Proposed Plan of Subdivision and Rezoning - land located south of Templeton Avenue, north of Brenner Bay, west of Templeton Avenue
File DASZ 1/2002

3. The Standing Policy Committee on Property and Development has been advised that an application has been received from Genstar Development Company, 218 - 905 Waverley Street, 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 "R1-4" Residential District to accommodate development of a 49 lot residential subdivision in Amber Trails.

On March 19, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject subdivision and rezoning application. One person appeared in support of the application, and no one registered in opposition.

The Lord Selkirk-West Kildonan Community Committee concurred in part with the recommendations contained in the report dated March 11, 2002, 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 amendments to the Administrative Coordinating Group report recommended by the Lord Selkirk-West Kildonan Community Committee are based on the belief that the Developer has already paid for some of the improvements in previous development phases.

On April 2, 2002, the Standing Policy Committee on Property and Development considered the Subdivision and Zoning Change Report dated March 25, 2002, from the Lord Selkirk-West Kildonan Community Committee, along with supplementary documentation submitted by the Administration, and approved the following amendments, which have been incorporated into the recommendations set out below, namely:

- Delete in its entirety Recommendation I.A.1. as follows:
  "That the TSR rate in Clause 3. I) be reduced to $7,001.00 per acre in order to be consistent with TSR rates charged in earlier development phases."
- Renumber the remaining recommendations under Recommendation I.A.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 1/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 1/2002 dated March 11, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into an Addendum to Development Agreement AG 3/96 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated March 5, 2002, with the following amendments:

1. That Clause 4 be deleted in its entirety.

2. That the improvement charges included in Clause 5 for the future development of Templeton Avenue be deferred by way of registering caveats against the lands fronting Templeton Avenue, requiring the Developer to pay the above-referenced improvement charges at such time as the lands fronting Templeton Avenue are developed.

3. That Clause 8. iv) be deleted in its entirety.

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 1/2002 dated March 11, 2002, to an "R1-4" Residential District, and a "PR1" Parks and Recreation 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.

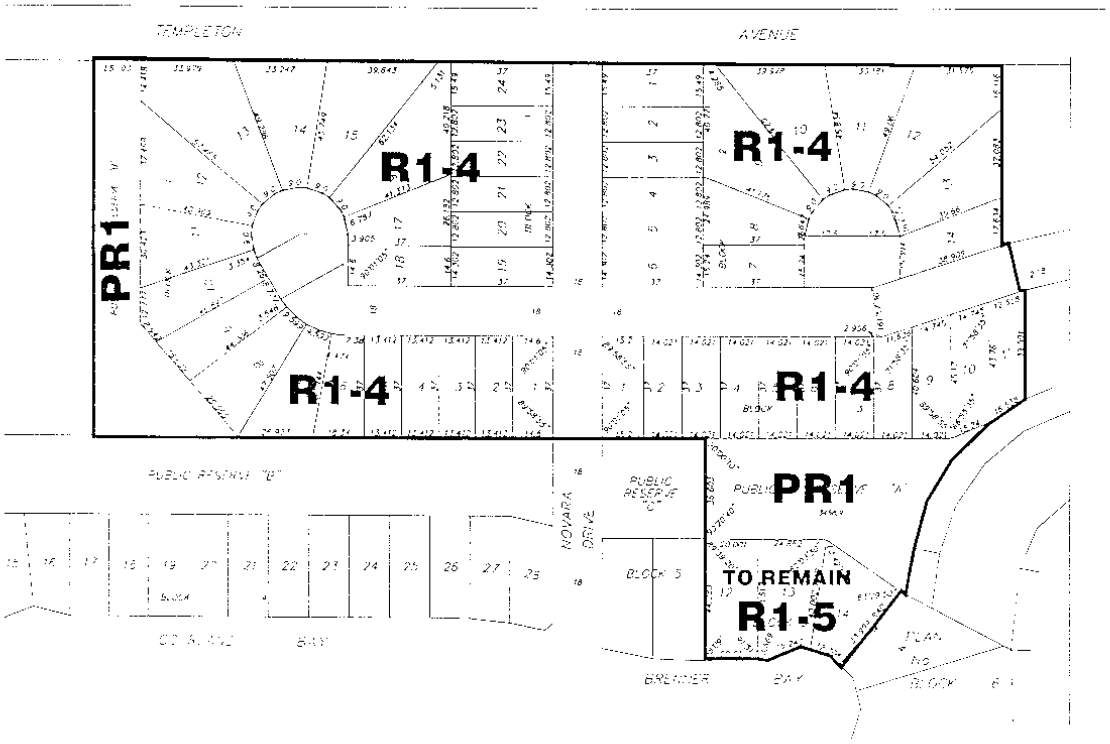
VIII. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

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

Attachment "A" referred to in Clause 3 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No.	File No. **DASZ 1/2002**
Atlas Sheet No. R22 LORD SELKIRK WEST KILDONAN 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 south of Templeton Avenue north of Brenner Bay from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and a "PR1" PARKS AND RECREATION DITRICT as shown outlined below.



Schedule "A" for File DASZ 2/2002
Lord Selkirk-West Kildonan Community Committee
March 11, 2002

THIRD READING :	EFFECTIVE DATE :
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No.