

**REPEALED BY THE WINNIPEG ZONING BY-LAW NO. 200/2006
MARCH 1, 2008**

CONSOLIDATION UPDATE: DECEMBER 11, 2002

CITY OF WINNIPEG

**AIRPORT VICINITY PROTECTION AREA ZONING BY-LAW
NO. 6418/94**

The Airport Vicinity Protection Area Zoning By-law.

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

1. The Airport Vicinity Protection Area (AVP Area) is shown on the map (the Map) attached as Schedule "A" to this By-law.

2. Within the AVP Area shown on the Map, all lands under Zoning By-laws 1558, 1800, 16502 and 4450 zoned as a residential district are rezoned to a district of the same name with the suffix "A" added after the short title thereof, including all one-family, single-family, two-family, conversion, planned residential, multiple-family, planned building group, two-family transitional and planned residential districts.

3. Notwithstanding the provisions of Zoning By-laws 1558, 1800, 16502 and 4450 within the residential "A" districts referred to in Section 1 the following zoning rules apply:

3.1 Within that part of the AVP Area in Area I on the Map, no new residential development is permitted (subject to statutory non-conforming rights and any variance order related thereto) except replacement of existing dwellings, if destroyed or demolished, with new dwellings which in the case of multiple-family dwellings shall not exceed the original number of dwelling units.

3.2 Within that part of the AVP Area in Area I on the Map:

- (a) Minor residential infilling may be approved as a conditional use under *The City of Winnipeg Charter* in areas of established residential development, and

amended 8162/2002

- (b) *repealed 7701/2000*

- (c) Subject to all required amendments of or approvals under applicable land use controls, the land described as Special Plot (S.P.) Lot 56, Plan 20040 located on the south side of Grant Avenue west of Chalfont Road may be converted to multiple-family dwellings not exceeding an approved density of twelve (12) units per acre of building lot area.

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3.3 Within that part of the AVP Area in Area II on the Map, new single-family dwellings are permitted subject to all required amendments of or approvals under applicable land use controls.

3.4 Within that part of the AVP Area in Area II on the Map, not fronting on Portage Avenue, and subject to all required amendments of or approvals under applicable land use controls:

- (a) Existing multiple-family dwellings may, if destroyed or demolished, be replaced with multiple-family dwellings but not exceeding the original number of dwelling units.
- (b) New multiple-family dwellings may be constructed not exceeding a density of 85 units per hectare (35 units per acre) of building lot area, excluding any part of that area designated Floodway and new multiple-family dwellings in excess of that density may be approved as conditional uses under *The City of Winnipeg Charter*.

amended 8162/2002

3.5 Within the AVP Area all new single-family and multiple-family dwellings including replacement and infill dwellings shall comply with the construction standards set out in By-law No. 6419/94.

4. Subject to the provisions of this By-law, all the provisions of Zoning By-laws 1558, 1800, 16502 and 4450 affecting the residential zoning districts replaced under this By-law with new residential "A" zoning districts shall continue in force and effect as amended from time to time in respect of land in those residential "A" zoning districts.

- 5. (1) The director may conduct inspections and take steps to administer and enforce this By-law or remedy a contravention of this By-law, in accordance with The City of Winnipeg Charter, and, for those purposes, has the powers of a designated employee under *The City of Winnipeg Charter*.¹
- (2) Without limiting the generality of subsection (1), in accordance with *The City of Winnipeg Charter* the director may issue an order to remedy a contravention of this By-law, requiring the person responsible for the contravention to remedy it.¹

- (3) An order issued under subsection (2) shall be prepared and served in accordance with *The City of Winnipeg Charter*.²
- (4) Where an address for sending an order under subsection (3) is required, one of the following shall be used:
 - (i) if the person to be served is the owner of real property, the address maintained by the tax collector for the purpose of issuing the tax notice for that property; or
 - (ii) if the person to be served is the occupant of real property, the street address for that property.
- (5) An appeal from an order or decision of the director under this By-law may be made in accordance with The City of Winnipeg Charter to the Standing Policy Committee on Property and Development.³

6. In this By-law,

“**director**” means the Director of Planning, Property and Development and his/her delegates.

added 8162/2002

7. This By-law shall be referred to as the “**Airport Vicinity Protection Area Zoning By-law**”.

added 8162/2002

DONE AND PASSED in Council assembled, this 25th day of May, A.D. 1994.

Note: Plan referred to in this By-law is not reproduced due to its size and is attached to the original by-law on file in the City Clerk's Department.

1 [See sections 180-181 and sections 183-188 of The City of Winnipeg Charter for information about some of the key powers given to designated employees.](#)

2 [See sections 116 and 117 of The City of Winnipeg Charter for information about how to serve orders, decisions and other documents.](#)

3 [See sections 189 and 121 of The City of Winnipeg Charter for information about appeals, including information about the time limit for appeals and how appeals are to be filed.](#)