Minute No. 76
Report - Standing Policy Committee on Property and Development - November 30, 2004

Item No. 6 **Subdivision and Rezoning - west side Melnick Road, south of Warde Avenue Extension**
File DASZ 36/2004

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 36/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 36/2004 dated November 9, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the applicant be required to enter into an addendum to Development Agreement AG 1/95 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 8, 2004, with the following amendments, namely:

        i. Add the following words at the end of Recommendation 2 of the addendum to Development Agreement AG 1/95 after the word "looping", namely:

            2. "…and a sidewalk on the flankage side of Nordstrom Drive from the extension of Boulevard De La Seigneurie to Scholberg Lane."

        ii. Add the following as conditions 8. A. to 8. D. to the addendum to Development Agreement AG 1/95, namely:

            8. A. The Developer shall grant an easement to the City on the land required at the northeast corner of the proposed subdivision to accommodate the future connection of Melnick Road to Warde Avenue as determined by the Director of Public Works

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8. B. The Developer shall, at no expense to the City, construct within the side yards of the two residential lots abutting the Melnick Road realignment, a uniform noise attenuation fence 2.0 m in height, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of the proposed lots abutting the Melnick Road realignment requiring the owner(s) to maintain and/or repair or replace the fence, as originally constructed, to the satisfaction of the Director of Public Works.

8. C. The Developer shall, at no expense to the City, construct a uniform noise attenuation fence abutting Nordstrom Drive between the fences constructed pursuant to Clause 1 of the Administrative Coordinating Group Report with respect to the plan of subdivision, to the satisfaction of the Director of Public Works. The Developer is to be responsible to maintain and/or repair or replace the fence, as originally constructed, to the satisfaction of the Director of Public Works for so long as the Melnick Road realignment is in place.

8. D. The Developer is to permit the City to file a caveat against the title of the two proposed lots abutting the Melnick Road realignment as well as the proposed lot directly across Nordstrom Drive, to the southwest, advising the prospective lot purchasers of the proposed Melnick Road realignment, to the satisfaction of the Director of Public Works.

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

3. That The Winnipeg Zoning By-law No. 6400/94 be amended as follows:

A. By rezoning the subject land as outlined on Schedule "A" for File DASZ 36/2004 dated October 8, 2004, to an "R1-4" Residential District.

B. By establishing a minimum rear yard (setback) of sixteen (16) metres for one and two family lots backing onto Warde Avenue.

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4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. 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.

7. 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.

8. 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.

9. That in the event 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.

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DECISION MAKING HISTORY:

Moved by Councillor De Smedt,

That the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 17, 2004, the Riel Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That the report of the Administrative Coordinating Group dated November 8, 2004, be amended as follows:

  Add the following words at the end of Recommendation 2 of the addendum to Development Agreement AG 1/95 after the word "looping", namely:

  2. "…and a sidewalk on the flankage side of Nordstrom Drive from the extension of Boulevard De La Seigneurie to Scholberg Lane."

- That the following be added as conditions 8. A. to 8. D. to the addendum to Development Agreement AG 1/95, namely:

  8. A. The Developer shall grant an easement to the City on the land required at the northeast corner of the proposed subdivision to accommodate the future connection of Melnick Road to Warde Avenue as determined by the Director of Public Works

Report - Standing Policy Committee on Property and Development - November 30, 2004

DECISION MAKING HISTORY (continued):

8. B. The Developer shall, at no expense to the City, construct within the side yards of the two residential lots abutting the Melnick Road realignment, a uniform noise attenuation fence 2.0 m in height, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of the proposed lots abutting the Melnick Road realignment requiring the owner(s) to maintain and/or repair or replace the fence, as originally constructed, to the satisfaction of the Director of Public Works.

8. C. The Developer shall, at no expense to the City, construct a uniform noise attenuation fence abutting Nordstrom Drive between the fences constructed pursuant to Clause 1 of the Administrative Coordinating Group Report with respect to the plan of subdivision, to the satisfaction of the Director of Public Works. The Developer is to be responsible to maintain and/or repair or replace the fence, as originally constructed, to the satisfaction of the Director of Public Works for so long as the Melnick Road realignment is in place.

