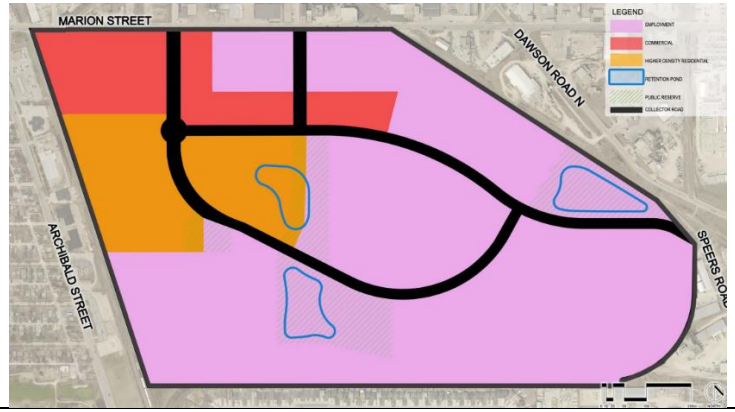
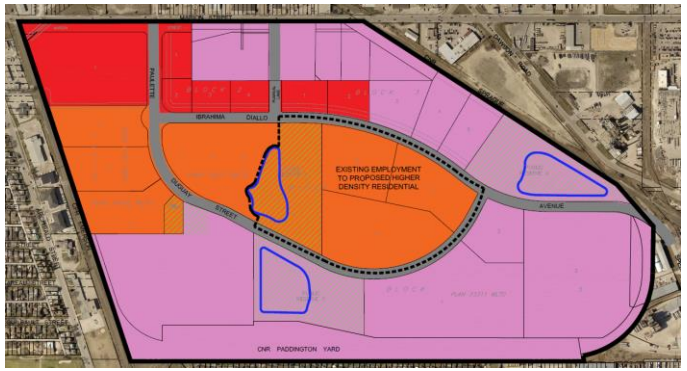
Appendix C – Applicant Proposed Amendments

#	Existing Policy	Proposed Amendment
1	**Appendix A – Land Use and Transportation Concept** 	**Appendix A – Land Use and Transportation Concept** Proposed change from “Employment” Area to “Higher Density Residential Area” 
2	**3.2.2.9** New residential development shall be setback 300 metres (984.25 feet) from any “M3” Manufacturing Heavy zoning district outside the planning area, except for lands located directly across Marion Street to the north, where new residential development shall be setback 150 metres (492.13 feet) from any other Manufacturing-zoned industrial lands. Setback distances shall be measured from the nearest property line to nearest property line.	**3.2.2.9** New residential development shall be setback 300 metres (984.25 feet) from any “M3” Manufacturing Heavy zoning district outside the planning area. Except for a. lands located directly across Marion Street to the north b. lands located within the area bounded by Sprague line, east property line of 864 Marion Street (WFPS Station No.9), Marion Street and Dawson Road where new residential development shall be setback 150 metres (492.13 feet) from any other Manufacturing-zoned industrial lands. Setback distances shall be measured from the nearest property line to nearest property line.
3	**3.3.3.13b** A 300 metre setback from the Paddington Yard. The setback distance shall be measured from the nearest Paddington Yard property line to the closest location of a habitable room or space within a dwelling.	**3.3.3.13b** A ~~300~~ 150 metre setback from the Paddington Yard . The setback distance shall be measured from the nearest Paddington Yard property line to the closest location of a habitable room or space within a dwelling.

4	**3.3.2.14** New Residential zoning districts shall be setback 300 metres (984.25 feet) from any “M3” Manufacturing Heavy zoning district outside the planning area, except for lands located directly across Marion Street to the north, where new Residential zoning districts shall be setback 150 metres (492.13 feet) from any other Manufacturing-zoned industrial lands. Setback distances shall be measured from the nearest property line to nearest property line.	**3.3.2.14** New Residential zoning districts shall be setback 300 metres (984.25 feet) from any “M3” Manufacturing Heavy zoning district outside the planning area. Except for a. lands located directly across Marion Street to the north b. lands located within the area bounded by Sprague line, Marion Street and Dawson Road where new Residential zoning districts shall be setback 150metres (492.13 feet) from any other Manufacturing-zoned industrial lands. Setback distances shall be measured from the nearest property line to nearest property line.
5	**8.2.2** Up to 1,200 dwelling units may be permitted within Phase 1 with collector road access to Marion Street, generally located across from Dupuy Avenue, and access at the northern terminus of and connected to Speers Road. Up to 2,000 dwelling units may be permitted in the planning area following the successful implementation of a predictive rail crossing blockage alert system, or some alternate solution, to the satisfaction of the Chief of the Winnipeg Fire and Paramedic Service, the Director of Public Works and the Director of Planning, Property and Development.	**8.2.2** Up to 1,200 dwelling units may be permitted within Phase 1 with collector road access to Marion Street, generally located across from Dupuy Avenue, and access at the northern terminus of and connected to Speers Road. Up to ~~2,000~~ 2,800 dwelling units may be permitted in the planning area following the successful implementation of a predictive rail crossing blockage alert system, or some alternate solution, to the satisfaction of the Chief of the Winnipeg Fire and Paramedic Service, the Director of Public Works and the Director of Planning, Property and Development.