

THE CITY OF WINNIPEG

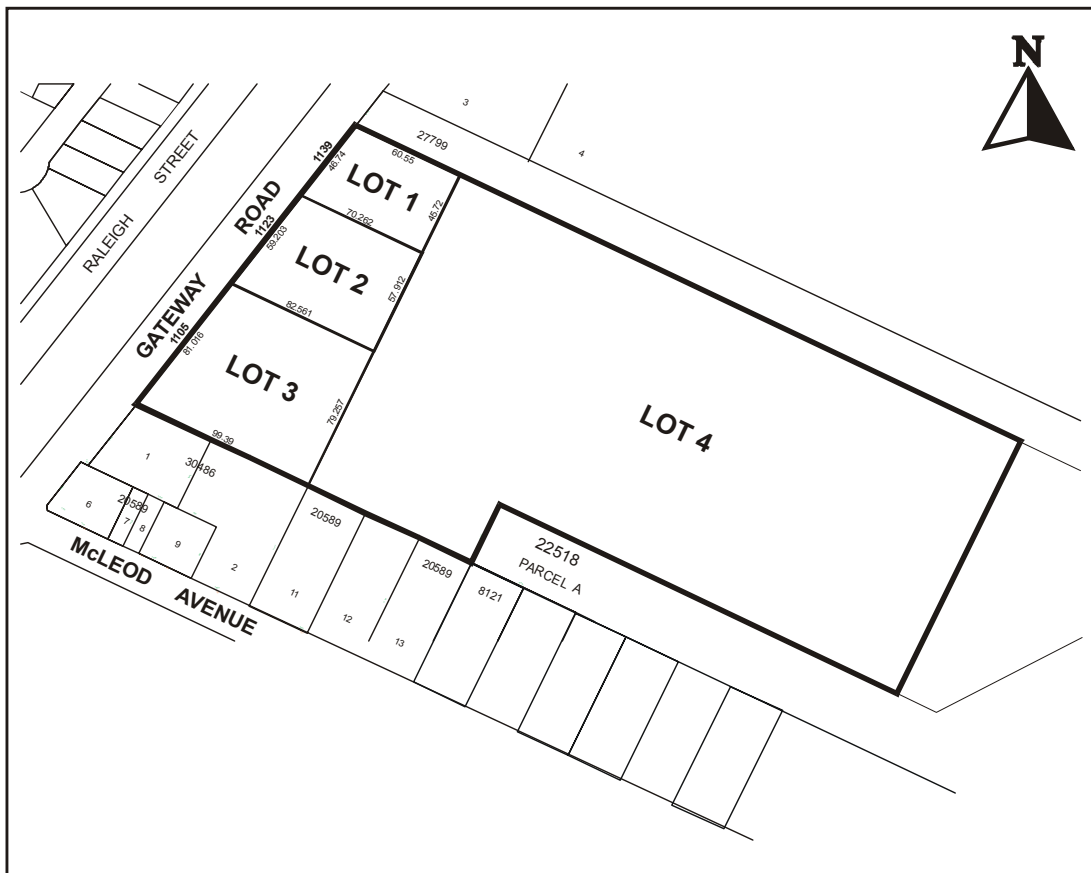
BY-LAW NO. 92/2005

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 at 1105, 1123 and 1139 Gateway Road in the EAST KILDONAN-TRANSCONA COMMUNITY.

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

PLAN OF SUBDIVISION

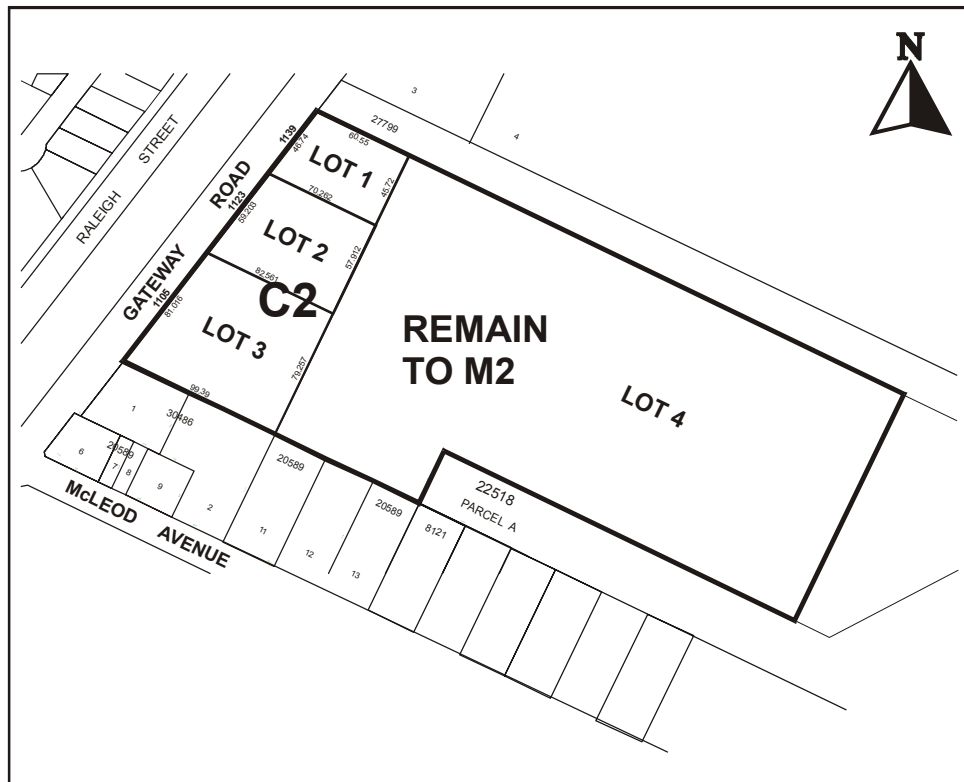
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Development Agreement AG 48/04 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.



ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (530) the following:

- "(531) (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 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 48/04 against the affected land, by not later than May 18, 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 18th day of May, A.D., 2005.

Reference: File No. DASZ 48/04

Atlas Sheet No. V30

By-Law No. _____ Subsection (531)	File No. DASZ 48/04
Atlas Sheet No. V30 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 at 1105, 1123 and 1139 Gateway Road from an "M2" INDUSTRIAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.

The map shows a street layout with Gateway Road running diagonally from the top left to the bottom right. Raleigh Street is to the left of Gateway Road, and McLeod Avenue is at the bottom. Several lots are outlined and labeled: LOT 1, LOT 2, LOT 3 (labeled C2), and LOT 4 (labeled REMAIN TO M2). Parcel A is also indicated. Various lot numbers and dimensions are shown along the boundaries.

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