

THE CITY OF WINNIPEG

BY-LAW NO. 216/2006

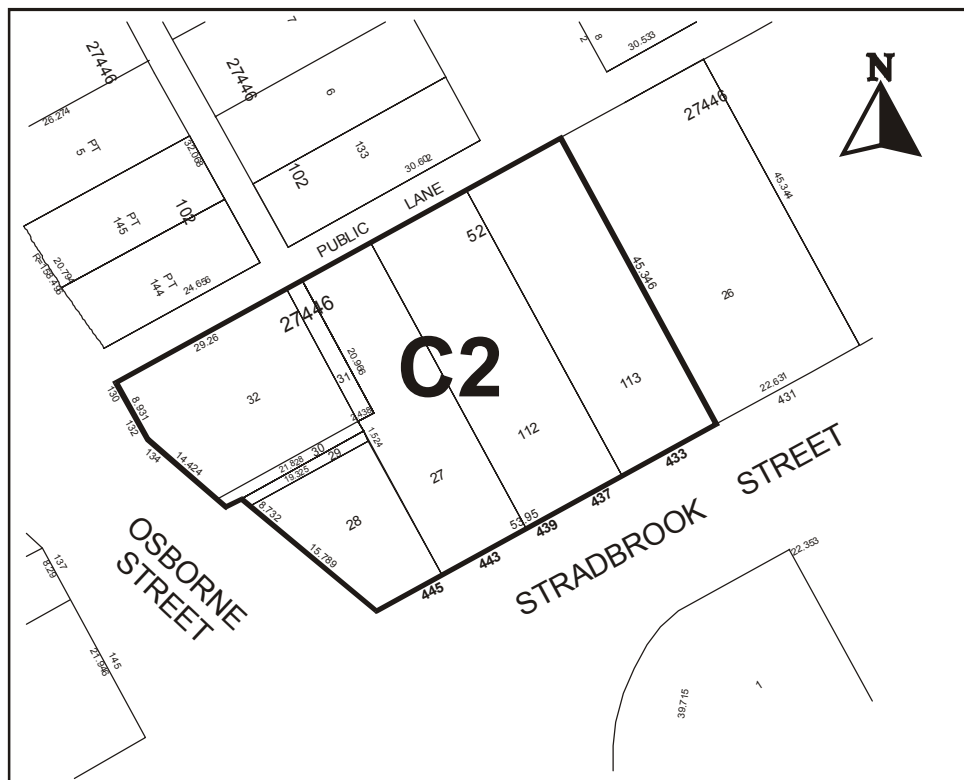
A By-law of THE CITY OF WINNIPEG to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 437 Stradbroke Avenue in the CITY CENTRE COMMUNITY.

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 (664) the following:

- "(665) (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 223/06 against the affected land, by not later than, September 27, 2008 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 September, A.D., 2006.

Reference: File No. DAZ 223/06

Atlas Sheet No. AB24

By-Law No. _____	File No. DAZ 223/06
Subsection (665) _____	Explanation The attached By-law amends By-law No. 6400/94 by rezoning the land located at 437 Stradbroke Avenue from a "C1.5" COMMERCIAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.
Atlas Sheet No. AB24 CITY CENTRE COMMUNITY	

The map illustrates the proposed rezoning of a specific parcel of land. The central focus is a large lot labeled 'C2', which is outlined in a thick black line. This lot is situated at the intersection of Osborne Street and Stradbroke Street. To the north of the 'C2' lot is a 'PUBLIC LANE'. Surrounding the 'C2' lot are various other lots, each identified by a number and its area in square feet. For example, to the west of the 'C2' lot is lot 32 (29,226 sq ft), and to the east is lot 113 (45,346 sq ft). The map also shows the layout of the streets, including Osborne Street and Stradbroke Street, and a north arrow pointing towards the top left of the map.

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