

THE CITY OF WINNIPEG

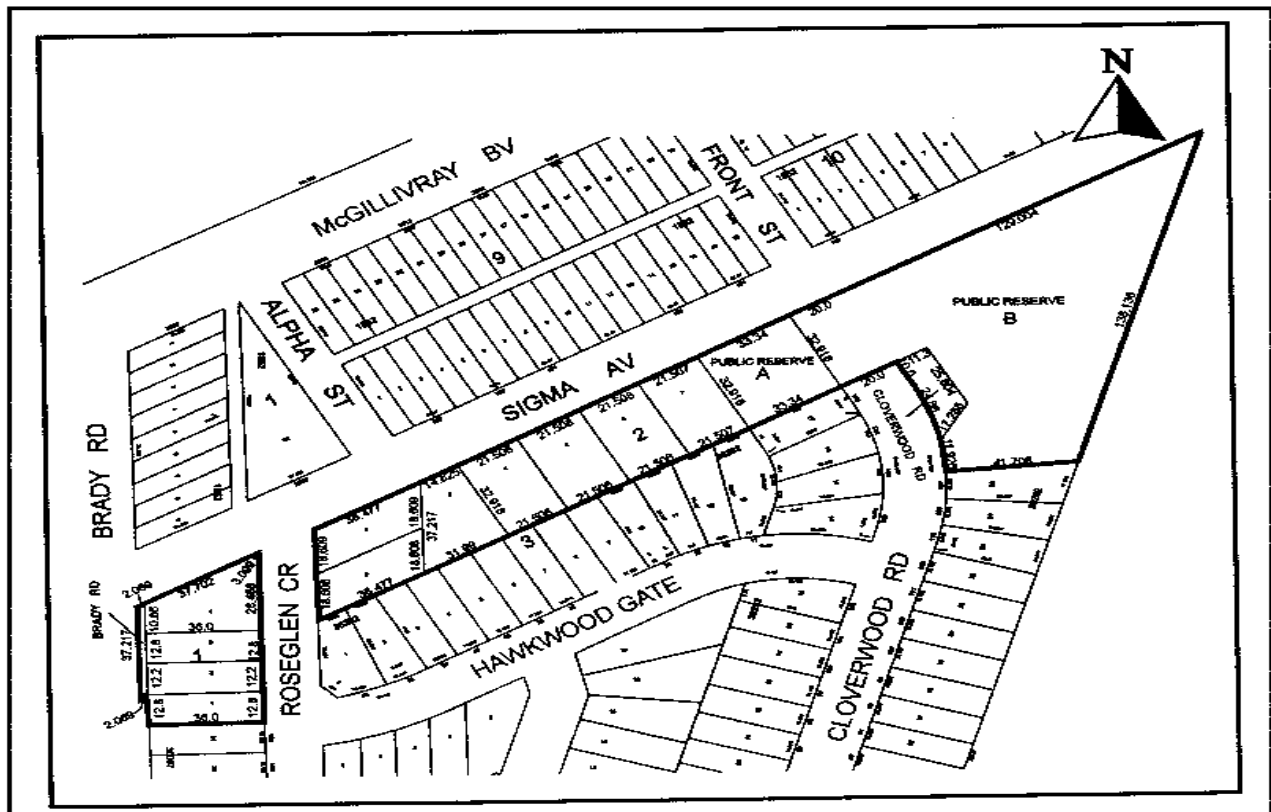
BY-LAW NO. 7892/2001

A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the south side of Sigma Avenue and the east and west sides of Roseglen Crescent in the ASSINIBOIA COMMUNITY.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

