

THE CITY OF WINNIPEG

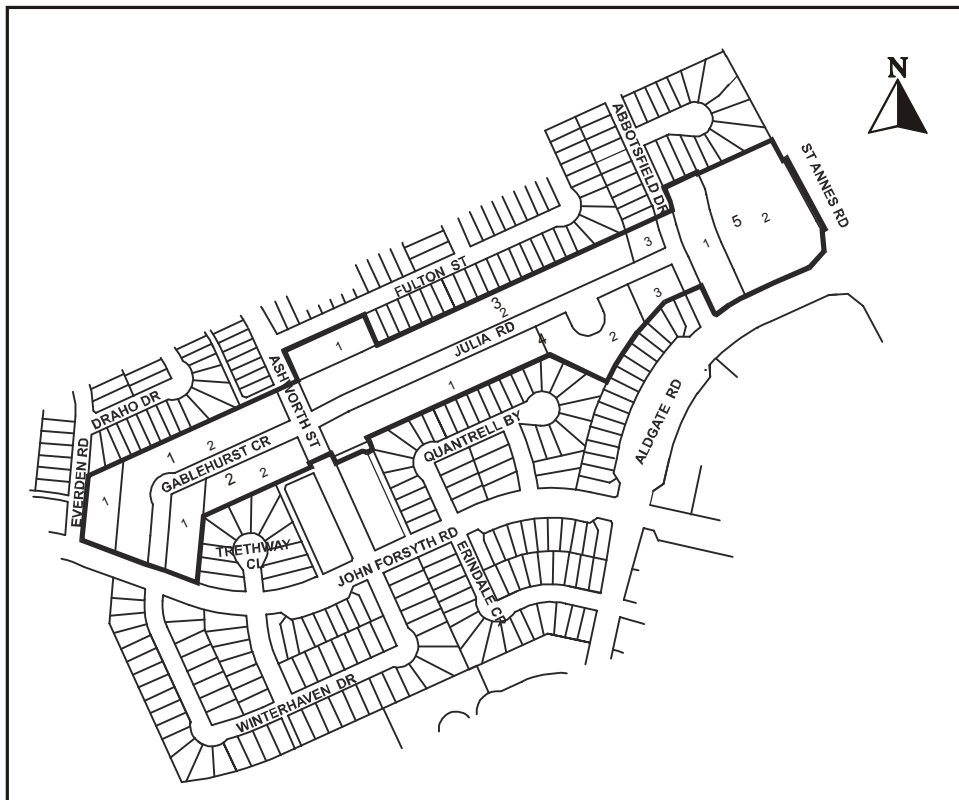
BY-LAW NO. 8023/2002

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 north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road in the RIEL COMMUNITY.

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

PLAN OF SUBDIVISION

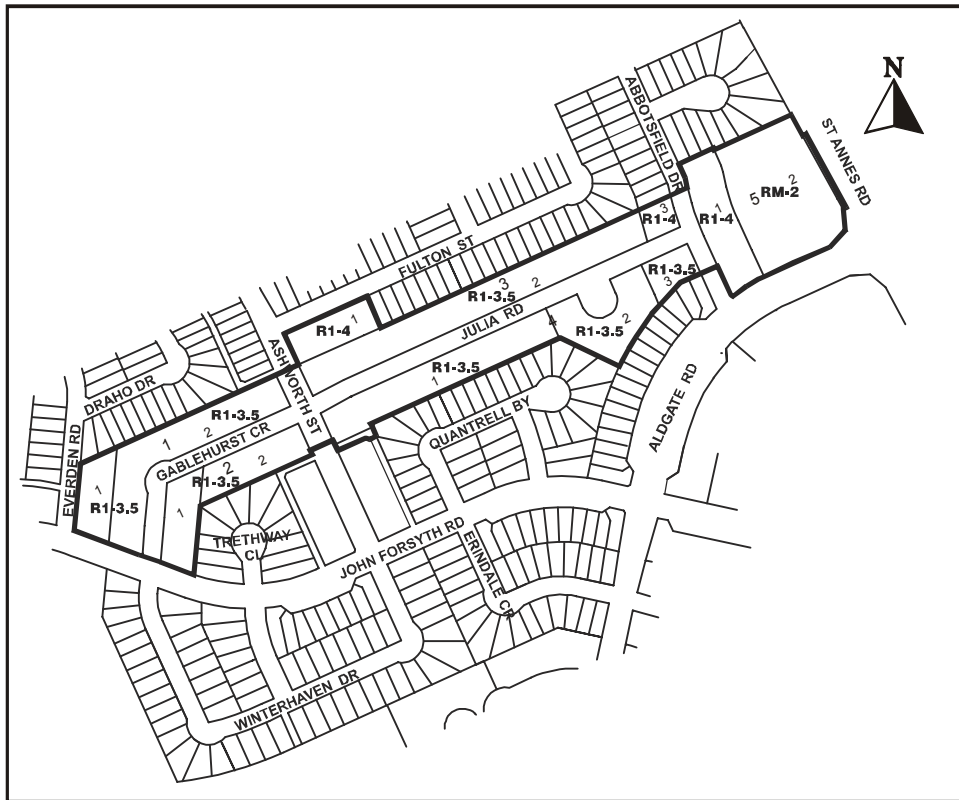
1. Pursuant to Section 620 of The City of Winnipeg Act, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of an addendum to Development Agreement AG 31/84 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 (314) the following:

- "(315) (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 "R1-3.5, "R1-4" and "RM-2" " are hereby zoned as an "R1-3.5" SINGLE-FAMILY DISTRICT, an "R1-4" SINGLE-FAMILY DISTRICT and an "RM-2" MULTIPLE-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."