8. D. The Developer is to permit the City to file a caveat against the title of the two proposed lots abutting the Melnick Road realignment as well as the proposed lot directly across Nordstrom Drive, to the southwest, advising the prospective lot purchasers of the proposed Melnick Road realignment, to the satisfaction of the Director of Public Works.

and submitted the matter to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - West side Melnick Road, south of Warde Extension**
File DASZ 36/2004

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Marc Pittet, Clerk,**
Riel Community Committee

Report date: **November 19, 2004**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 17, 2004, the Riel Community Committee concurred in the administrative recommendation, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 36/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 36/2004 dated November 9, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the applicant be required to enter into an addendum to Development Agreement AG 1/95 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 8, 2004, with the following amendments, namely:

        i. Add the following words at the end of Recommendation 2 of the addendum to Development Agreement AG 1/95 after the word "looping", namely:

            2. "…and a sidewalk on the flankage side of Nordstrom Drive from the extension of Boulevard De La Seigneurie to Scholberg Lane."

        ii. Add the following as conditions 8. A. to 8. D. to the addendum to Development Agreement AG 1/95, namely:

            8. A. The Developer shall grant an easement to the City on the land required at the northeast corner of the proposed subdivision to accommodate the future connection of Melnick Road to Warde Avenue as determined by the Director of Public Works

            8. B. The Developer shall, at no expense to the City, construct within the side yards of the two residential lots abutting the Melnick Road

realignment, a uniform noise attenuation fence 2.0 m in height, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of the proposed lots abutting the Melnick Road realignment requiring the owner(s) to maintain and/or repair or replace the fence, as originally constructed, to the satisfaction of the Director of Public Works.

8. C. The Developer shall, at no expense to the City, construct a uniform noise attenuation fence abutting Nordstrom Drive between the fences constructed pursuant to Clause 1 of the Administrative Coordinating Group Report with respect to the plan of subdivision, to the satisfaction of the Director of Public Works. The Developer is to be responsible to maintain and/or repair or replace the fence, as originally constructed, to the satisfaction of the Director of Public Works for so long as the Melnick Road realignment is in place.

8. D. The Developer is to permit the City to file a caveat against the title of the two proposed lots abutting the Melnick Road realignment as well as the proposed lot directly across Nordstrom Drive, to the southwest, advising the prospective lot purchasers of the proposed Melnick Road realignment, to the satisfaction of the Director of Public Works.

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

3. That The Winnipeg Zoning By-law No. 6400/94 be amended as follows:

   A. By rezoning the subject land as outlined on Schedule "A" for File DASZ 36/2004 dated October 8, 2004, to an "R1-4" Residential District.

   B. By establishing a minimum rear yard (setback) of sixteen (16) metres for one and two family lots backing onto Warde Avenue.

4. That in the event the 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 an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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

6. 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.

7. 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.

8. 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.

9. 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.

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

1. The Riel Community Committee agreed with the administrative comments contained in the report from the Manager of Planning and Land Use dated November 8, 2004 and in the report from the Administrative Coordinating Group dated November 8, 2004.

PUBLIC HEARING SUMMARY

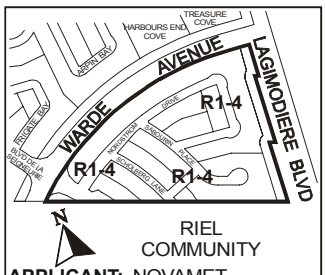
File: DASZ 36/2004

Before: Riel Community Committee
Councillor Steeves, Chairperson
Councillor Angus

Public Hearing: November 17, 2004
Community Committee Chamber, 219 Provencher Boulevard

Applicant: Novamet Development Corporation (Lynne Jones)

Subject:



