

THE CITY OF WINNIPEG

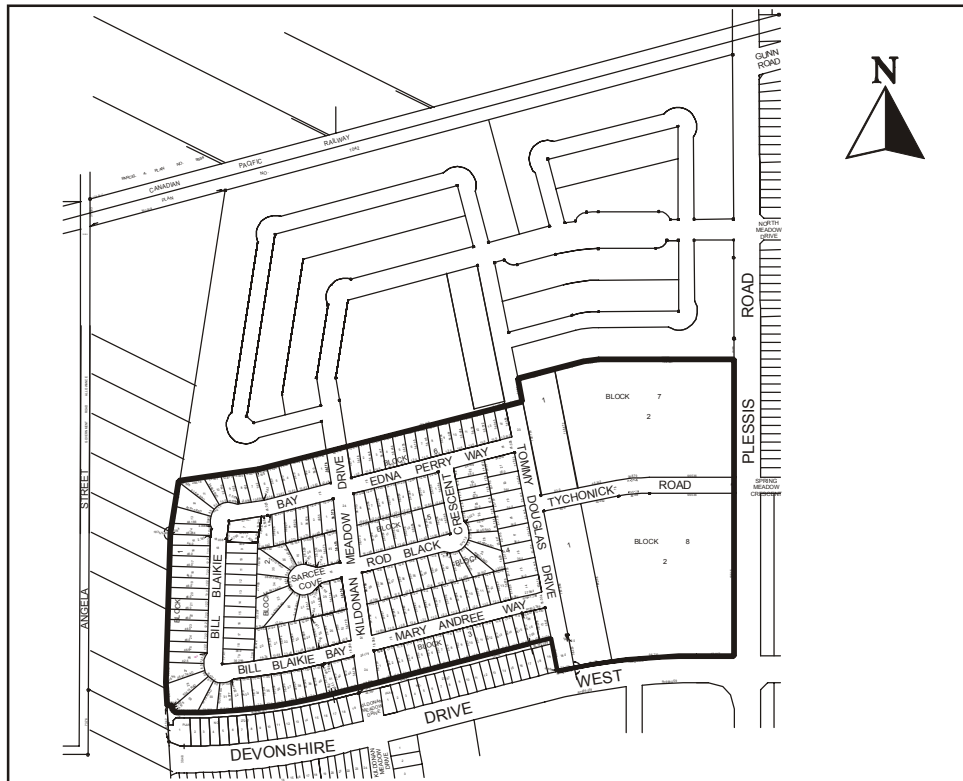
BY-LAW NO. 17/2007

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 north of Devonshire Drive, west of Plessis Road in the EAST KILDONAN-TRANSCONA COMMUNITY.

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

PLAN OF SUBDIVISION

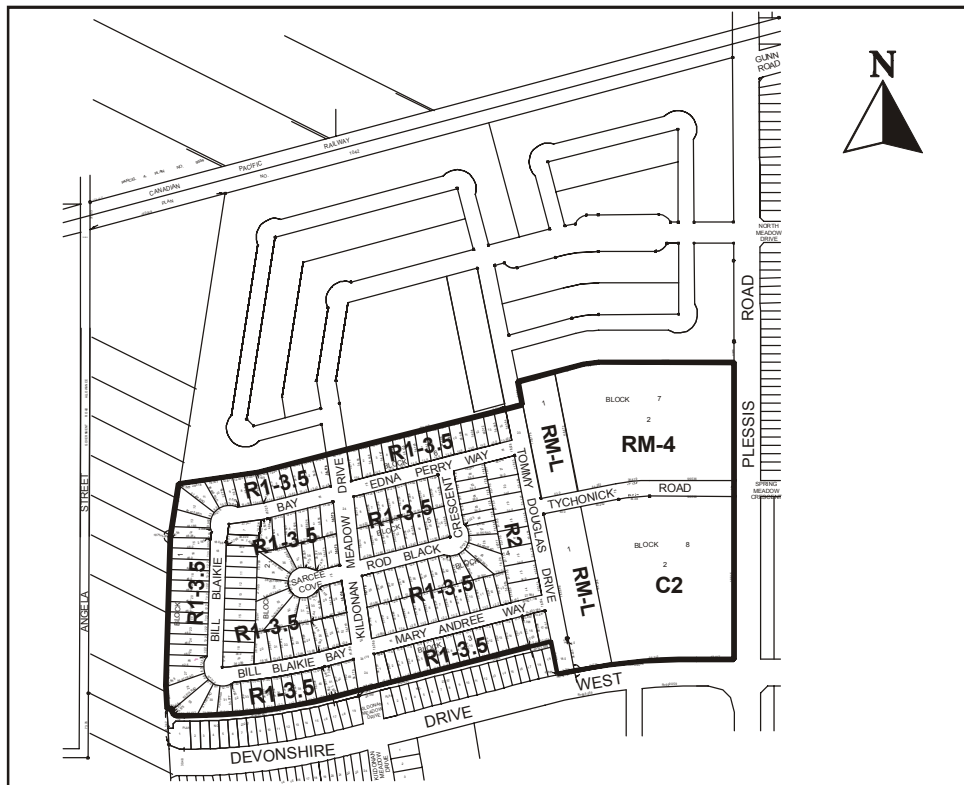
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Development Agreement AG 21/06 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 (700) the following:

- "(701) (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 "R1-3.5", "R2", "RM-L", "RM-4" and "C2" are hereby zoned as a "R1-3.5" RESIDENTIAL DISTRICT an "R2" RESIDENTIAL DISTRICT, an "RM-L" MULTIPLE-FAMILY DISTRICT an "RM-4" MULTIPLE-FAMILY DISTRICT and a "C2" COMMERCIAL DISTRICT and the District Map shall hereafter be read and construed as shown on that Plan; and
- (b) The zoning districts 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 21/06 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 24th day of January, A.D., 2007.

Reference: File No. DASZ 21/06 - (Phase 1)

Atlas Sheet No. X33

By-Law No. _____ Subsection (701)	File No. DASZ 21/06 (PHASE 1)
Atlas Sheet No. X33 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 north of Devonshire Drive west, west of Plessis Road from an "A.5" AGRICULTURAL DISTRICT to an "R1-3.5" RESIDENTIAL DISTRICT, an "R2" RESIDENTIAL DISTRICT, an "RM-L" MULTIPLE-FAMILY DISTRICT, an "RM-4" MULTIPLE-FAMILY DISTRICT and a "C2" COMMERCIAL DISTRICT as shown outlined below.
THIRD READING : _____ EFFECTIVE DATE : _____ ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____	