Agenda – Executive Policy Committee – October 16, 2024

REPORTS

Item No. 11 Zoning Agreement Amendment – 419 St. Anne's Road (St. Vital Ward) File ZAA 11/2024

COMMUNITY COMMITTEE RECOMMENDATION:

On September 24, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That Caveat No. 242562/1 and Caveat No. 265675/1 be discharged in their entirety, subject to the condition that the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

    A. That the Owner must submit plans showing the location and design of any and all proposed:

        i. buildings
        ii. accessory parking areas
        iii. driveways
        iv. garbage enclosures
        v. fencing
        vi. freestanding signage
        vii. landscaping

        on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

2. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 24, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

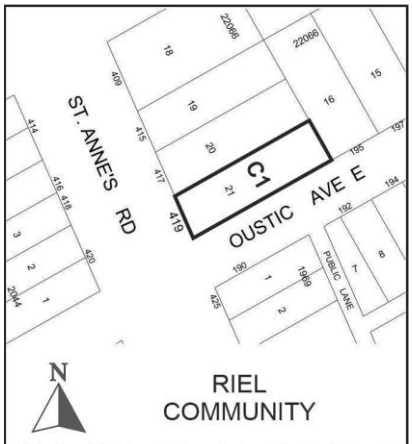
File: ZAA 11/2024

Before: Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

Public Hearing: September 24, 2024
Council Building, 510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



APPLICANT: John Scott Wintrup Planning & Development (John Wintrup)
FILE: ZAA 11/2024
PROPOSAL : To discharge the existing Zoning Agreement DAZ 260/1976 Caveat No. 242562/1 and 265675/1 affecting the land shown outlined above to allow uses permitted under the "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT. **For information, phone D. Clark Planner at 204-986-5684**
DEMANDEUR : John Scott Wintrup Planning & Development (John Wintrup)
N° DE DOSSIER : MCZ 11/2024
PROJET : Abrogation de la convention de zonage DAZ 260/1976, oppositions nos 242562/1 et 265675/1, touchant le terrain délinéé ci-dessus en vue de permettre les usages autorisés dans un secteur C1 (secteur commercial de quartier). **Pour plus de renseignements, appelez D. Clark, urbaniste, au 204-986-5684.**

Premises Affected: 419 St. Anne's Road

For submission to: Executive Policy Committee

Prepared by: S. Vickery, Committee Clerk
Riel Community Committee

Report date: September 25, 2024

Community Committee Recommendation:

On September, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That Caveat No. 242562/1 and Caveat No. 265675/1 be discharged in their entirety, subject to the condition that the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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        i. buildings
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        iii. driveways
        iv. garbage enclosures
        v. fencing
        vi. freestanding signage
        vii. landscaping

        on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

2. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. It's the expansion of a daycare. So, the removal of the caveat is, it doesn't seem to be opposed by anybody.

2. There are reports of a petition in support. We don't think have the file, but regardless, I admit to the people that run the daycare, this is a good community use, this is a good idea.

3. My caveat is that I would want to sit down with Public Works and Mr. Wintrup and his client and see if we can have some sort of timeframe to make sure that the pothole state of that intersection is that, on the Oustic side is dealt with. Because, it was already a problem with people swerving around, try to avoid, and now if you've got the daycare on both sides of the road and maybe people going back and forth; we really need to make sure we're not creating an accident here. So with those supporting reasons, those are my supporting reasons for moving the recommendation.

Exhibits Filed:

1. Application dated July 16, 2024
2. Notification of Public Hearing dated August 16, 2024
3. Manitoba Status of Title 3297148/1
4. Letter of authorization dated June 12, 2024 from St. Anne's Day Nursery Inc., Lee Foon Lim, and Bukonla Banjo to John S. Wintrup
5. Caveats 242562/1 265675/1
6. Zoning Agreement dated September 15, 1976 between The City of Winnipeg and Robert Leo Beaudry and Lorraine Marie Therese Beaudry
7. Zoning Agreement dated June 27, 1979 between The City of Winnipeg and Robert Leo Beaudry and Lorraine Marie Therese Beaudry
8. Legal descriptions and Title Plot
9. Current Zoning / Lot Configuration
10. Plans (1 page)
11. Report from the Urban Planning Division dated September 16, 2024
12. Inspection Report
13. Communication dated September 19, 2024, from John Scott Wintrup in support of the application
14. Communication dated September 19, 2024, from Jaqueline Araujo dos Santos in support of the application
15. Communication dated September 23, 2024, from Sarah Dankochik in support of the application
16. Recording of Representations

