

**THE CITY OF WINNIPEG**

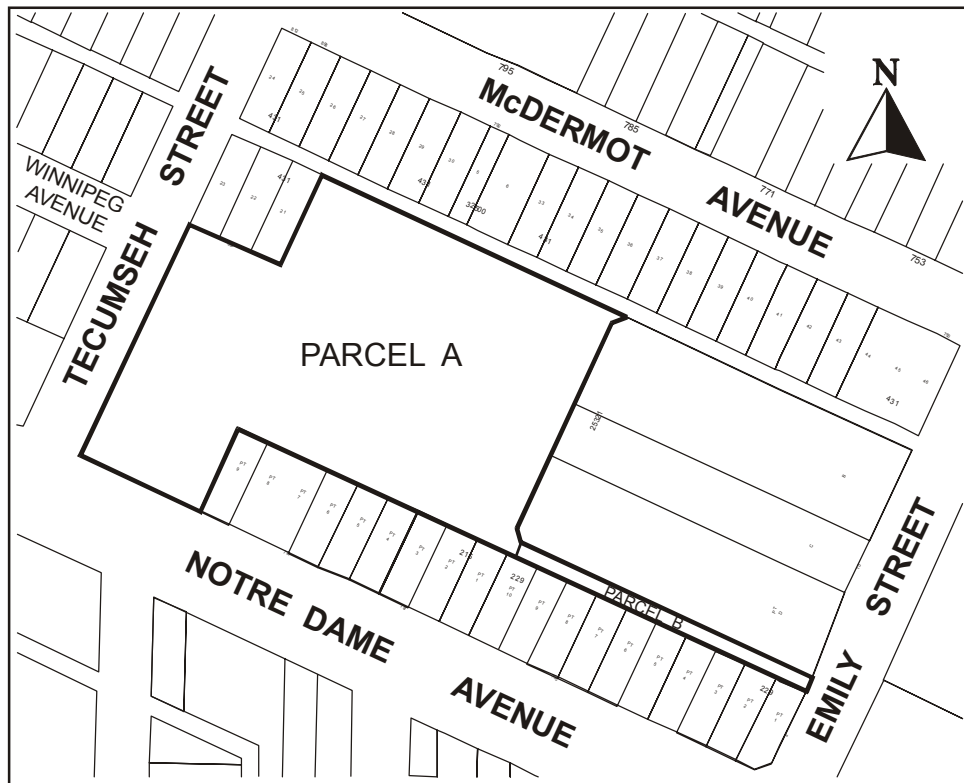
**BY-LAW NO. 2/2007**

**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 35 Tecumseh Street in the LORD SELKIRK-WEST KILDONAN COMMUNITY.**

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

**PLAN OF SUBDIVISION**

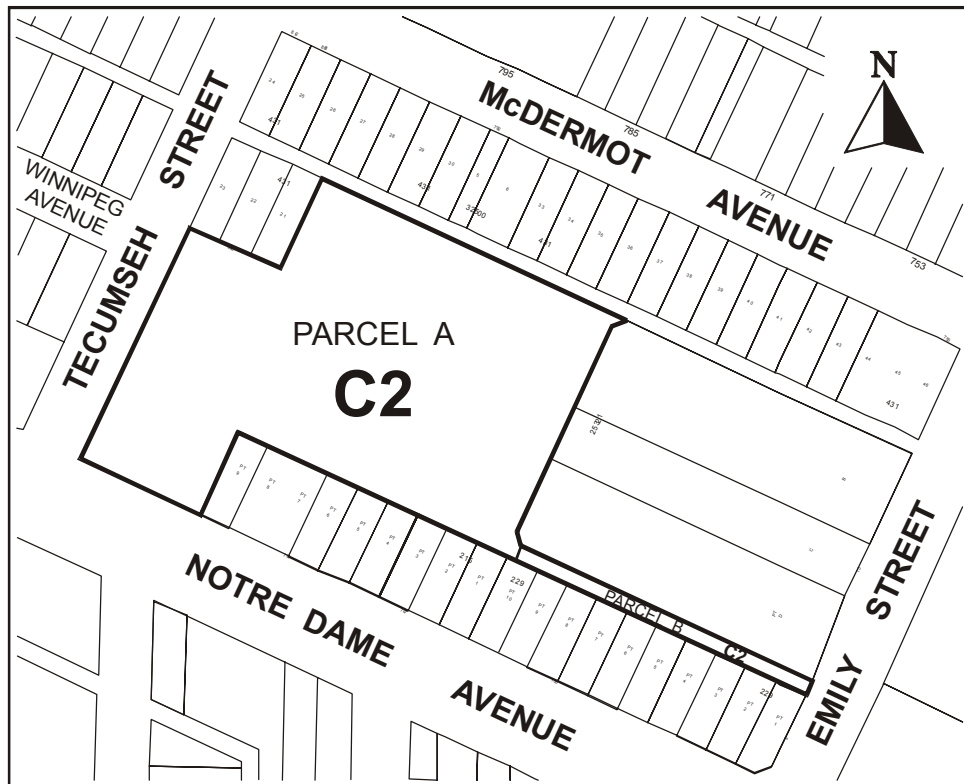
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Development Agreement AG 25/06 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 (692) the following:

