Proposed Zoning Agreement Amendment – land located at 523 St. Anne's Road File ZAA 20/2001 [c/r DAV 1032/2001D]

9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Peter Anandranistakis, 40 Winestock Place, Winnipeg, to amend Zoning Agreement DAZ 262/82 (By-law No. 3441/83) by making provision for all of the permitted/conditional uses listed in the "C1-5" Commercial District category.

The applicant proposes to demolish the existing dwelling and construct a new one-storey building for a hair dressing business. There will be a four-stall parking lot to the rear, accessed off of Lavallee Road.

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

The Riel Community Committee concurred with the recommendations contained in the report dated February 12, 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 Riel Community Committee agreed with the administrative comments contained in the report dated February 12, 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 Agreement Amendment Report dated March 1, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 262/82 (By-law No. 3441/83) dated April 6, 1983, be amended such that all uses of the "C1-5" Commercial District zoning category which are permitted be listed as permitted and all uses listed as conditional be likewise listed as conditional.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 262/82 (By-law No. 3441/83) dated April 6, 1983, as approved in Recommendation I.

III. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

IV. 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.