REPRESENTATIONS:

In Support:

Jaqueline Araujo dos Santos
Sarah Dankochik
John Wintrup

In Opposition:

Nil

For Information:

Nil

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department

Exhibit "11" referred to in File ZAA 11/2024

ADMINISTRATIVE REPORT

Title: **ZAA 11/2024 – 419 St. Anne's**

Issue: For consideration at the public hearing to replace a Zoning Agreement under File DAZ 260/76 to allow uses permitted under the "C1" Commercial Neighbourhood District.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Clark, RPP MCIP	N/A	N/A	

RECOMMENDATIONS

1. That Caveat No. 242562/1 and Caveat No. 265675/1 be discharged in their entirety, subject to the condition that the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:
    a. That the Owner must submit plans showing the location and design of any and all proposed:
        i. buildings;
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        on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

2. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").
3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to discharge the Zoning Agreement under File DAZ 260/76 to allow for a broader range of commercial uses within an existing commercial building.
- The existing Caveat registered on title restricts uses that are no longer referenced in the current Zoning By-law.
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- Approval of a Zoning Agreement Amendment application requires a public hearing as per the Development Procedures By-law and The City of Winnipeg Charter.
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject Zoning Agreement under File DAZ 260/76 will be replaced.

HISTORY

DAZ 260/76

In 1976, the subject site was rezoned to "C1", subject to a zoning agreement that states:

1) The land and any building or structure thereon shall not be used for and no building or structure shall be erected, altered or enlarged on the land except:
   a) Barber shop
   b) Beauty parlour
   c) Accessory uses.
2) The surface of the required accessory off-street parking area shall be surfaced with either asphalt or concrete and enclosed by a fence or wall not less than two (2) feet or greater than six (6) feet in height which fence or wall shall be constructed in accordance

with a design and located in accordance with a plan to be submitted to and approved by the Designated Officer of Zoning.

ZAA

June 27, 1979 the Zoning Agreement was amended to allow additional uses beyond the barber shop, beauty parlour and accessory uses. The uses were expanded as follows:

a. Agency for clothes cleaning, laundry or pressing establishment
b. Baked good shop
c. Bank
d. Barber shop or beauty parlour
e. Book or stationary store
f. Confectionery store
g. Dressmaking or millinery shop
h. Drug store
i. Dry good or notions store
j. Florist or gift shop
k. Grocery, fruit or vegetable store
l. Hardware or electrical appliance store, or radio shop
m. Jewelry store, or watch repair shop
n. Meat market or delicatessen store
o. Offices, business or professional
p. Photographer
q. Restaurant, tea room or café (excluding dancing or entertainment)
r. Shoe store or shoe repair shop
s. Tailor, clothing or wearing apparel shop
t. Accessory uses

CONSULTATION

In preparing this report there was consultation with: n/a

OURWINNIPEG 2045 POLICY ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density
4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities

6.40 Commercial Areas
Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by:	Devin Clark, RPP MCIP
Date:	September 16, 2024
File No.	ZAA 11/2024

List of Schedules and Attachments

1. Schedule A – Planning Discussion

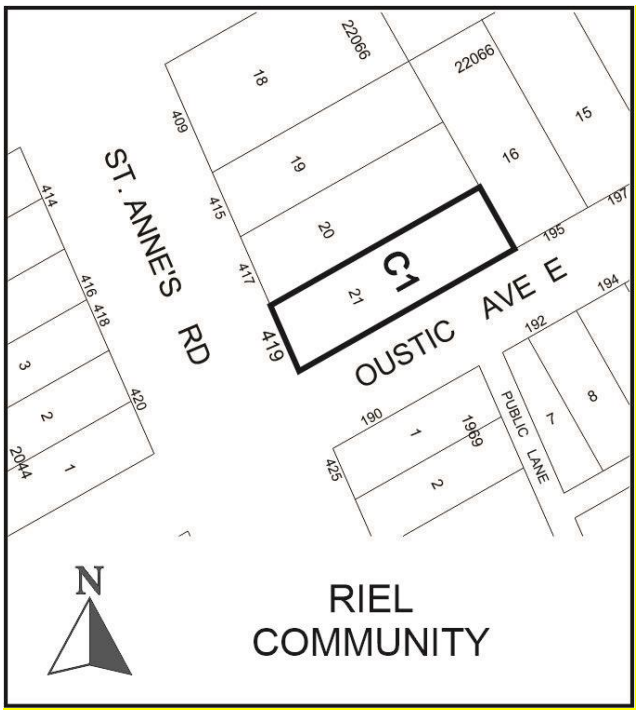
SCHEDULE 'A'