APPLICANT: NOVAMET DEVELOPMENT CORPORATION
FILE: DASZ 36/04
PROPOSAL: An application for the approval of the plan of subdivision as shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 6400/94 by rezoning the land shown outlined above from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" RESIDENTIAL DISTRICT and to consider a special rear yard setback along Warde Avenue. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : NOVAMET DEVELOPMENT CORPORATION
N° DE DOSSIER : DALZ 36/04
PROJET : Demande d'approbation par le Conseil du plan de lotissement relatif aux sols délinéés ci-dessus et proposition de modification du *Règlement municipal n° 6400/94* visant à changer le zonage des sols délinéés ci-dessus qui passerait de la catégorie A.5 (SECTEUR AGRICOLE) à la catégorie R1-4 (SECTEUR RÉSIDENTIEL) et à envisager une marge d'isolement arrière spéciale le long de l'avenue Warde. **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: West side Melnick Road, south of Warde extension

Exhibits Filed:

1. Application dated September 22, 2004
2. Notification of Public Hearing dated October 22, 2004
3. Manitoba Status of Titles 1663886, 1663887, 1664088 and 1991185
4. Surveyor's Building Location Certificate and sketch
5. Plan (1 page)
6. Report from the Manager of Planning and Land Use dated November 9, 2004
7. Report from the Administrative Coordinating Group dated November 8, 2004
8. Inspection Report
9. Communication submitted by the Land Development Engineer on November 17, 2004

REPRESENTATIONS:

In Support:

Bob Hinkelman
Eric Vogan

In Opposition

Nil

For the City:

Ernie Carriere, Land Development Engineer, Planning, Property and Development Department
Kevin Lalor, Senior Planner, Planning, Property and Development Department
Michael Robinson, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

The applicant, Eric Vogan, Novamet Development Corporation, appeared in support of the application. In response to a question from Mr. Vogan, the Land Development Engineer stated that the City of Winnipeg would support the installation of a sidewalk on the flankage side only of Nordstrom Drive from the extension of Boulevard De La Seigneurie to Scholberg Lane. The Land Development Engineer further stated that he would be further amending Development

Agreement AG 1/95 as per his discussions with the applicant and submitted a communication outlining these changes, filed as Exhibit 9.

Exhibit "6" referred to in File DASZ 36/2004 [c/r DASZ 28/2001]

In reply please refer to / Référence à rappeler :

Michael Robinson (204) 986-3213
Fax / Téléc. : (204) 986-7524

File No. DASZ 36/04 (c/r) DASZ 28/01 November 9, 2004
Our c/f CP 500 (.556)

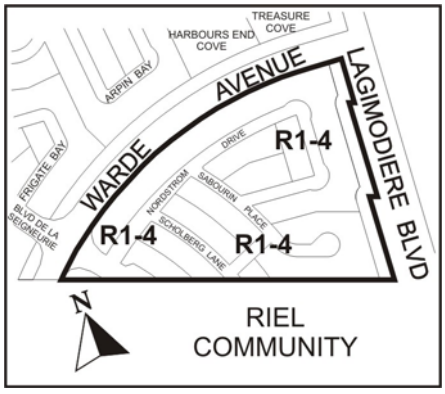
Marc Pettit, Clerk
Riel Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Mr. Pittet:

SUBDIVISION AND REZONING
Land located: South of the intersection of Warde extension & De la Seigneurie
Riel Community
File No. DASZ 36/04

An application has been received from Novamet Development Corporation for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from a "A-5" Agricultural District to "R1-4" Residential District to allow for the creation of single family lots.

RELATED FILES:



SITE DESCRIPTION:

Site Area:
The overall area totals ±24.34 acres.

Existing Land Use and Zoning:
The properties are currently zoned A-5 Agricultural and include one single-family residence with accessory structures.

Surrounding Land Use and Zoning:

North: To the north is a developed single-family residential subdivision (Island Lakes) – zoned R1-4 Residential
South: To the south are vacant lands zoned A-5 Agricultural.
East: To the east, across Lagimodiere Blvd, is a single-family residence and vacant lands zoned A-5 Agricultural.
West: To the west is a partially developed single-family residential subdivision (Island Lakes) – zoned R1-4 Residential.

DEVELOPMENT DESCRIPTION:
The applicants are proposing to rezone and subdivide this next phase of Island Lakes into approximately 130 new residential lots ranging in width from 40-45 feet. Primary access will be via Boulevard De La Seigneurie. Provision has been made for future access to the south and east.

PLAN WINNIPEG:
The area is designated as a Neighbourhood Policy Area under Plan Winnipeg, which allows for single-family residential development. The application therefore fully complies with Plan Winnipeg guidelines.

