

THE CITY OF WINNIPEG

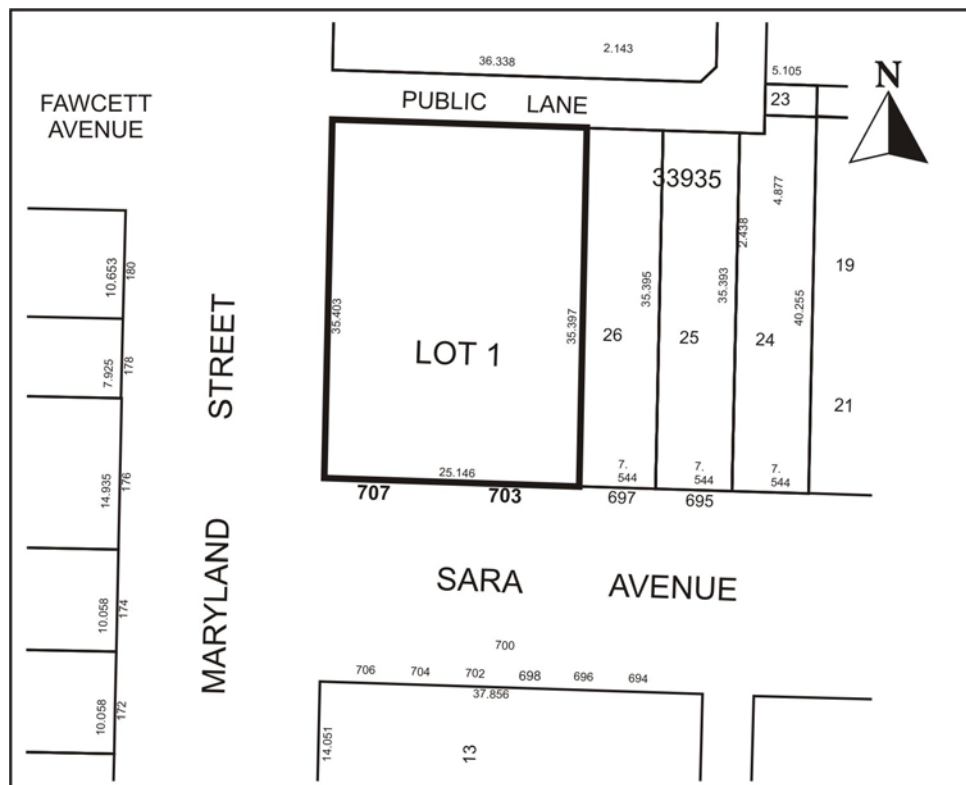
BY-LAW NO. 216/2007

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 703 - 707 Sara Avenue in the CITY CENTRE COMMUNITY.

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

PLAN OF SUBDIVISION

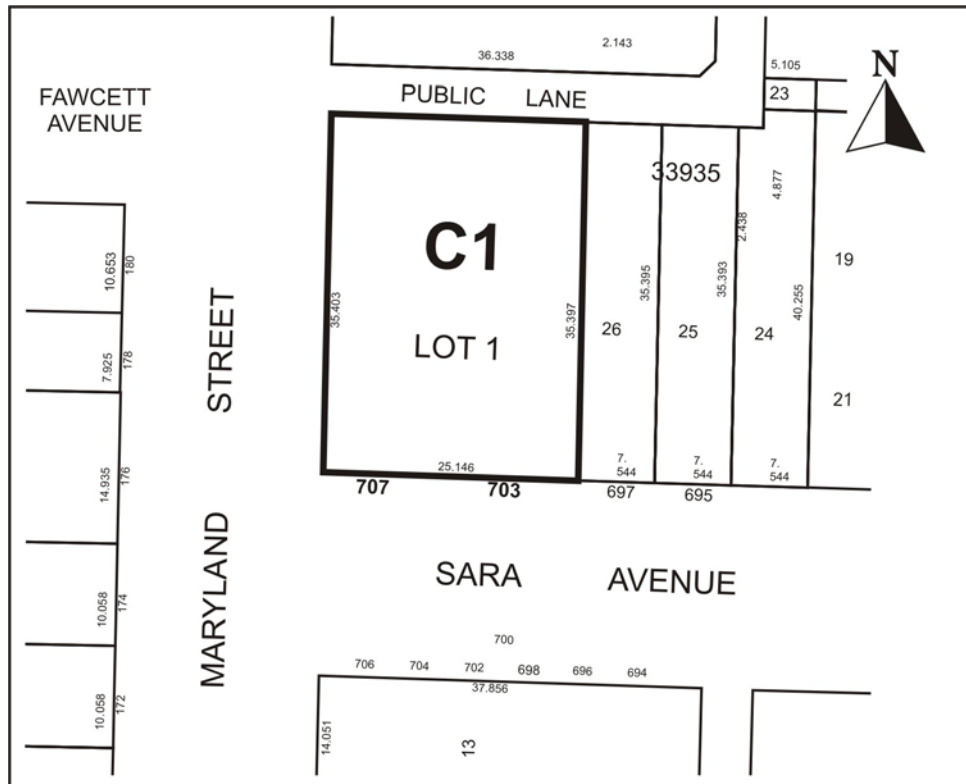
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose.



ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (762) the following:

- "(763) (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" are hereby zoned as a "C1" 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 14/07 against the affected land, by not later than December 19, 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 19th day of December, A.D., 2007.

Reference: File No. DASZ 14/07

Atlas Sheet No. AA23

By-Law No. _____ Subsection (763) 	File No. DASZ 14/07
Atlas Sheet No. AA23 CITY CENTRE 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 703-707 Sara Avenue from an "RM-4" MULTIPLE-FAMILY DISTRICT to a "C1" COMMERCIAL DISTRICT as shown outlined below.

FAWCETT AVENUE

MARYLAND STREET

SARA AVENUE

THIRD READING : _____ EFFECTIVE DATE : _____

 ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____