

THE CITY OF WINNIPEG

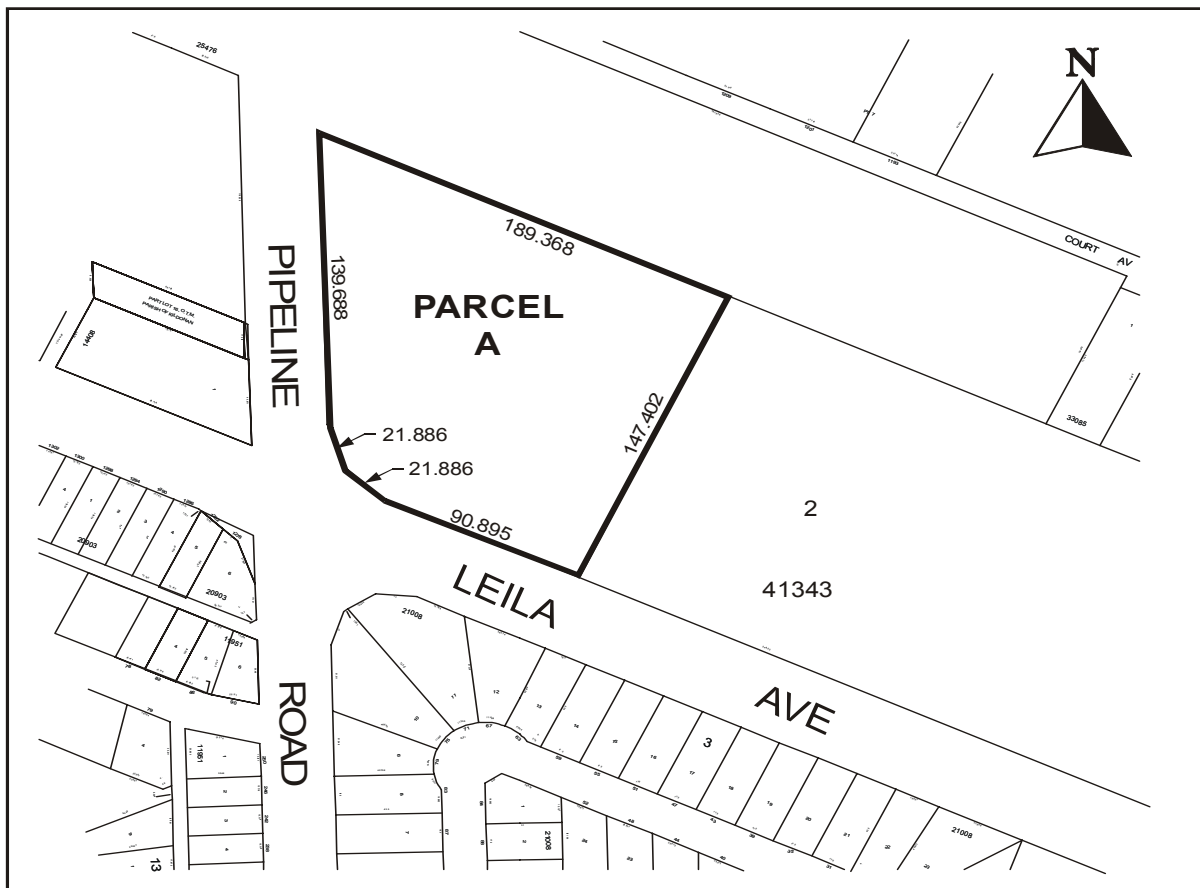
BY-LAW NO. 94/2005

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 on the northeast corner of Leila Avenue and Pipeline Road in the LORD SELKIRK-WEST KILDONAN COMMUNITY.