ADMINISTRATIVE COMMENTS:
A similar rezoning and subdivision was approved here in 2003 (DASZ 28/01). Subsequent to that approval, the applicant acquired the ± 4 acre homestead parcel in the northeast section of the property. That acquisition has led to the current application to rezone and consolidate that property with the already approved subdivision, creating a larger subdivision.

The City of Winnipeg Public Works Department as well as Province of Manitoba Transportation & Government Services Department have indicated that plans for this subdivision should include connecting Melnick Road to Warde Avenue. This will involve realigning Melnick such that the new intersection (Warde & Melnick) will be a safe distance from the Warde & Lagimodiere intersection.

It is important to note that Melnick Road, along with an approach off the Perimeter Highway, currently serves several industrial businesses along the Perimeter Highway. The Province has

expressed an intention to close their approach in the future, which would leave Melnick as the only access to these businesses.

At this time, it has been established by Public Works that there is not an immediate need to realign Melnick as long as the Perimeter Highway approach remains open. Furthermore, it should be acknowledged that with more residential development south of the subject parcel on the drawing board, it is possible that the industrial uses may find it beneficial to relocate at some point in time. Given these factors, Melnick Road may or may not be needed in the future.

With that said, the Public Works Department has indicated that it is their desire to reserve the future right-of-way for Melnick Road for such time that the realigned road may need to be constructed. The applicant has agreed to reserve this area for a future road right-of-way and it will be indicated on the plat as a build-to line. At the time of this writing, a revised plat showing these details has not been received from the applicant.

Finally, it should be pointed out that the proposed site includes several stands of Grade B forest habitat, which is classified as high quality but fragmented. There is an opportunity to preserve some of this woodland, especially as a visual and noise attenuation buffer for the homes backing up to Warde Avenue. The applicant is strongly encouraged to preserve as much of this habitat as possible.

RECOMMENDATION:

I. That the plan of subdivision proposed under File No. DASZ 36/04 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 36/04, attached hereto and dated November 8, 2004 for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the applicant be required to enter into an addendum to Development Agreement AG 1/95 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 8, 2004.

   B. One and two family lots backing onto Warde Avenue are to be established with a minimum depth to provide a minimum rear yard (setback) of 16.0 metres.

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 No. DASZ 36/04, attached hereto and dated October 8, 2004 to an "R1-4" Residential Zoning 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 an

extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

V. That the City Solicitor 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. 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. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within 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.