DATE:	September 16, 2024
FILE:	**ZAA 11/24**
RELATED FILES:	N/A
COMMUNITY:	**Riel**
NEIGHBOURHOOD #:	5.51 - Lavalee

For consideration at the public hearing to replace a Zoning Agreement under File DAZ 260/76 to allow uses permitted under the "C1" Commercial Neighbourhood District.

LOCATION: **419 St. Anne's Road**

LEGAL DESCRIPTION: **SP LOT 21 PLAN 22066 WLTO IN RL 41 AND 42 PARICH OF ST.VITAL**



APPLICANT:	J. Wintrup Consulting Ltd. (John Wintrup) 301-139 Roslyn Rd. Winnipeg, MB R3L 0G7
OWNER:	St. Anne's Day Nursery Inc. 425 St. Anne's Road Winnipeg, MB R2M 3C7
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject lands are located on the east side of St. Anne's Road at the northeast corner of the intersection with Oustic Avenue East, in the Lavalee neighbourhood of the St.Vital ward.
- The subject site is 6,158 square feet and currently occupied by a single-storey commercial building, with an accessory parking area at the rear of the site.
- Vehicle access is taken via an approach from Oustic Avenue East.
- The property is located along the St. Anne's Road Urban Mixed Use Corridor under the *Complete Communities Direction Strategy 2.0*, and is zoned "C1" Commercial Neighbourhood.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial uses zoned “C2“ Commercial Community and “C1” Commercial Neighbourhood.

South: Oustic Avenue East, then commercial uses zoned “C1“ Commercial Neighbourhood.

East: Residential uses zoned “R1-M” Residential Single-family (Medium).

West: St. Anne’s Road, then residential uses zoned “RMF-S” Residential Multi-Family (Small).



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to discharge the existing Zoning Agreement caveated on title when the site was rezoned to “C1” Commercial Neighbourhood in 1976.
- The current zoning agreement permits a number of very specific uses that are no longer referenced in the Zoning By-law.
- No changes are proposed to the site or to the building at this time.
- The applicant notes that the new owner is considering using the existing building to expand their current operations, which is the St. Anne’s Day Nursery, which is located to the south of the subject site.

COLLABORATION

The applicant has worked cooperatively with the Public Service to confirm support for the related Zoning Agreement Amendment.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The site is designated as Urban Mixed-Use Corridor under CCDS 2.0. Key goals and policies most relevant to this proposal include:

  Goal 3 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.

  Urban Mixed-Use Corridors

  3.1 Ensure that development on Urban Mixed-Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:

  3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

  3.1.2 Having entrances provide direct access to the public sidewalk.

  3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.

  3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.

  3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

  3.1.6 Encouraging the location of parking above- or below-grade, or behind the primary building. Parking located beside the building may be acceptable if the parking area occupies a minimal area and high-quality screening from the public right-of-way is provided.

  3.1.7 Promoting pedestrian-scale signage

  3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.

  3.3 Where appropriate, integrate large format retail into the streetscape for Urban Mixed Use Corridors by:

  3.3.1 Providing minimal building setbacks from the public right-of-way to define the street edge and having entrances provide direct access to the public sidewalk.

  3.3.2 Reinforcing a pedestrian-oriented scale by establishing a rhythm of vertical articulation using approaches such as smaller retail units, small variations in building step backs, building materials and/or colours, fenestration patterns, and canopies and signage.

  3.4 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear- and side-adjacent residential properties and the public sidewalk by:

3.4.1 Using Corridor right-of-way width as a guide to determine maximum building height, where appropriate.

3.4.2 Using upper-level building step backs, where appropriate.

3.5 Design the public realm and right-of-way to promote improvements to the pedestrian and cycling environment, including pedestrian- and transit-oriented streetscaping enhancements.