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

PLAN OF SUBDIVISION

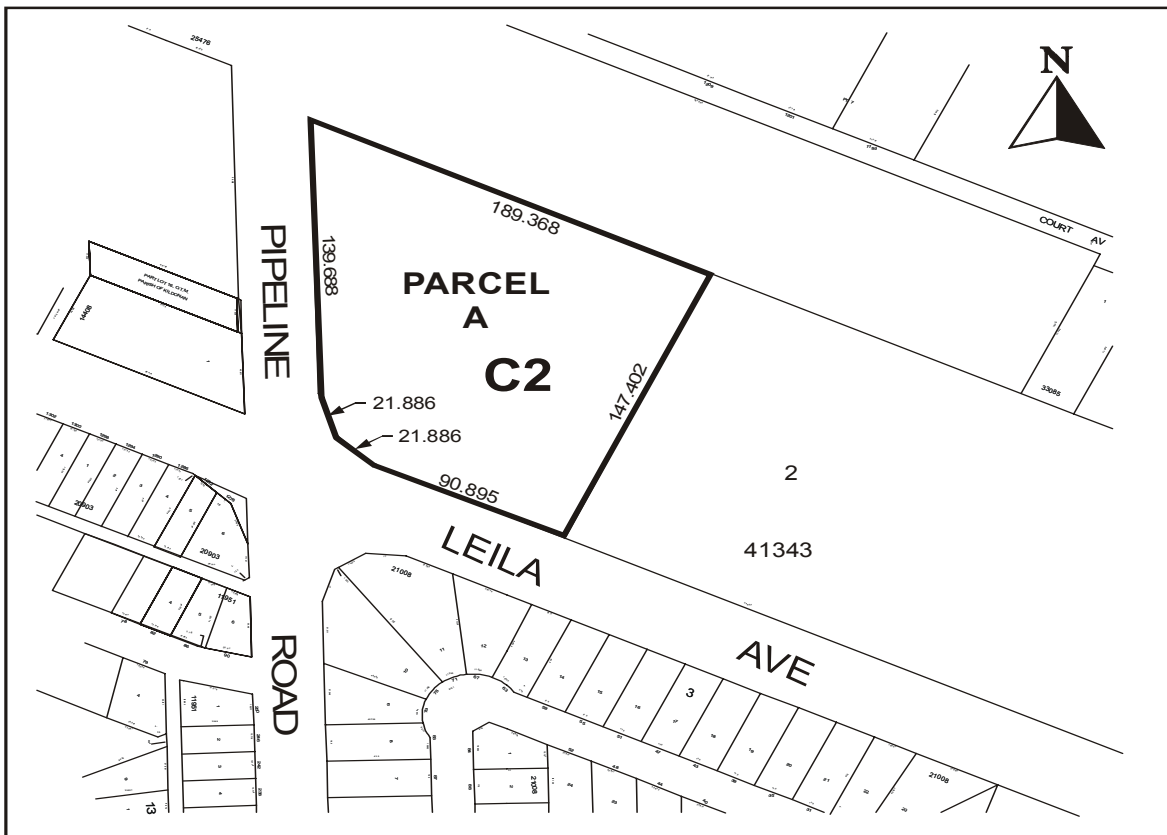
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose.



ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (529) the following:

- "(530) (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:

- (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 9/04 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 9/04

Atlas Sheet No. S23

By-Law No. _____		File No. DASZ 9/04
Subsection (530)		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 northeast corner of Leila Avenue and Pipeline Road from an "RM-3" MULTIPLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.
Atlas Sheet No. S23 LORD SELKIRK WEST KILDONAN COMMUNITY		
The map shows a large parcel labeled 'PARCEL A C2' outlined in black. The parcel is bounded by Pipeline Road to the west, Leila Ave to the south, and a diagonal line to the east. Dimensions for the parcel are: 189.368 (top), 147.402 (right), 90.895 (bottom), and 139.688 (left). Two small dimensions of 21.886 are shown near the bottom-left corner. To the west of the parcel is Pipeline Road, with several smaller lots shown. To the south is Leila Ave, with more lots shown. To the east is a diagonal line, with a lot labeled '2' and '41343'. A small lot labeled '3' is also shown. A 'COURT AV' is shown at the top right. A north arrow is located in the top left corner of the map area.		
THIRD READING : _____ EFFECTIVE DATE : _____ ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____		