PLAN OF SUBDIVISION

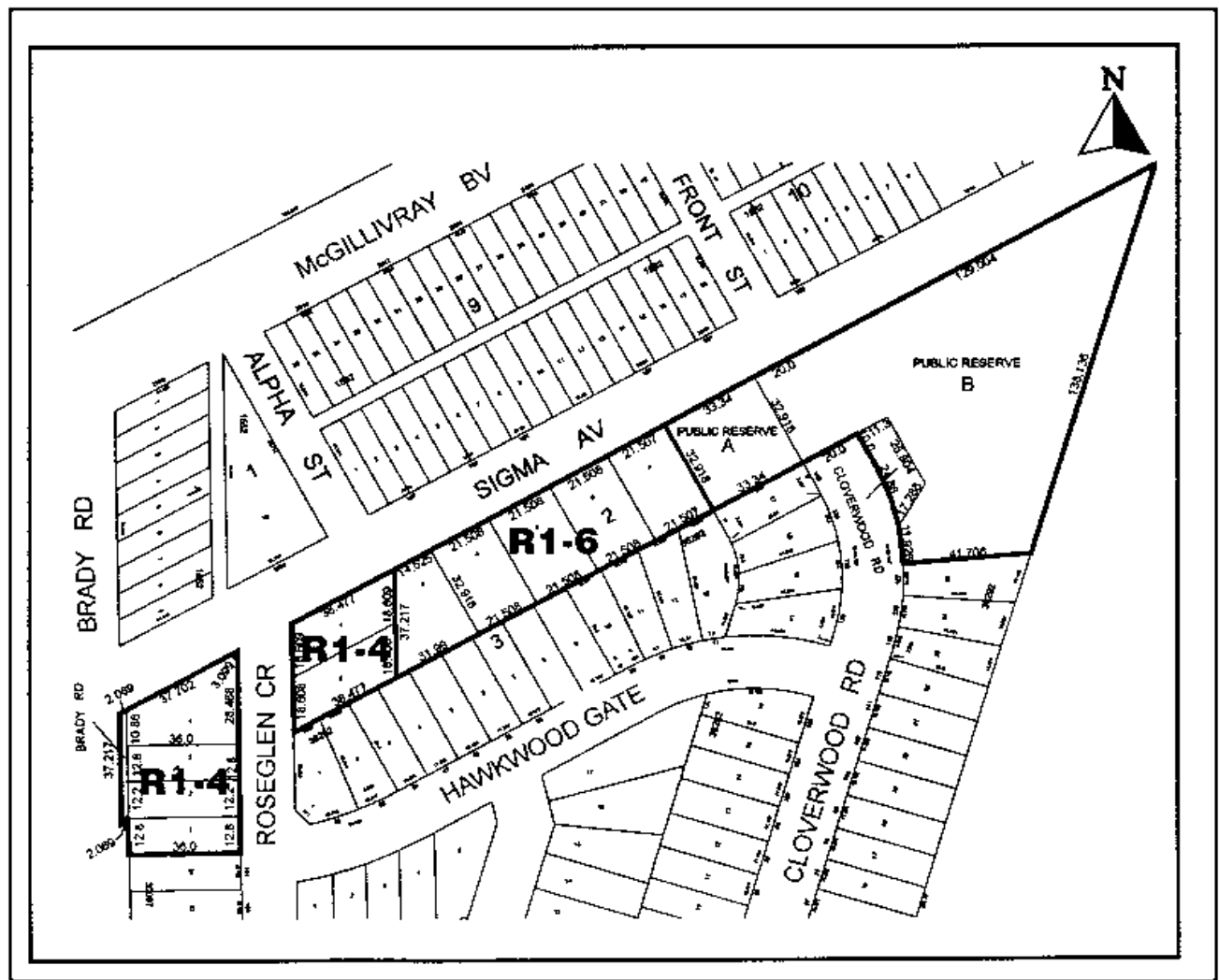
1. Pursuant to Section 620 of The City of Winnipeg Act, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Development Agreement AG 14/96 to be entered into between THE CITY OF WINNIPEG and the registered owner or persons entitled to be registered owner of the above described land.



ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (215) the following:

- "(216) (a) Notwithstanding anything elsewhere contained in this By-law or shown on the District Map the lands outlined on the Plan included in Clause (b) of this subsection and designated thereon as "R1-4" and "R1-6"" are hereby zoned as an "R1-4" SINGLE-FAMILY DISTRICT and an "R1-6" SINGLE FAMILY DISTRICT and the District Map shall hereafter be read and construed as shown on that Plan; and
- (b) The zoning districts and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."