Final

Yours truly,

C. Knoll
Manager of Planning and Land Use

Per: Michael Robinson
Planner
Riel Community
986-3213

By-Law No. _____

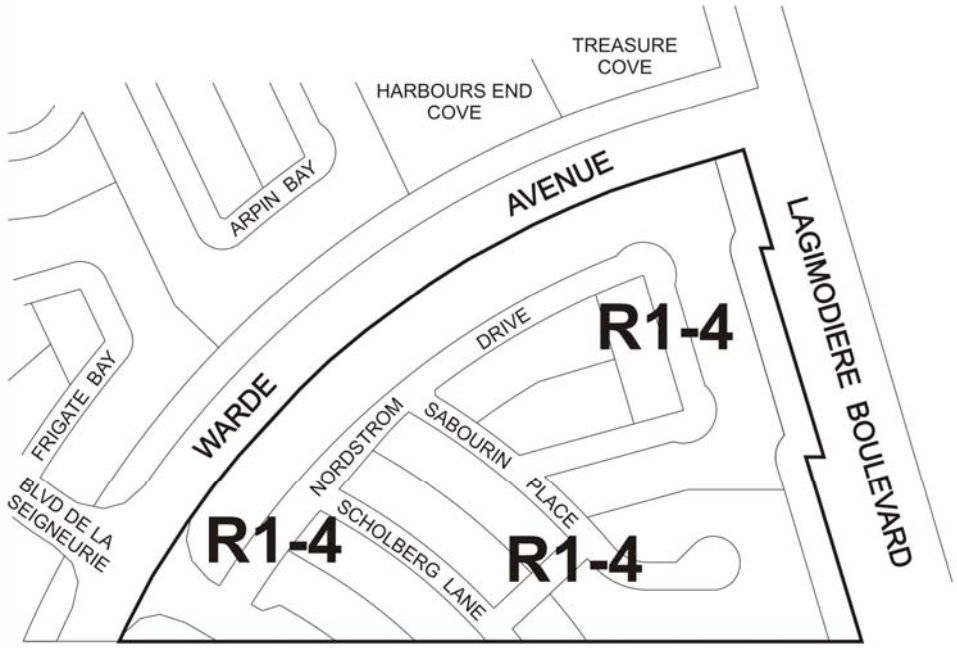
File No. **DASZ 36/04**

Atlas Sheet No.

AG31
RIEL
COMMUNITY

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 on the west side of Lagimodiere Boulevard, south of Warde Avenue from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" RESIDENTIAL DISTRICT as shown outlined below.



THIRD RE… _____

ZONING A…

Schedule "A" for file no. DASZ 36/04, Riel Community Committee, dated November 9/04



Exhibit 1: Aerial Photograph (Flown in 2002)

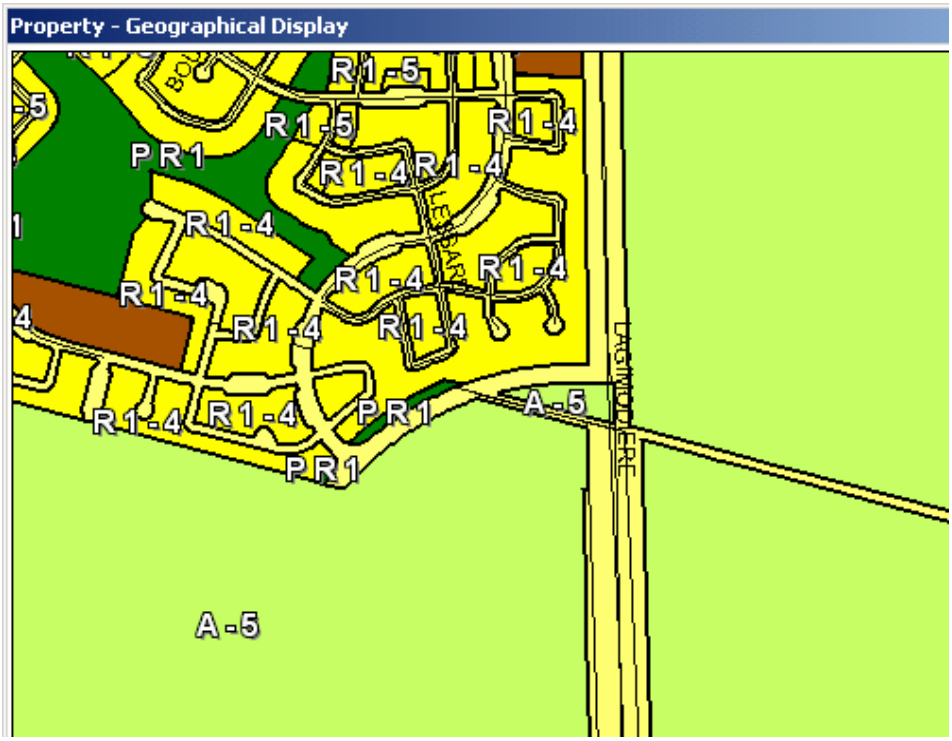


Exhibit 2: Zoning Map

Exhibit "7" referred to in File DASZ 36/2004

Re: Proposed subdivision and rezoning of land located on the west side of Lagimodiere Boulevard, south of Warde Avenue – DASZ 36/04

An application has been submitted by Novamet Development Corporation to subdivide and rezone land located on the west side of Lagimodiere Boulevard, south of Warde Avenue.