- "(693) (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**

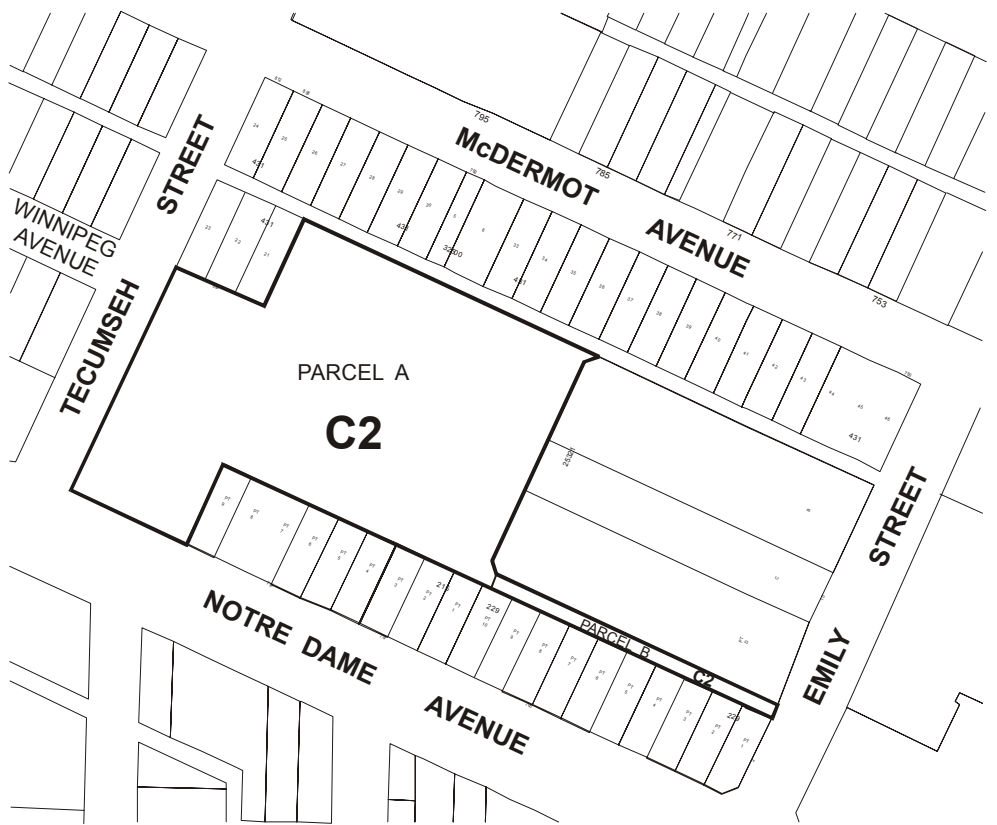
3. Section 1 of this By-law shall come into force and effect upon the execution by THE CITY OF WINNIPEG of the agreement described therein which execution notwithstanding enactment of this By-law shall remain in the absolute discretion of the City Council.:

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 25/06 against the affected land, by not later than January 24, 2009 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 24<sup>th</sup> day of January, A.D., 2007.

Reference: File No. DASZ 25/2006

Atlas Sheet No. Y23

|                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| By-Law No. _____                                                                                                                                                    |  | File No. <b>DASZ 25/06</b>                                                                                                                                                                                                                                                                                                                  |
| Subsection ( 693 )                                                                                                                                                  |  | <b>Explanation</b><br>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 35 Tecumseh Street from an "R2" TWO-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT and to withdraw the existing Zoning Agreement on the subject lands as shown outlined below. |
| Atlas Sheet No. <b>Y23</b><br> <b>LORD SELKIRK<br/>WEST KILDONAN<br/>COMMUNITY</b> |  |                                                                                                                                                                                                                                                                                                                                             |
|                                                                                  |  |                                                                                                                                                                                                                                                                                                                                             |
| THIRD READING : _____ EFFECTIVE DATE : _____                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                             |
| ZONING AGREEMENT : YES <input type="checkbox"/> NO <input type="checkbox"/> CAVEAT No. _____                                                                        |  |                                                                                                                                                                                                                                                                                                                                             |