3.6 Discourage auto-oriented land uses.

All Corridors

3.10 Consider the use of tools such as local area planning, zoning, and design guidelines to further implement these design principles.

3.11 Promote simple, quick, direct, and universal access to transit stops, junctions, hubs, and stations through site design.

Goal 4 4.0 Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community. Policies Urban Mixed-Use Corridors

4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed-Use Corridors.

4.2 Discourage auto-oriented commercial uses such as those that cater to the drive-by or traveling customer as well as those requiring outdoor storage or sales in Urban Mixed-Use Corridors. Such uses may be considered only where:

4.2.1 The proponent can demonstrate a high degree of compliance with the design considerations articulated in the policies under Goal 3.

4.2.2 Negative impacts can be minimized through appropriate means.

4.2.3 Strong on-site pedestrian connectivity between buildings, parking areas, public sidewalks, and/or transit stops is provided.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

“C1 “Commercial Neighbourhood”

The Commercial Neighbourhood “C1” district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. This district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. C1 districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.

Dimensional Standards for non-residential principal structures under the “C1” district are as follows:

- Minimum Front Yard Setback – 0 feet
- Maximum Front Yard Setback – 10 feet
- Restrictions to these rules are identified under notes (f) and (g) of the Dimensional Standards Table, which state:

- f. Maximum front yard in the C1 district applies only in Urban Infill Areas as identified on Map 1 in Schedule C.
- g. A minimum front yard of 10 feet must be provided to open parking or loading areas and to queuing spaces.

- Minimum Rear Yard Setback – 0 feet
- Minimum Interior Side Yard – 0 feet
- Minimum Corner Side Yard – 0 feet
- Maximum Height of Building – 39 feet
- Maximum Floor Area Ratio – 1.0

To add clarity to how Floor Area Ratio is calculated, see below explanation from Zoning By-law 200/2006.

Floor Area Ratio (FAR)

Floor area ratio (FAR) is measured as the gross floor area of all buildings on a lot or parcel, divided by the lot area, except that such floor area does not include any area used for parking within the principal building and does not include any area used for incidental service storage, installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses. (See Illustration 2.)

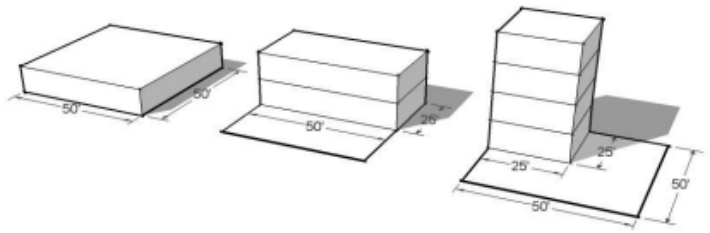


Illustration 2: Floor Area Ratio

In this illustration, a floor area ratio (FAR) of 1.0 is depicted in three ways: a single-storey building occupying the entire lot; a two-storey building occupying one-half the lot; and, a 4-storey building occupying one-quarter of the lot. In each case, the total floor area is equal to the lot size.

Dimensional Standards for multi-unit residential principal structures under the “C1” zoning district will follow the “RMF-S” dimensional standards. These dimensions are as follows:

- Minimum Lot Area – 9,000 square feet with note (d), which states, “the minimum lot area for a lot in the RMF-S zoning district where the rear lot line abuts a public lane is 5,000 square feet.
- Minimum Lot Area Per Dwelling Unit – 1,250 square feet
- Minimum Front Yard – 20 feet
- Minimum Rear Yard – 25 feet
- Minimum Interior Side Yard – 4 feet
- Minimum Corner Side Yard – 5 feet
- Maximum Building Height – 35 feet

Zoning Agreement DAZ 260/76

Amendments to permitted uses

- **The Urban Planning and Design Division considered whether any use restrictions should continue on the subject property. It was determined that the permitted uses in the "C1" district are suitable and supportable in this location given that the property fronts onto the St. Anne's arterial route, which is also designated an Urban Mixed-Use Corridor under CCDS 2.0.**
- **This stretch of the St. Anne's Road Corridor is characterized by a mix of residential and commercial uses with zoning that includes "C1" Commercial Neighbourhood, "RMF-S" Residential Multi Family (Small) and "RMU" Residential Mixed-Use.**
- **The "C1" Commercial Neighbourhood district permits residential and commercial mixed-use buildings with dimensional standards that follow the "RMF-S" Residential Multi Family (Small) zoning district as indicated previously in this report.**
- **A condition of Director plan approval is recommended to ensure any potential future redevelopment on site adheres to the Urban Mixed-Use Corridor policies.**

