

THE CITY OF WINNIPEG

BY-LAW NO. 29/2005

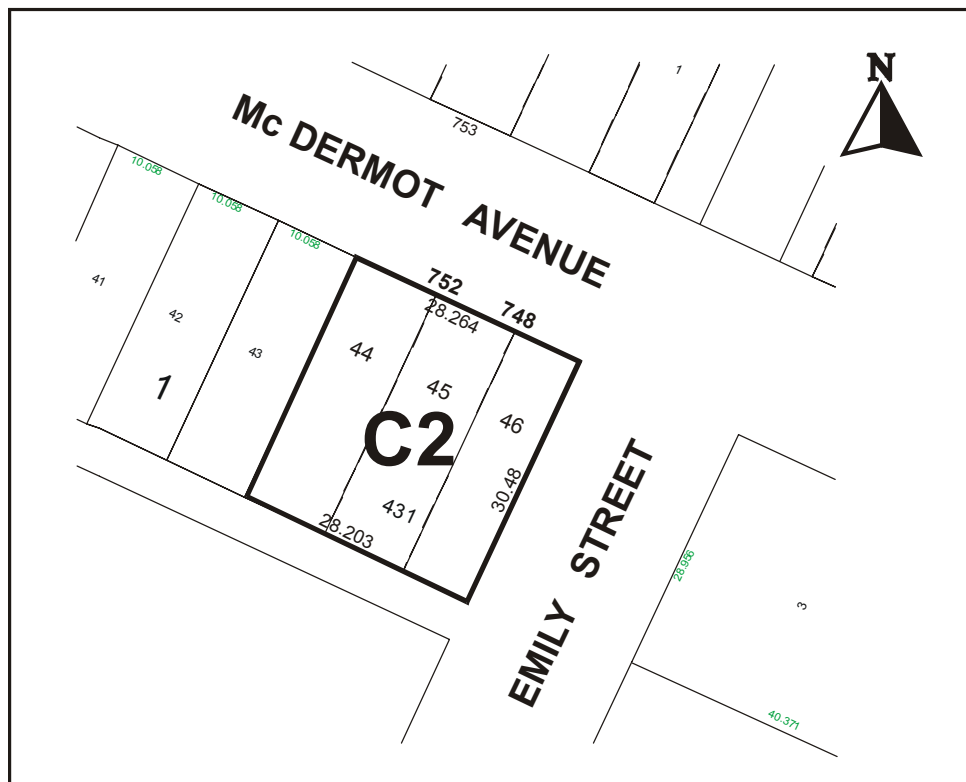
**A By-law of THE CITY OF WINNIPEG to amend
Zoning By-law No. 6400/94 for the enactment
of a zoning change on land located at 748, 752
McDermot Avenue in the LORD SELKIRK-WEST
KILDONAN COMMUNITY.**

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

ZONING

1. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (508) the following:

- "(509) (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 Maps shall hereafter be read and construed as shown on that Plan.
- (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

2. This By-law shall come into force and effect upon registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DAZ 267/04 against the affected land, by not later than, February 23, 2007 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 23rd day of February, A.D., 2005.

Reference: File No. DAZ 267/2004

Atlas Sheet No. Y23

By-Law No. _____	File No. DAZ 267/04
Subsection (509) _____	Explanation The attached By-law amends By-law No. 6400/94 by rezoning the land located at 748, 752 McDermot Avenue from an "R2" TWO-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.
Atlas Sheet No. Y23 LORD SELKIRK WEST KILDONAN COMMUNITY	

The map shows a section of land bounded by Mc DERMOT AVENUE to the north and EMILY STREET to the east. The land is divided into several lots, numbered 41 through 47. Lot 41 is on the west side of the street, and lots 42 through 47 are on the east side. The lots are further divided into smaller sections, with lot numbers 1, 2, 3, 4, 5, and 6. The rezoned area, consisting of lots 44, 45, and 46, is outlined in black and labeled C2. The map also shows the dimensions of the lots and the streets. The rezoning is from an "R2" TWO-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT.

THIRD READING : _____	EFFECTIVE DATE : _____
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No. _____