

THE CITY OF WINNIPEG

BY-LAW NO. 227/2005

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 647/ 649/ 653 and 655 Henderson Highway in the EAST KILDONAN-TRANSCONA COMMUNITY.

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

PLAN OF SUBDIVISION

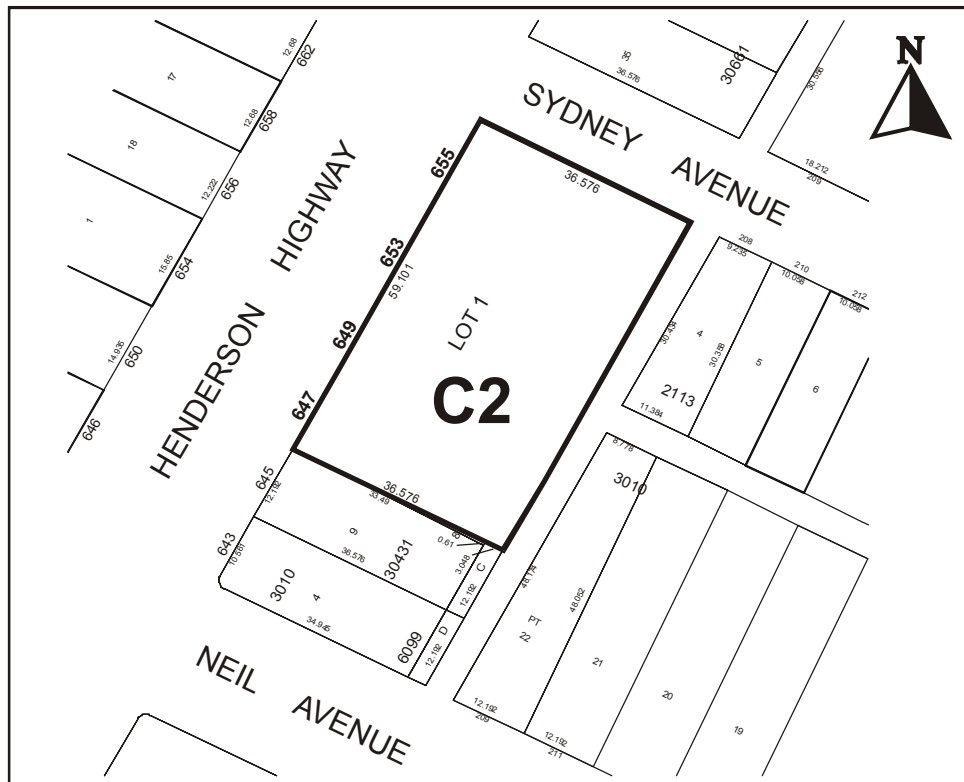
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose.



ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (587) the following:

- "(588) (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 25/05 against the affected land, by not later than December 14, 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 14th day of December, A.D., 2005.

Reference: File No. DASZ 25/05

Atlas Sheet No. W27

By-Law No. _____
Subsection (588)

File No. **DASZ 25/05**

Atlas Sheet No. **W27**
**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 647/649/653/655 Henderson Highway from an "R1-4" "RESIDENTIAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.

The map shows a large rectangular lot labeled 'LOT 1' and 'C2' in the center. It is bounded by Henderson Highway to the north, Sydney Avenue to the east, and Neil Avenue to the south. The lot is divided into several smaller sections, with dimensions and lot numbers (e.g., 643, 645, 647, 649, 653, 655, 658, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000) shown. A north arrow is located in the top left corner. The map also shows other lots and roads, including Sydney Avenue, Neil Avenue, and Henderson Highway. The map is titled 'LOT 1' and 'C2'.

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____