Proposed Rezoning - land located at 248 St. Anne's Road

File DAZ 201/2002

5. The Standing Policy Committee on Property and Development has been advised that an application has been received Tacium, Vincent, Orlikow, 246-A St. Anne's Road, Winnipeg, to amend Zoning By-law No. 6400/94 by rezoning the land shown from an "R2" Residential District to a "C2" Commercial District to allow for an accessory parking area for a law firm located at 246A St. Anne's Road.

The applicants propose to demolish the aging dwelling on the subject site and convert the lot into a surfaced parking area (18 stalls) for their law practice on the adjacent lot at 246 St. Anne's Road.

On March 12, 2002, the Riel Community Committee held a public hearing to consider the subject rezoning application. One person appeared in support of the application, and no one registered in opposition thereto.

The Riel Community Committee concurred in the recommendations contained in the report dated March 5, 2002, from the Manager of Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report dated March 5, 2002 from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Zoning Change Report dated March 19, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 201/2002 dated March 5, 2002, to a "C2" Commercial District.

II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. 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.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

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 5 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No. ____

File No. D[illegible] 201/02

Atlas Sheet No. AE27 RIEL COMMUNITY

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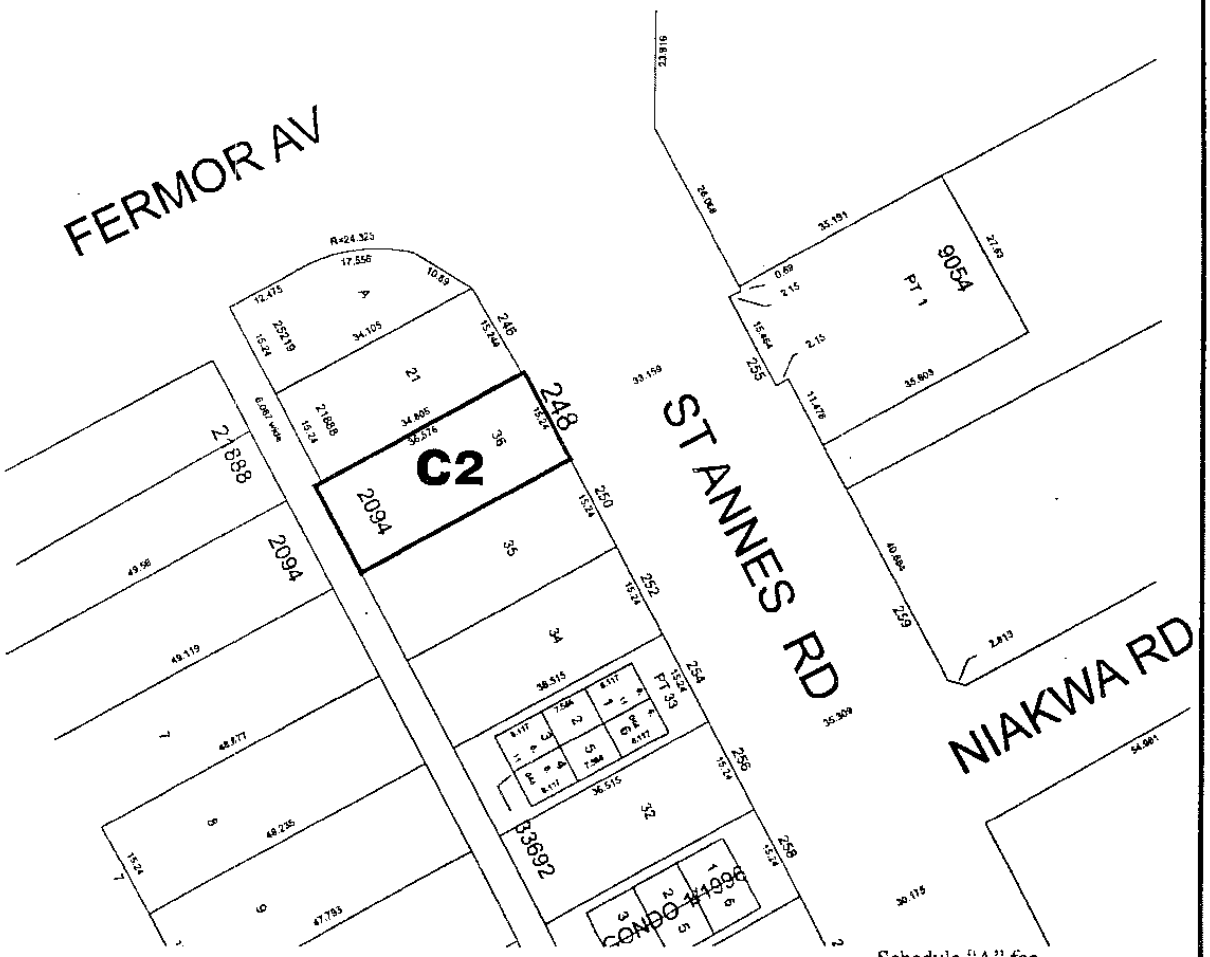
Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 248 St. Anne's Road from an "R2" SINGLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



Schedule "A" for
File DAZ 201/02
Riel Community Committee
March 5, 2002

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____