

THE CITY OF WINNIPEG

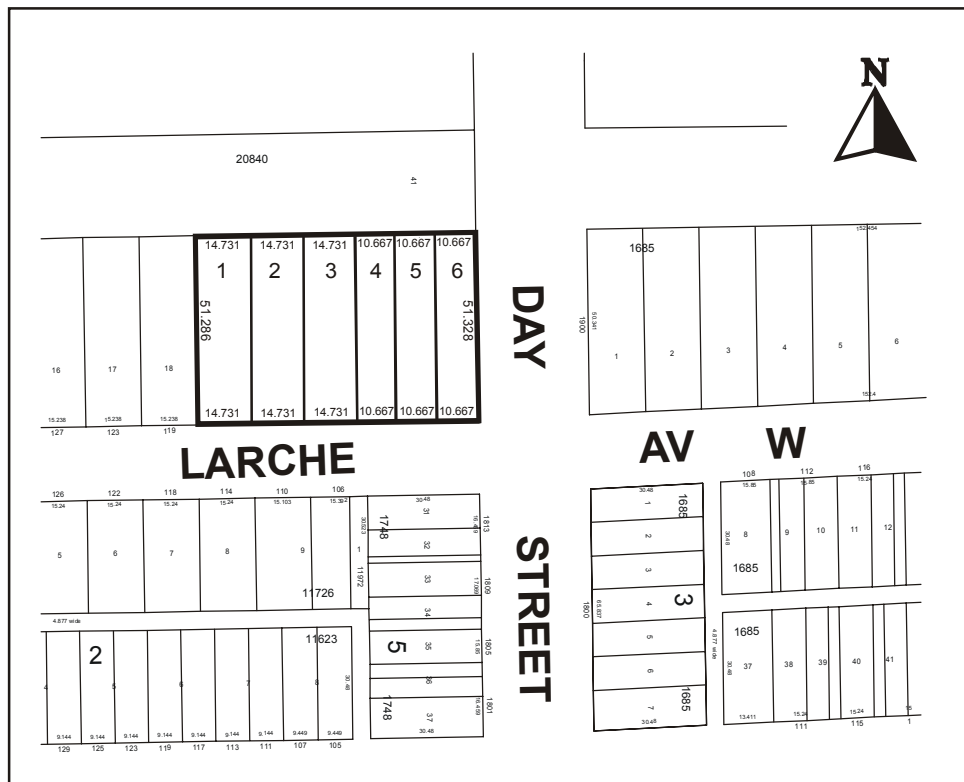
BY-LAW NO.126/2004

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 northwest corner of Day Street and Larche Avenue West in the EAST KILDONAN-TRANSCONA COMMUNITY.

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

PLAN OF SUBDIVISION

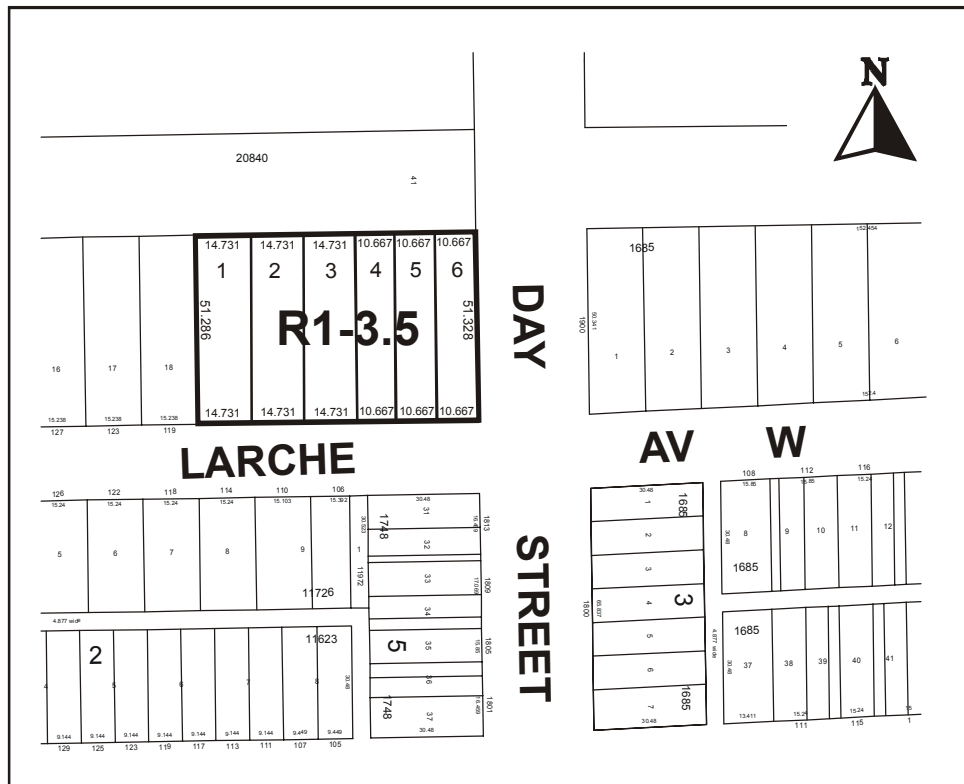
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose.



ZONING

2 By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (470) the following:

- "(471) (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" are hereby zoned as an "R1-3.5" SINGLE-FAMILY 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:
- (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 10/04 against the affected land, by not later than September 29, 2006 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 29th day of September, A.D., 2004.

Reference: File No. DASZ 10/04

Atlas Sheet No. Y 35

By-Law No. _____ Subsection (471)	File No. DASZ 10/04
Atlas Sheet No. Y35 EAST KILDONAN TRANSCONA 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 on the north west corner of Day Street and Larche Avenue West from a "CF" COMMERCIAL FABRICATION DISTRICT to an "R1-3.5" SINGLE-FAMILY DISTRICT as shown outlined below.

DAY STREET

LARCHE AVENUE WEST

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____