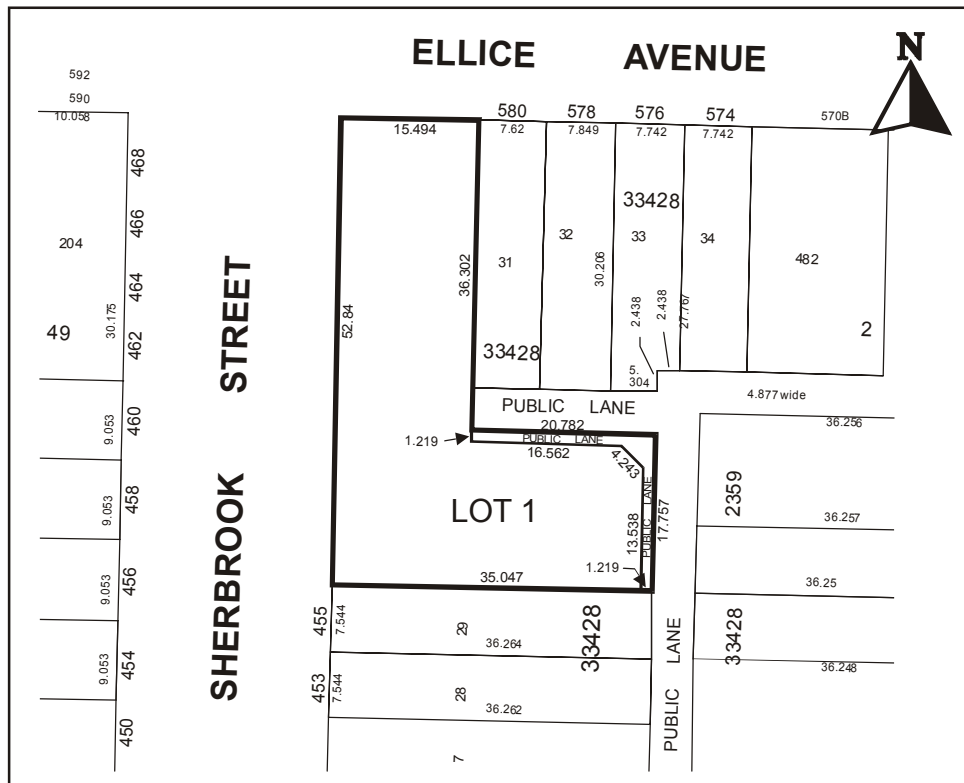


BY-LAW NO. 228/2006

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

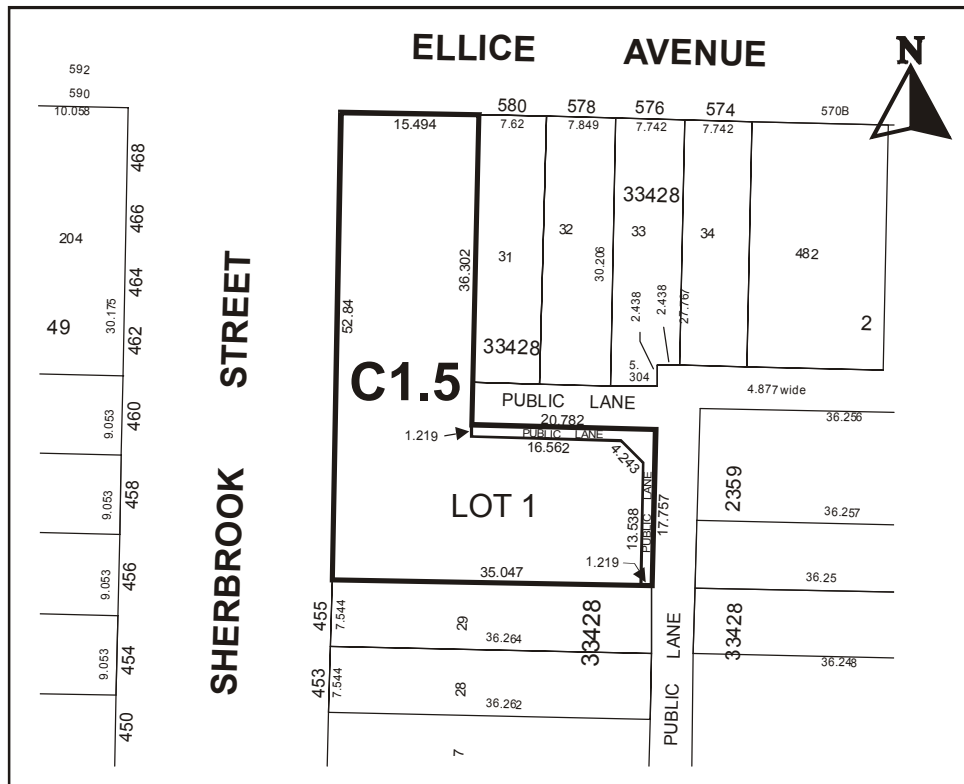
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Development Agreement AG 23/05 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 (681) the following:

- "(682) (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 "C1.5" are hereby zoned as a "C1.5" 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 23/05 against the affected land, by not later than December 6, 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.6th day of December, A.D., 2006.

Reference: File No. DASZ 23/05

Atlas Sheet No. Z23

By-Law No. _____ Subsection (682)	File No. DASZ 23/05 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 586 Ellice Avenue, 457 Sherbrook Street and 459 Sherbrook Street from an "RM-4" MULTIPLE-FAMILY DISTRICT and "C1.5" COMMERCIAL DISTRICT to a "C1.5" COMMERCIAL DISTRICT as shown outlined below.
Atlas Sheet No.  Z23 CITY CENTRE COMMUNITY	

ELlice AVENUE

592
590
10.088

204

49

30.175

468

466

464

462

460

9.053

458

9.053

456

9.053

454

9.053

450

SHERBROOK STREET

580 578 576 574 570B

15.494 7.62 7.849 7.742 7.742

36.302 32 30.206 33 34

33428 33428 33428

2.438 2.438 27.76'

5 304

4.877 wide

36.256

36.257

36.25

36.248

2359

33428

C1.5

LOT 1

52.84

35.047

29 36.264

28 36.262

7

453 455

7.544 7.544

1.219

20.782

16.562

4.245

13.538

17.757

PUBLIC LANE

PUBLIC LANE

PUBLIC LANE

PUBLIC LANE

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