

THE CITY OF WINNIPEG

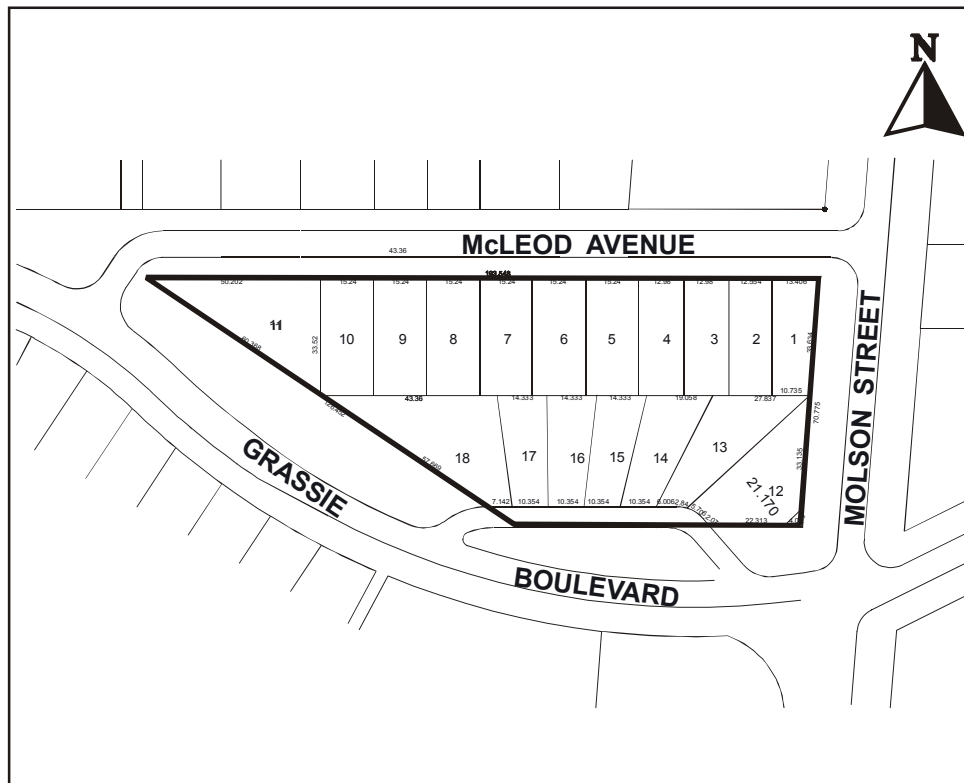
BY-LAW NO. 152/2004

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 Grassie Boulevard, west side of Molson Street 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, subject to the terms and conditions of a Development Agreement AG 17/04 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.



2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (487) the following:

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- McLEOD AVENUE**
- MOLSON STREET**
- GRASSIE BOULEVARD**
- R1-4**
- Lot dimensions (feet and inches):
- Top boundary (McLeod Avenue): 43.36
 - Left boundary (Grassie Boulevard): 50.20/2, 35.52, 45.36/2, 43.36
 - Right boundary (Molson Street): 13.54, 10.73/5, 43.15/2, 70.77/2
 - Bottom boundary (Grassie Boulevard): 7.14/2, 10.35/4, 10.35/4, 10.35/4, 10.35/4, 6.00/2, 24.6, 22.31/2
 - Internal dimensions: 10.24, 10.24, 10.24, 10.24, 12.58, 12.58, 12.58/4, 13.54/2, 19.30/8, 27.83/7

ENACTMENT

3. 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.:

4. 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 17/04 against the affected land, by not later than October 27, 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 27th day of October, A.D., .2004.

Reference: File No. DASZ 17/04

Atlas Sheet No. W 31

By-Law No. _____		File No. DASZ 17/04
Subsection (488)		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 Grassie Boulevard west side of Molson Street from an "R1-5.5" SINGLE-FAMILY DISTRICT and a "C2" COMMERCIAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT as shown outlined below.
Atlas Sheet No. W31 EAST KILDONAN TRANSCONA COMMUNITY		
THIRD READING : _____ EFFECTIVE DATE : _____ ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____		