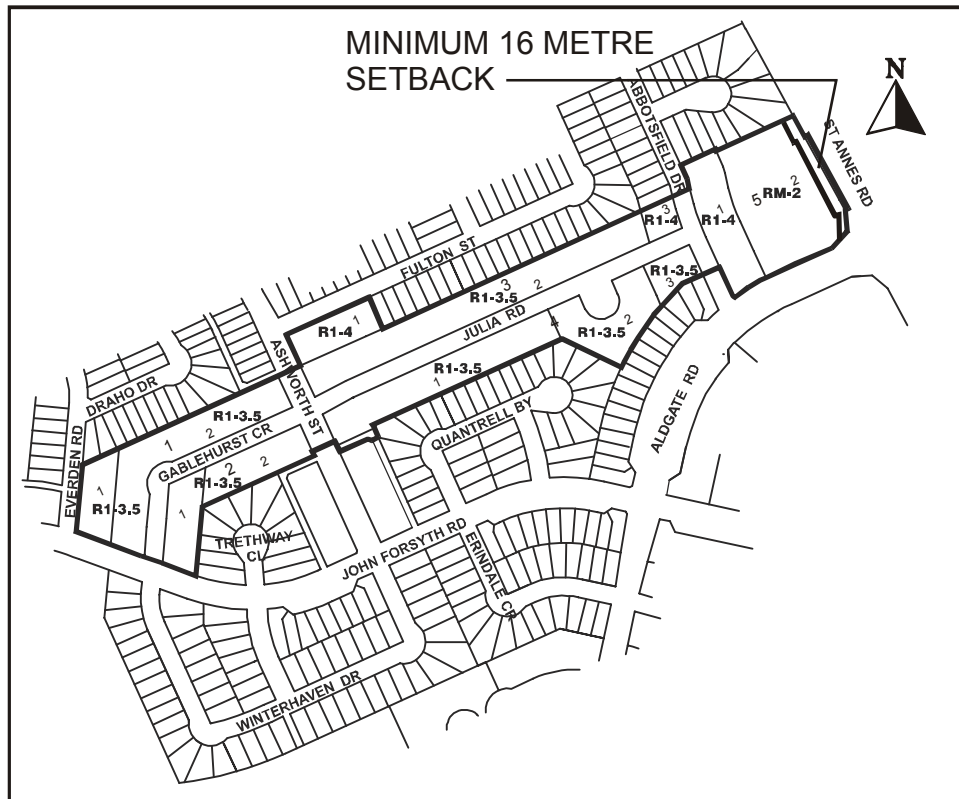


SPECIAL YARDS

3. Section 1300 of By-law No. 5400/94 is hereby amended by adding thereto the following subsection:

"1300 (23) Land located on the west side of St. Anne's Road

- (a) Notwithstanding the provisions of subsection (3) there shall be a minimum setback of 16 metres established for all residential lots abutting St. Anne's Road 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 addendum to 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:
- (a) Registration in the Winnipeg Land Titles Office of the plan of subdivision approved by Section 1 of this By-law; and

- (b) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DASZ 26/01 against the land affected thereby as a first charge, other than any caveat filed by THE CITY OF WINNIPEG or an "Area Municipality" as defined in The City of Winnipeg Act, any public utilities caveat, or any building restriction caveat registered prior to the date of subdivision and rezoning application DASZ 26/01, by not later than April 24, 2004, failing which this by-law shall expire unless that date is extended by a resolution of City Council and that registration is completed before any such extended date.

DONE AND PASSED in Council assembled, this 24th day of April, A.D., 2002.

Reference: File No. DASZ 26/01

Atlas Sheet No. AJ29

By-Law No. _____ Subsection (315)	File No. DASZ 26/01
Atlas Sheet No. AJ29  RIEL COMMUNITY	Explanation The attached By-law approves the plan of subdivision shown outlined below and amends By-law No. 6400/94 by rezoning the land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road from an "A.5" AGRICULTURAL DISTRICT to an "R1-3.5" SINGLE-FAMILY DISTRICT, an "R1-4" SINGLE-FAMILY DISTRICT and an "RM-2" MULTIPLE-FAMILY DISTRICT as shown outlined below.
	
THIRD READING : _____ EFFECTIVE DATE : _____ ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____	