It is recommended that the proposed plan include the following features, if applicable:

1. The proposed street on the south side of Warde Avenue directly opposite Boulevard De La Seigneurie is to be established with a 32.0m right-of-way, not including additional right-of-way required for frontage roads, to a point 60.0m south of Warde Avenue and is to be tapered from 32.0m to 22.0m through an additional distance of 60.0m. The tapered section is to be symmetrical about the centreline of the right-of-way. The alignment of this street is to turn generally to the south, south of the 32.0m in width section.
2. The proposed plan is to provide for the extension of Melnick Road northerly to connect with Warde Avenue to the satisfaction of the Director of Public Works.
3. The Developer shall transfer and legally open, at no cost to the City, property required for a 30.739m widening to the Lagimodiere Boulevard right-of-way along the property legally described as pt. 218, Plan 433, as determined by the Director of Public Works.
4. Nordstrom Drive between the extension of Boulevard De La Seigneurie and Scholberg Lane is to be established as a residential collector street, i.e. 22.0m in width right-of-way.
5. Curves in the alignment of the proposed street on the south side of Warde Avenue directly opposite Boulevard De La Seigneurie are to have a minimum centreline radius of 170m. Adjacent curves in the alignment of this street are to be separated by minimum tangent sections of 60.0m.
6. The Developer is to provide property for right-of-way corner-cuts in both quadrants of the intersection of the proposed street, on the south side of Warde Avenue directly opposite Boulevard De La Seigneurie and Ward Avenue.
7. Right-of-way being established to accommodate each cul-de-sac turnaround is to be consistent with the dimensions illustrated on Streets and Transportation Drawing No. ST-90 (Revised) or ST-90-A as a minimum.
8. One and two family residential lots backing onto Warde Avenue are to be established with a minimum depth to provide a minimum rear yard setback of 16.0m.
9. Where residential development is proposed to back onto or abut Lagimodiere Boulevard (Melnick Road), the right-of-way of Lagimodiere Boulevard (Melnick Road) is to be widened by 10.0m and an additional 10.0m shall be added to the lots for traffic noise attenuation purposes.
10. The Developer shall dedicate and legally open property for right-of-way corner cuts measuring 2.0m by 2.0m in each corner of the intersection of two streets measuring 22.0m in width or greater. Right-of-way corner cuts measuring 3.0m by 3.0m are to be provided at each corner at any intersection where the angle is less than 80° to the satisfaction of the Director of Public Works.

It is recommended that approval of the plan of subdivision amended as required in accordance with 1. to 10. above be subject to the Developer entering into an Addendum to Development Agreement AG 1/95 as follows:

1. By attaching the plan of subdivision approved under DASZ 36/04.
2. By attaching a plan showing the specific servicing requirements for the land covered under DASZ 36/04 including watermain looping.
3. By adding a clause that the Developer shall, at no expense to the city, construct within the 10m widening along Lagimodiere Boulevard/Melnick Road and the rear 10m of the lots backing on Melnick Road, a centred continuous berm and all related works including sodding and landscaping in accordance with plans and specifications approved by the Director of Public Works.
4. By adding a clause that the Developer shall pay the Seine River Waterway Acquisition charge applicable to DASZ 36/04 as determined by the Director of Water and Waste.
5. By adding a clause that the Developer shall pay $1,200.00 per acre to defray the City's administration and related costs associated with the preparation and implementation of the Addendum to Development Agreement AG 1/95.
6. By adding a clause that the Developer shall pay cash in lieu of dedication of land for public open space including landscaping and services in accordance with the City's Development Agreement Parameters.
7. By adding a clause that the Developer shall, at no expense to the City, construct within the rear yards of all one and two family lots abutting Warde Avenue, a uniform noise attenuation fence 2.0m in height, to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting Warde Avenue requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

It is further recommended that:

1. Private approaches serving one and two family residential development not be permitted off Warde Avenue, off Melnick Road or off the proposed street on the south side of Warde Avenue directly opposite Boulevard De La Seigneurie except where frontage roads are provided. The subdivision is to be designed accordingly.
2. Rear yard setbacks along Melnick Road shall be 17.5m minimum.
3. Rear yard setbacks along Warde Avenue shall be 16.0m minimum.

THIS REPORT SUBMITTED BY:
Administrative Coordinating Group
File No. AG 36/04
November 8, 2004
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"Original signed by E.L. Carrière"
Land Development Engineer
"Original signed by K.T. Raban"
Water and Waste Department
"Original signed by R.J. Hartmann"
Public Works Department, Transportation Division
4114