Rezoning - land located at 65 Halparin Drive - Riel Community
File DASZ 22/2001 [c/r DAV 653/2001D]

1. The Standing Policy Committee on Property and Development has been advised that an application has been received from Ronald S. Ade, 65 Halparin Drive, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to an "RR-2" Rural Residential District. The applicant proposes to subdivide his existing lot into four lots, at least three of which are effectively created by the extensions of Ramblewood Road and Halparin Drive. The most westerly lot has an existing dwelling on it at the current time.

On November 13, 2001, a public hearing was held before the Riel Community Committee. One person appeared in support of the application and no one was registered in opposition thereto.

The Riel Community Committee concurred in part, in the recommendations contained in the report dated November 6, 2001, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The application complies with Plan Winnipeg Policy as, under the Perimeter South Area Action Plan, the area in question, which lies between Highway 59 and St. Anne's Road, can be subdivided into two-acre lots.

On January 8, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Subdivision and Zoning Change Report dated November 26, 2001, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 22/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 22/2001 dated November 6, 2001, 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 November 5, 2001.

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

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 22/2001 dated November 6, 2001, to an "RR-2" Rural Residential District.

IV. That the applicant be required to enter into a Subdivision Agreement with the City of Winnipeg containing the following condition:

A. That the City will require a widening in the future to the Sioux Road right-of-way of 10.058 metres (33 feet), and no new buildings or other permanent structures shall be permitted within the area of the future widening.

V. That the cash in lieu of dedication payable under this application to the Riel Community Committee Land Dedication Fund, be directed to the St. Germain/Vermette Parks and Recreation Fund.

VI. 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.

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

VIII. 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.

XI. 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 provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

X. 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.

XI. 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.

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

Schedule "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated January 8, 2002

By-law No.

File No. **DASZ 22/2001**

Atlas Sheet No. **AL31 RIEL COMMUNITY**

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Explanation

An application for the approval of the plan of subdivision shown outlined below and for a propsed zoning change to By-law No. 6400/94 by rezoning the land located on the east side of Prairie Grove Road north of Ramblewood Road North from an "A-5" AGRICULTURAL DISTRICT to an "RR-2" RURAL RESIDENTIAL DISTRICT as shown outlined below.



Schedule "A" for
File DASZ 22/01
Riel Community Committee
November 6, 2001

THIRD READING :

EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐

CAVEAT No.