

THE CITY OF WINNIPEG

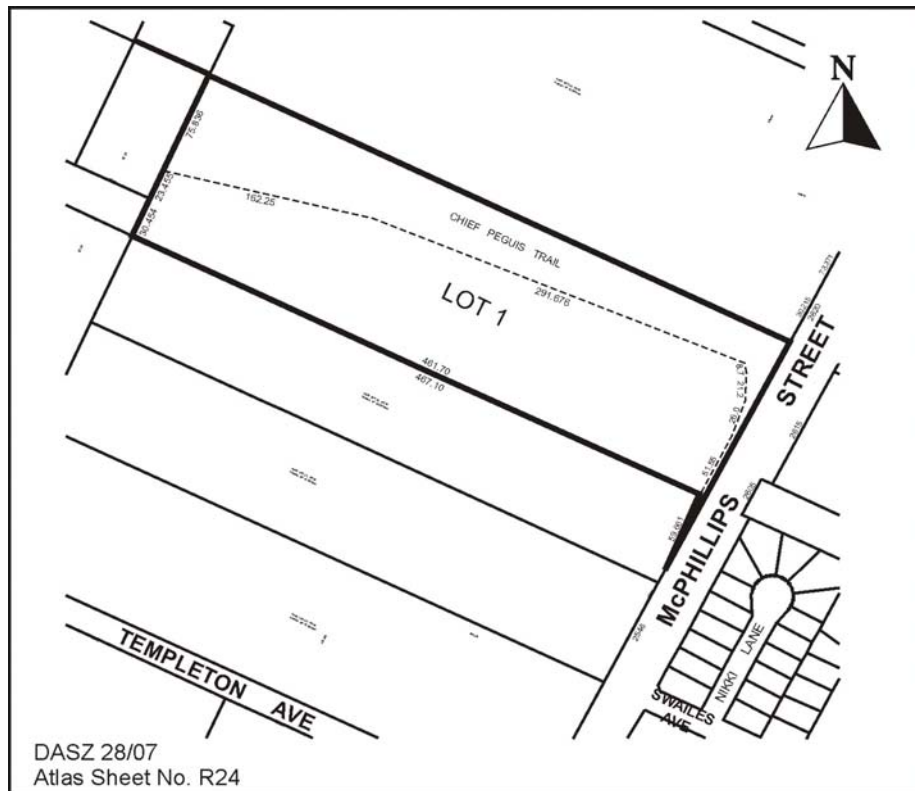
BY-LAW NO. 97/2008

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 on the west side of McPhillips Street north of Templeton Avenue in the LORD SELKIRK-WEST KILDONAN COMMUNITY.

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

Plan of Subdivision

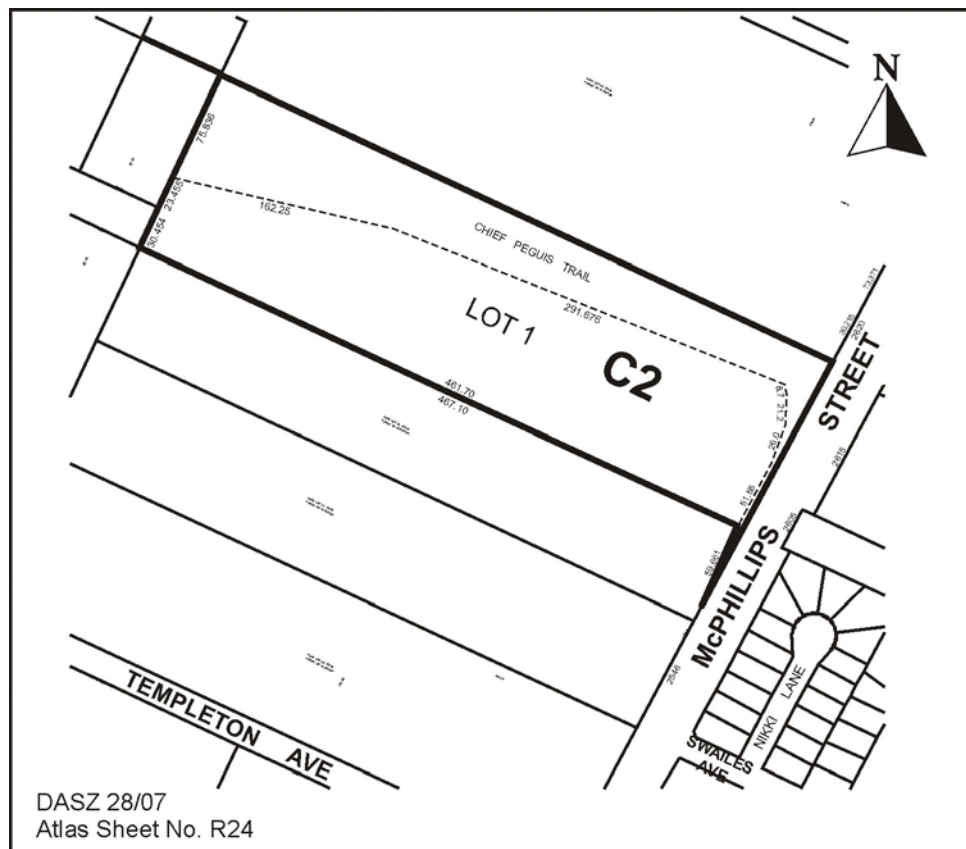
1 Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Servicing Agreement AG 28/07 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 (783) the following:

- "(784) (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;
- (b) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DASZ 28/07 against the affected land, by not later than May 14, 2010 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; and
- (c) the City's Director of Planning, Property and Development approving negotiations between the City and the registered owner respecting the exchange/purchase of lands for the future Chief Peguis Trail Extension and adjacent lands.

DONE AND PASSED this 14th day of May, 2008.

By-Law No. _____		File No. DASZ 28/07
Subsection (784)		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 on the west side of McPhillips Street, north of Templeton Avenue from an "A" AGRICULTURAL DISTRICT and an "M2" INDUSTRIAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.
Atlas Sheet No. R24 LORD SELKIRK WEST KILDONAN COMMUNITY		
The map shows a large lot labeled 'LOT 1' and 'C2'. It is bounded by 'CHIEF PEGUIS TRAIL' to the north, 'McPHILLIPS STREET' to the east, and 'TEMPLETON AVE' to the south. The lot is divided into several smaller sections with dimensions like 162.25, 291.676, 461.70, and 467.10. A north arrow is located in the top left corner of the map area.		
THIRD READING : _____ EFFECTIVE DATE : _____		
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____		