Condition requiring asphalt or concrete surfacing

- **With respect to the condition that requires asphalt or concrete surfacing for the accessory off street parking, this is a requirement under the current Zoning By-law regulations and would be required at the time of redevelopment of the site.**

Plan Approval

The Urban Planning and Design Division is recommending the following clause:

a. That the Owner must submit plans showing the location and design of any and all proposed:

   i. buildings;
   ii. accessory parking areas;
   iii. driveways;
   iv. garbage enclosures;
   v. fencing;
   vi. freestanding signage; and,
   vii. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

The plan approval condition ensures that any potential future redevelopment of the site will align with the objectives and policies for Urban Mixed-Use Corridors under *CCDS 2.0*.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The site is located along an Urban Mixed-Use Corridor, which are intended to provide a variety of commercial and residential uses in a convenient, walkable, pedestrian oriented manner.

- The proposal will allow additional commercial uses to be established on site.
- The “C1” zoning district permits smaller scale commercial uses and residential uses that would remain compatible with the surrounding area.
- With respect to policy 4.2 under CCDS 2.0 Urban Mixed-Use Corridors which speaks to discouraging auto-oriented commercial uses, the “C1” zoning district does not permit restaurants that have drive through facilities. It may be possible for other uses to establish in an auto-oriented manner in the future should the site redevelop and this is the reason that the Director Plan Approval condition is being recommended.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division

Report Prepared By: Devin Clark, RPP MCIP
PPD File # ZAA 11/24

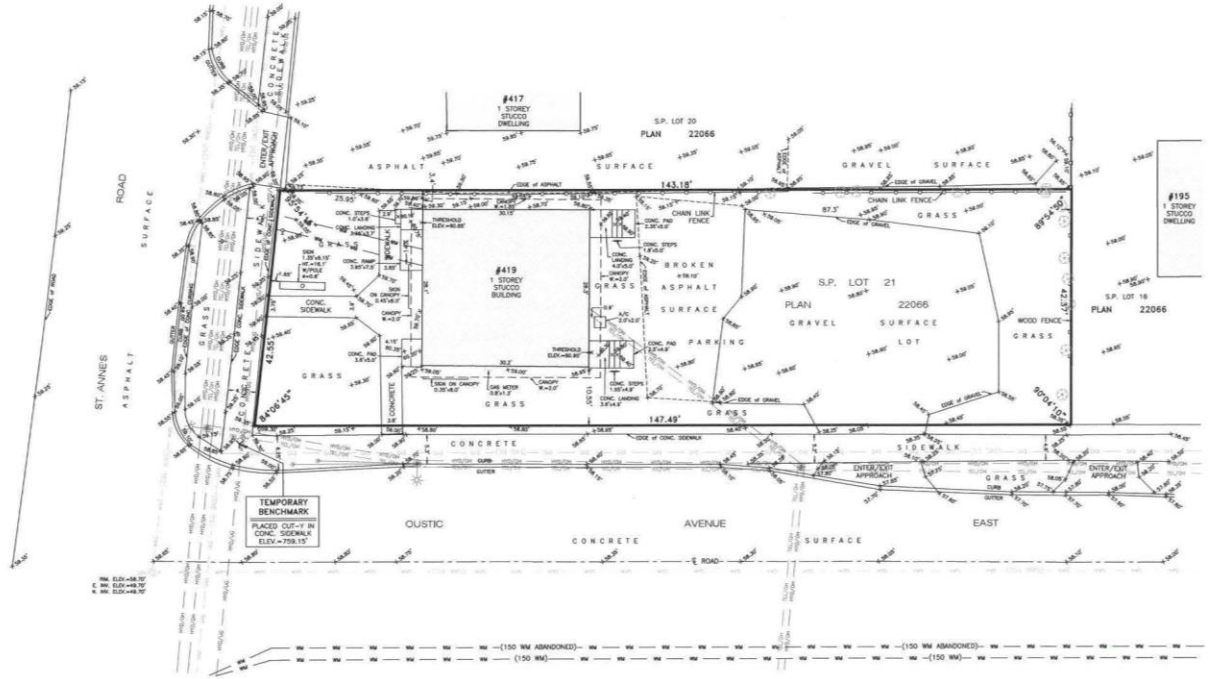
Exhibit “10” referred to in File ZAA 11/2024

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it was prepared under. It is at the discretion of Barnes & Duncan to issue additional copies of documents on a case by case basis.

