

THE CITY OF WINNIPEG

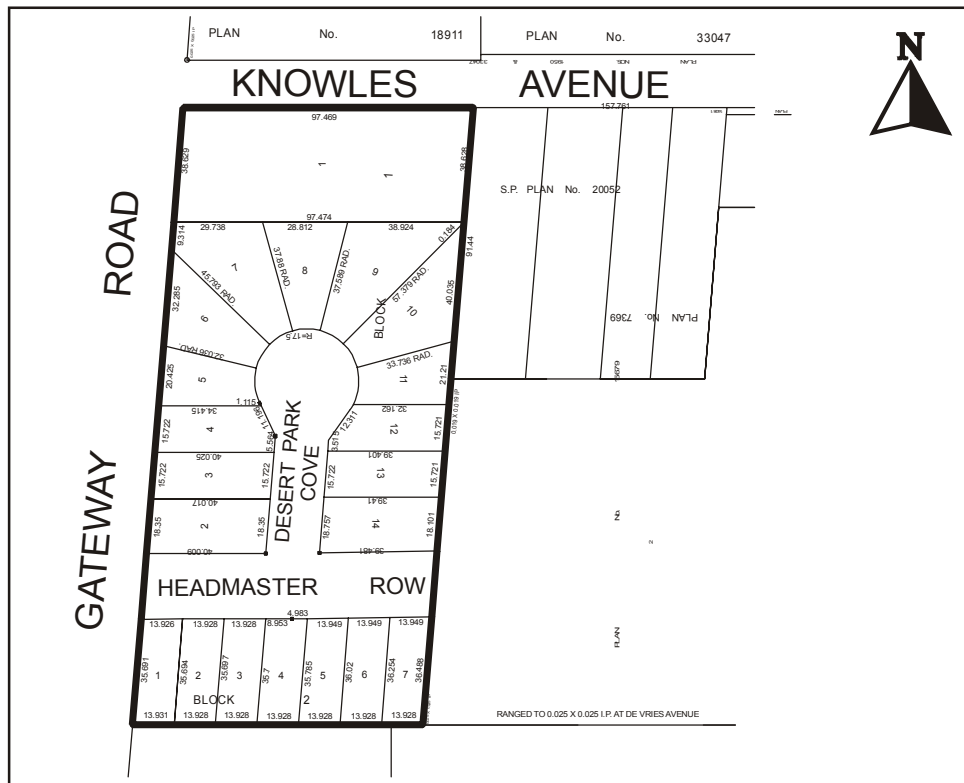
BY-LAW NO. 86/2006

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 626 Knowles Avenue in the EAST KILDONAN-TRANSCONA COMMUNITY.

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

PLAN OF SUBDIVISION

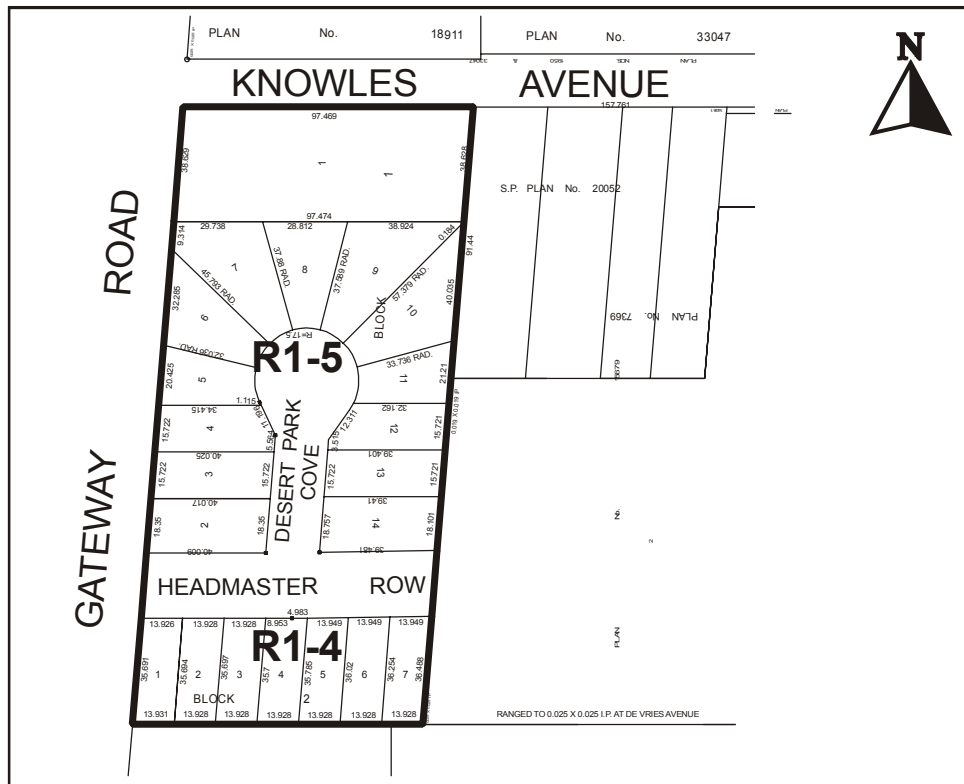
1. Pursuant to Section 259 of The City of Winnipeg Charter, the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of a Development Agreement AG 45/04 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 (617) the following:

- "(618) (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 "R1-4" and "R1-5" are hereby zoned as an "R1-4" RESIDENTIAL DISTRICT and an "R1-5" RESIDENTIAL 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 45/04 against the affected land, by not later than February 22, 2008 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 22nd day of February, A.D., 2006.

Reference: File No. DASZ 45/04

Atlas Sheet No. T32

By-Law No. _____ Subsection (618)	File No. DASZ 45/04
Atlas Sheet No. T32 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 at 626 Knowles Avenue from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and an "R1-5" SINGLE-FAMILY DISTRICT as shown outlined below.

PLAN No. 18911

PLAN No. 33047

RANGED TO 0.025 X 0.025 I.P. AT DE VRIES AVENUE

THIRD READING : _____	EFFECTIVE DATE : _____
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No. _____