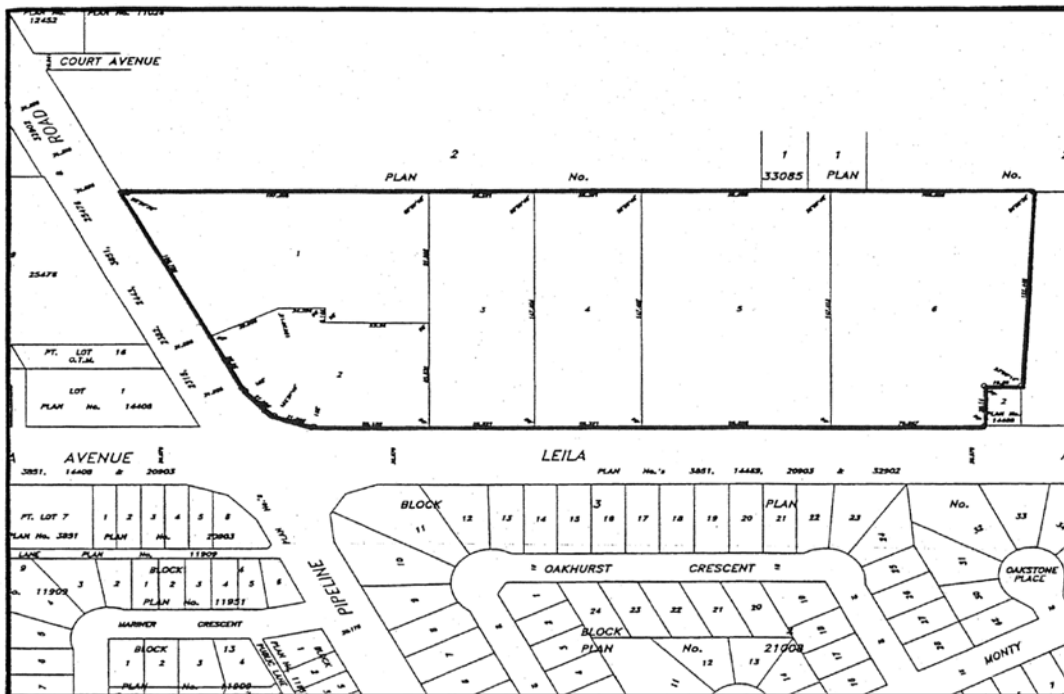


B-LAW NO. 7281/98

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

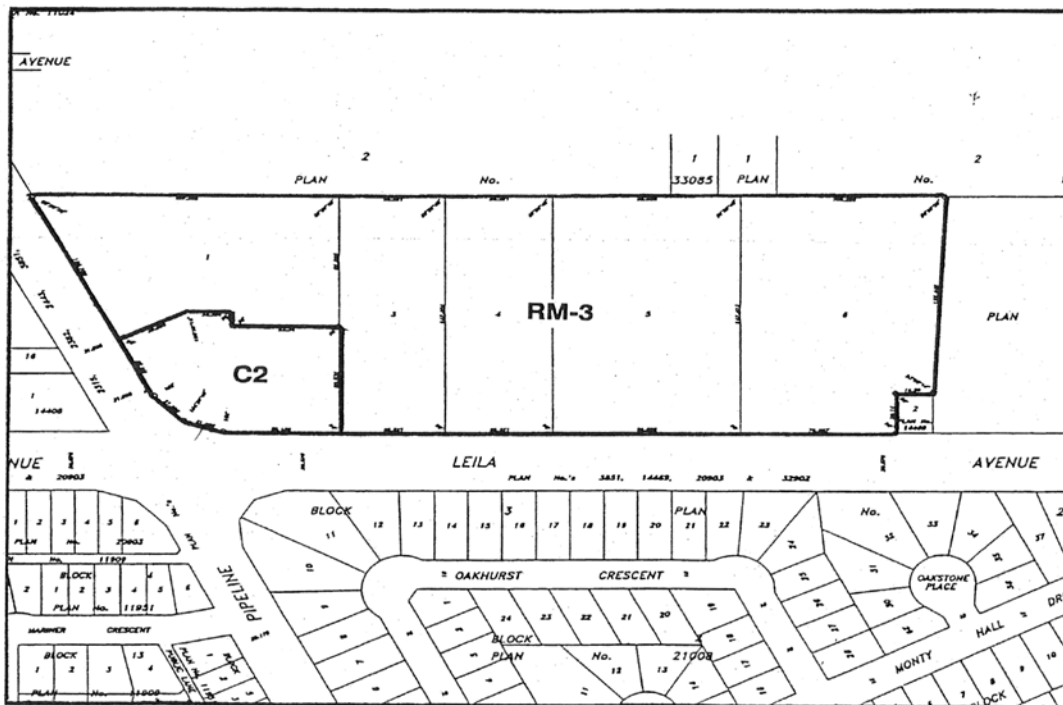
1. Pursuant to Section 620 of The City of Winnipeg Act, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Development Agreement AG 8/97 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 (144) the following:

- "(145) (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" and "RM-3" are hereby zoned as A "C2" COMMERCIAL DISTRICT and an "RM-3" MULTIPLE-FAMILY 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 8/97 against the land affected thereby as a first charge, other than any caveat filed by THE CITY OF WINNIPEG or an "Area Municipality" as defined in The City of Winnipeg Act, any public utilities caveat, or any building restriction caveat registered prior to the date of subdivision and rezoning application DASZ 8/97.

DONE AND PASSED in Council assembled, this 9th day of September, 1998.

Reference: File No. DASZ 8/97

Atlas Sheet No. S23

By-Law No. 7281/98 SUBSECTION (145)	File No. DASZ 8/97 Explanation The attached By-law approves the plan of subdivision shown outlined below and amends By-law No. 6400/94 by rezoning the land on the north-east corner of Leila Av. and Pipeline Rd. from an "R1-20" SINGLE FAMILY DISTRICT to a "RM-3" MULTIPLE-FAMILY DISTRICT and a "C2" COMMERCIAL DISTRICT as shown outlined below.
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Atlas Sheet No. S23 LORD SELKIRK WEST KILDONAN COMMUNITY	The main map shows a large rectangular area divided into several sections. At the top left, there are two small parcels labeled 'PARCEL A' (PLAN No. 12452) and 'PARCEL I' (PLAN No. 11024). Below them is 'COURT AVENUE'. To the left, 'PIPELINE ROAD' runs diagonally. The central area contains a large rectangle labeled 'RM-3' and another area labeled 'C2'. Various lot numbers and plan numbers are indicated throughout the map.
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This inset map shows a section of 'LEILA AVENUE' with lots numbered 1 through 6. It also shows 'LOT 1' (PLAN No. 14408) and 'PT. LOT 18' (O.T.M.).

This inset map shows 'OAKHURST CRESCENT' and 'MONTY' street. It includes 'BLOCK 12' through 'BLOCK 15' and 'OAKSTOM PLACE'. Lot numbers and plan numbers are also visible.

THIRD READING : _____

 ZONING AGREEMENT : YES ☐ NO ☐

EFFECTIVE DATE : _____

 CAVEAT No. _____