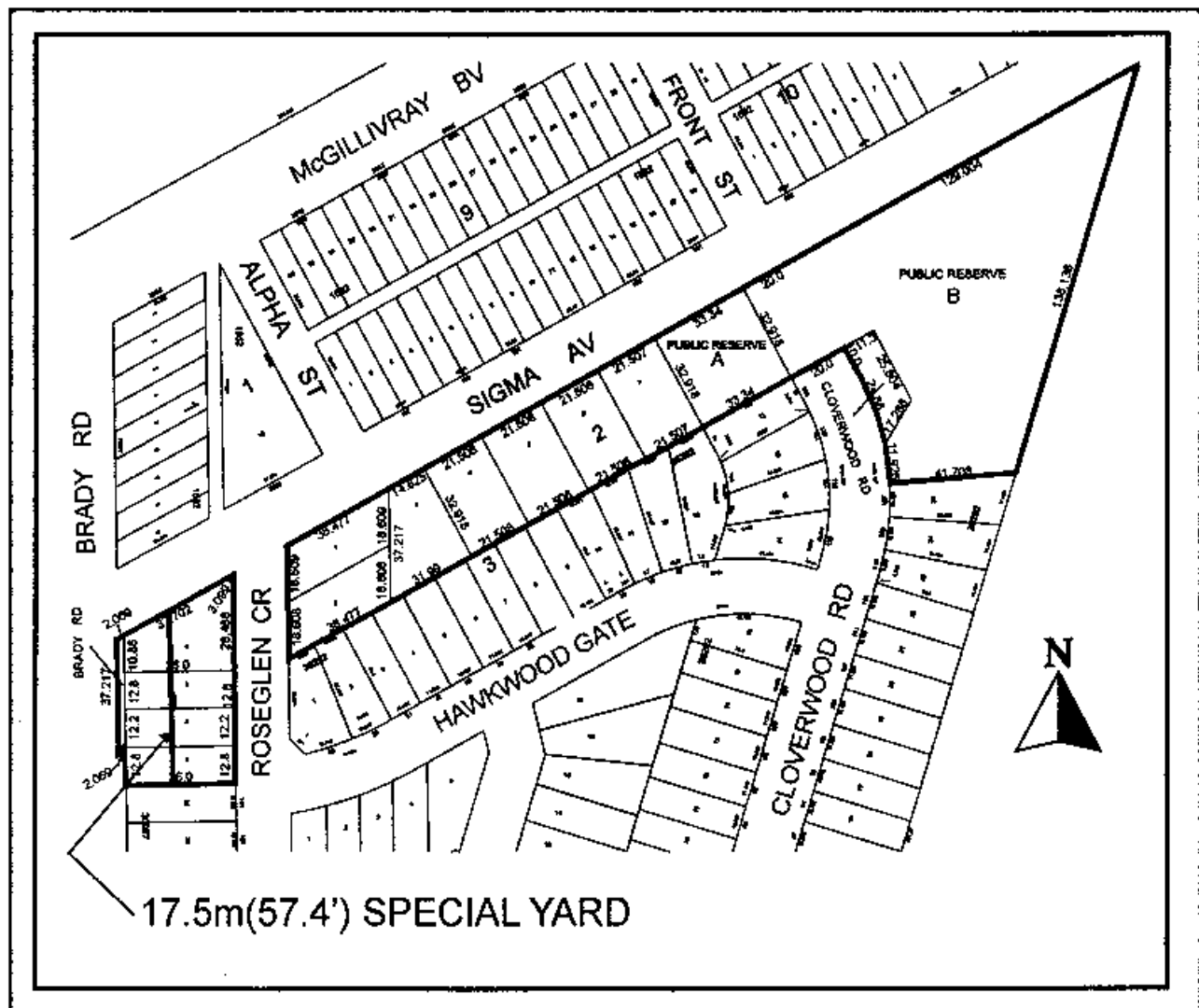


SPECIAL YARDS

3. Section 1300 of By-law No. 6400/94 is hereby amended by adding thereto the following subsection:

"1300 (17) Sigma Avenue

- (a) Notwithstanding the provisions of subsection (3) the lots abutting the east side of Brady Road shall provide a minimum rear yard setback of 17.5 metres (57.4 feet) to principal dwelling for lots as shown on the plan below."



