

BY-LAW NO. 144/2003

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

The map shows a property divided into two lots, Lot 1 and Lot 2. The boundaries are defined by the following bearings and distances:

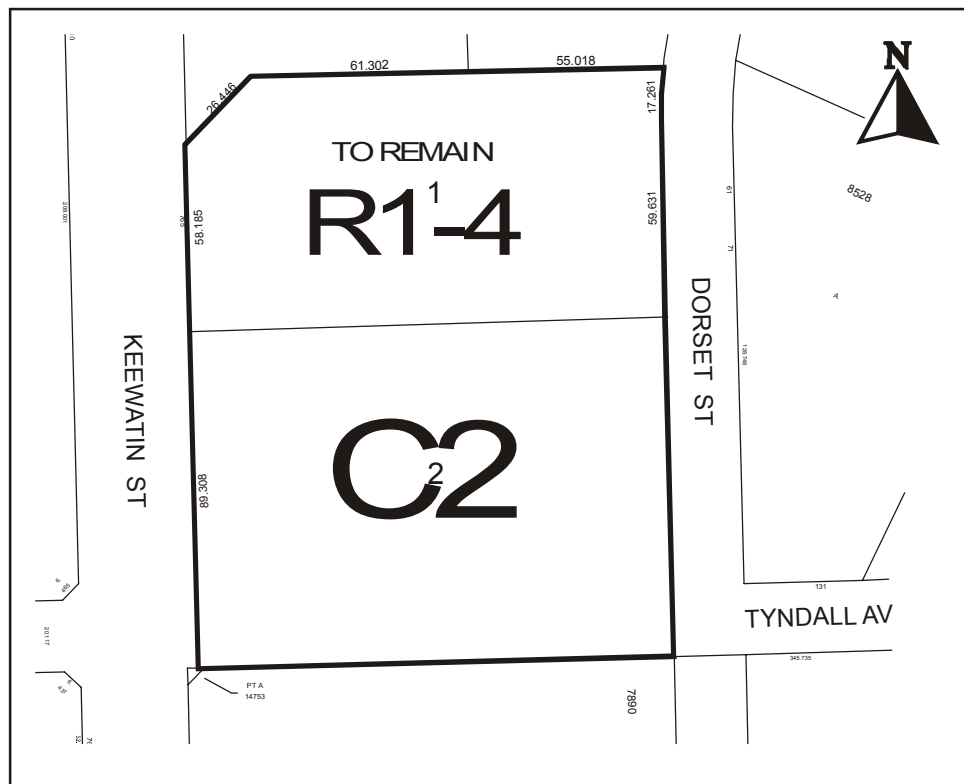
- Keewatin St (West Boundary):**
 - Lot 1: S 89° 18' 56" W, 56.185
 - Lot 2: S 89° 30' 38" W, 89.308
- Dorset St (East Boundary):**
 - Lot 1: S 59° 03' 17" W, 59.631
 - Lot 2: S 78° 00' 00" W, 78.90
- Tyndall Av (South Boundary):**
 - Lot 1: S 26° 44' 45" W, 26.445
 - Lot 2: S 61° 30' 27" W, 61.302
- North Boundary:** S 55° 01' 18" W, 55.018

A Point of Intersection (PTA) is marked at the corner of Keewatin St and Tyndall Av, with a bearing of S 147° 53' 00" W and a distance of 147.53.

The map also includes a North Arrow pointing towards the top right and a scale bar indicating distances of 0, 200, and 400 feet.

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (401) the following:

- "(402) (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 "C2" are hereby zoned as a "C2" COMMERCIAL DISTRICT and the District Map shall hereafter be read and construed as shown on that Plan; and
- (b) The zoning district and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."



ENACTMENT

3. Section 2 of this By-law shall come into force and effect upon the 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 22nd day of October, A.D., 2003.

Reference: File No. DASZ 4/03

Atlas Sheet No. U21

By-Law No. _____ Subsection (402)	File No. DASZ 4/03 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 at 737 Keewatin Street from a "PR1" PARKS AND RECREATION DISTRICT and an "R1-4" SINGLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.
Atlas Sheet No. U21 LORD SELKIRK WEST KILDONAN COMMUNITY	TO REMAIN R1¹-4 C₂ KEEWATIN ST DORSET ST TYNDALL AV 61.302 55.018 17.261 59.631 88.308 26.446 58.185 1.9 1.7 1.6 1.31 345.735 7890 PT A 14753
THIRD READING : _____ EFFECTIVE DATE : _____	
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____	