DISCLAIMER:

NOTICE: BARNES & DUNCAN IS PROVIDING, BY AGREEMENT WITH ST. ANNE'S DAY NURSERY INC. MATERIALS STORED ELECTRONICALLY. THESE DOCUMENTS ARE PROTECTED BY COPYRIGHT AND FURTHER DISTRIBUTION BY ELECTRONIC MEANS OR BY ANY OTHER MEANS ARE PROHIBITED. OWNERSHIP OF THESE DOCUMENTS IS RETAINED BY BARNES & DUNCAN. THE PARTIES RECOGNIZE THAT DATA, PLANS, SPECIFICATIONS, REPORTS, DOCUMENTS, OR OTHER INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA (INCLUDING BUT NOT NECESSARILY LIMITED TO "CAD DOCUMENTS") ARE SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL, DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION. ACCORDINGLY, ALL SUCH DOCUMENTS ARE PROVIDED TO THE PARTIES FOR INFORMATIONAL PURPOSES ONLY AND NOT AS AN END PRODUCT OR AS A RECORD DOCUMENT. ANY RELIANCE THEREON IS DEEMED TO BE UNREASONABLE AND UNENFORCEABLE.

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BARNES 1904 & DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 DONALD STREET
WINNIPEG, MANITOBA
R3L 0K6

CLIENT:
ST. ANNE'S DAY NURSERY INC.

419 ST. ANNE'S ROAD
WINNIPEG, MANITOBA

PLAN OF TOPOGRAPHIC SURVEY OF RIVER LOTS 41 AND 42 PARISH OF ST. VITAL

BEING

S.P. LOT 21, PLAN 22066 W.L.T.O.

CITY OF WINNIPEG
MANITOBA

SCALE - 1 Inch = 10 Feet

TITLE INFORMATION:

CERTIFICATE OF TITLE: 3297148/1 W.L.T.O. (SEARCH DATE: JUNE 6, 2024)
REGISTERED OWNER: ST. ANNE'S DAY NURSERY INC.
LEGAL DESCRIPTION: SP LOT 21, PLAN 22066 WLTO IN RL 41 AND 42, PARISH OF ST. VITAL
ENCUMBRANCES: INSTRUMENTS NUMBERED 242562/1 AND 265675/1 ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

LEGEND

Property lines and dimensions — 100.00'
Curbs
Fences
Manholes
Street and traffic sign
Deciduous Trees
Power Pole
Power Poles w/Light
Guy Wire Anchor
Curb Stop
Waste Water Sewer
Watermain
Natural Gas line
Telephone cables (overhead)
Hydro cables (overhead)
Hydro cables (underground)

NOTES

All dimensions are in feet and decimals of a foot.
Elevations are referred to Geodetic Datum and are indicated thus _ _ _ _ _ _ _ _ _ _ _ 759.00'
For Geodetic Elevations add 700.00' to all elevations shown.
Elevations are referred to Can-Net Benchmark MB_Winnipeg_Wes, Elevation = 241.423 (CGVD28).
Invert elevations are from the City of Winnipeg data.

Locations of underground structures as shown are based on the best information available, as provided by the City of Winnipeg's Underground Structures Department, but no guarantee is given that all existing utilities are shown or that the given locations are exact.

Confirmation of existence and exact location of all services must be obtained from the individual utilities before proceeding with construction.

This survey was made between the 12th and 21st days of June, 2024.

SHOULD INFORMATION ON THE DIGITAL FILE DIFFER FROM THE INFORMATION SHOWN ON THE ORIGINAL HARD COPY, AS PROVIDED BY OUR FIRM, THE LATTER WILL GOVERN.

FILE: 24-0658
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FB: BAD 1261-137/139

KELLY W. MANTIK, M.L.S.
DATED THIS 21st DAY OF JUNE, 2024

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