ENACTMENT

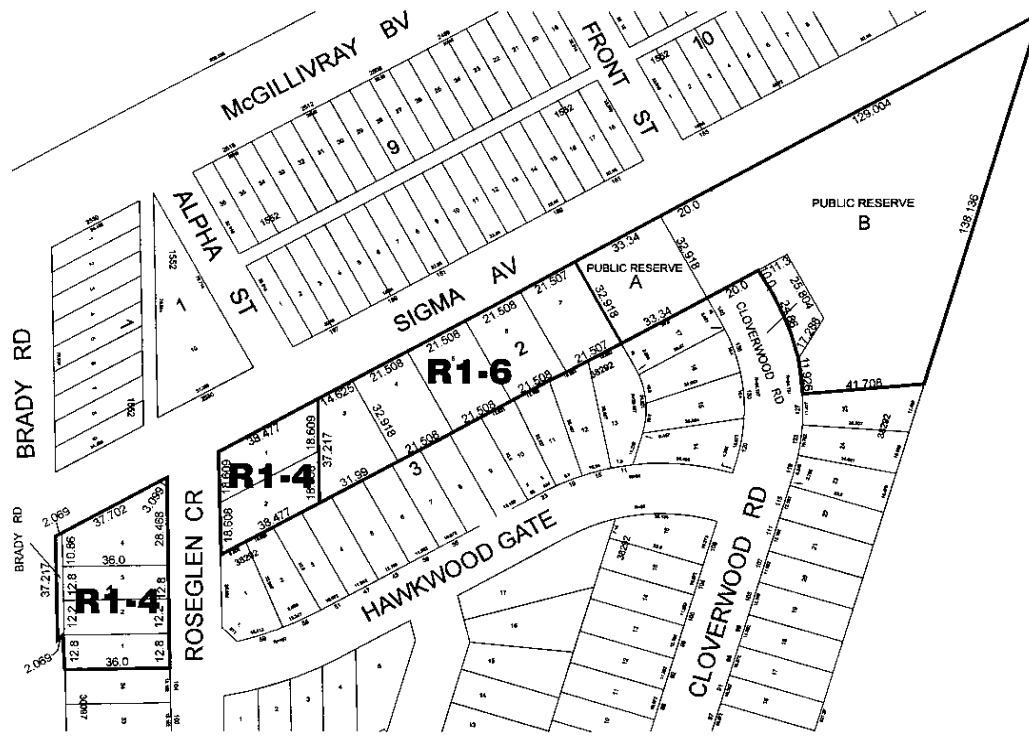
4. Section 1 of this By-law shall come into force and effect upon the execution by THE CITY OF WINNIPEG of the agreement described therein which execution notwithstanding enactment of this By-law shall remain in the absolute discretion of the City Council.

5. Section 2 of this By-law shall come into force and effect upon registration in the Winnipeg Land Titles Office of the plan of subdivision approved by Section 1 of this By-law.

DONE AND PASSED in Council assembled, this 26th day of September, 2001.

Reference: File No. DASZ 14/96

Atlas Sheet No. AJ19

By-Law No. 7892/2001		File No. DASZ 14/96
Subsection (216)		Explanation The attached By-law approves the plan of subdivision shown outlined below and amends By-law No. 6400/94 by rezoning the land on the south side of Sigma Avenue and the east and west sides of Roseglan Crescent from an "A" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and an "R1-6" SINGLE-FAMILY DISTRICT as shown outlined below.
Atlas Sheet No. 	AJ19 ASSINIBOIA COMMUNITY	
		
THIRD READING : _____ EFFECTIVE DATE : _____		
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____		