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CONSOLIDATION UPDATE: March 25, 2009

THE CITY OF WINNIPEG

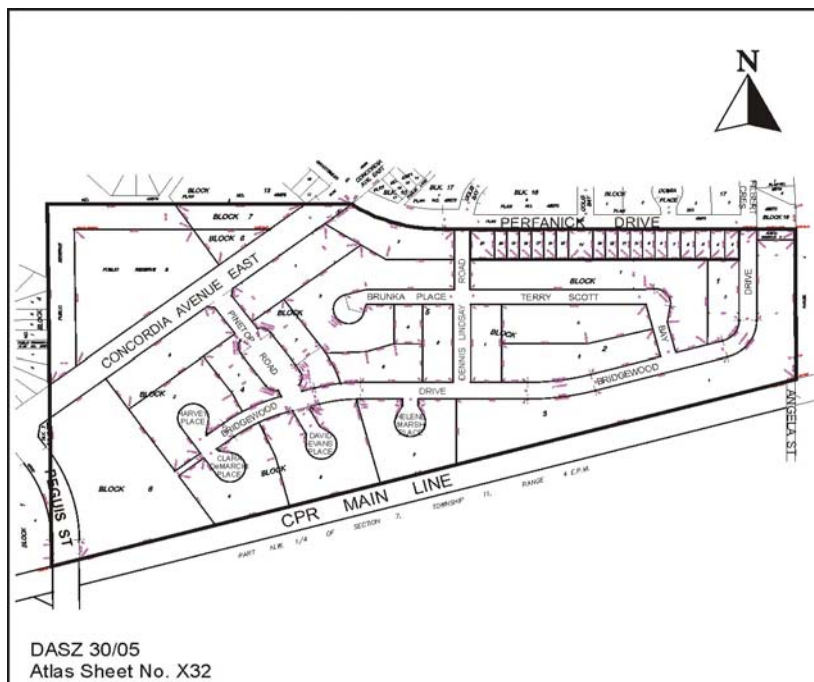
BY-LAW NO. 117/2008

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 bounded by Perfanick Drive, Pequis Street, CPR Main Line and the future Transcona North South Corridor 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 30/05 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.

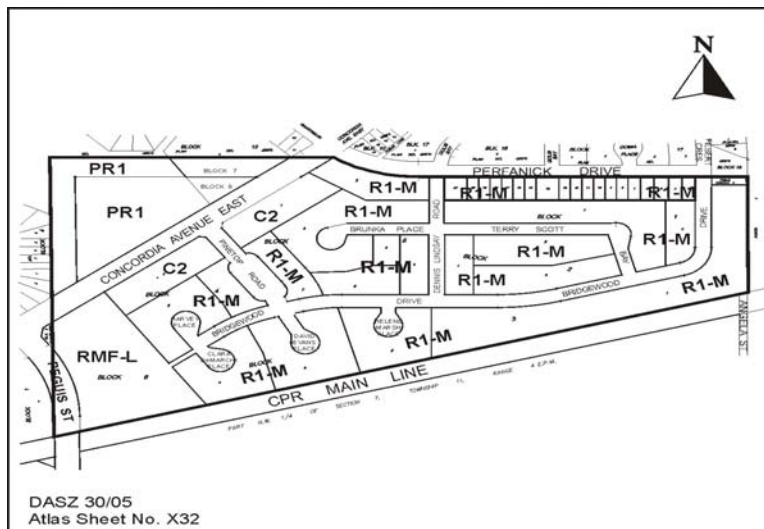


ZONING

2 Winnipeg Zoning By-law No. 200/2006 is amended, by adding the following in Schedule B:
amended 44/2009

2(32) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as "RMF-L", "R1-M", "PR-1" and "C2" are hereby zoned as an "RMF-L" Residential Multi-Family District, an "R1-M" Residential Single-Family District, a "PR-1" Parks and Recreation 1 (Neighbourhood) District and a "C2" Commercial Community District respectively, the zoning districts and zoning district boundaries are hereby located as shown on that plan, and the Zoning Maps shall hereafter be read and construed as shown on that plan.

amended 44/2009



amended 44/2009

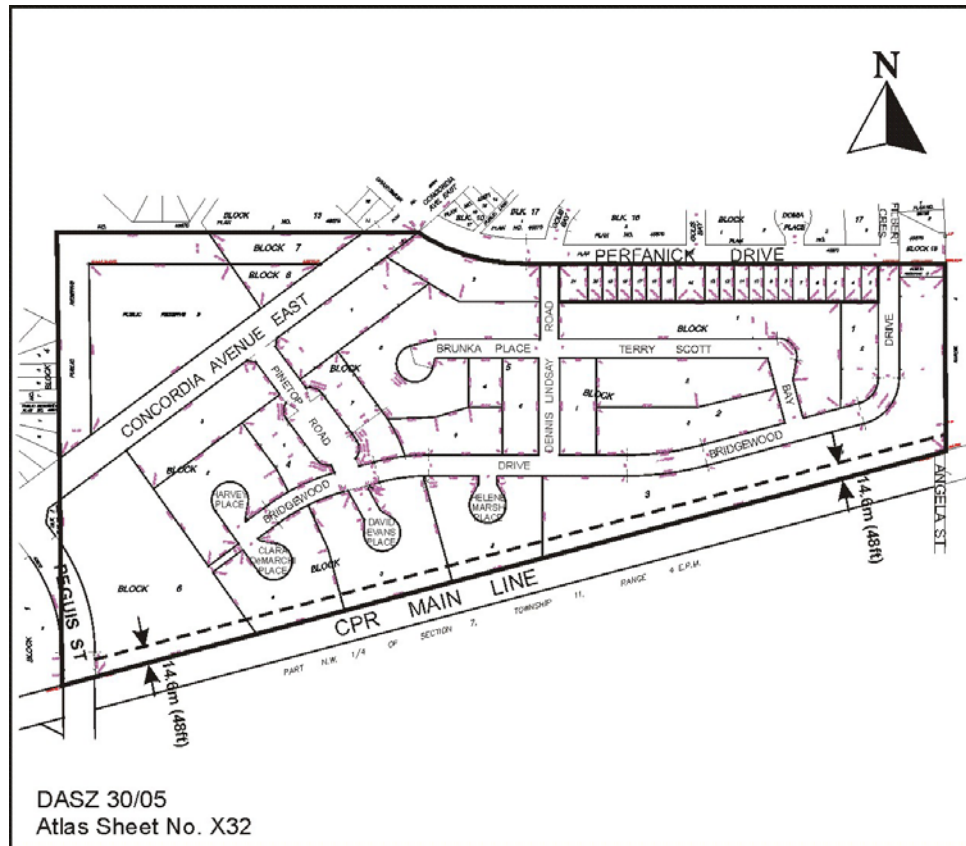
SPECIAL YARDS

3 Section 1300 of By-law No. 6400/94 is hereby amended by adding hereto the following subsection:

"1300 (36) lands with rearage on the CPR Molson Rail right-of-way and the future Transcona North South Corridor;

(a) residential lots with rearage on the CPR Molson rail right-of-way shall provide a minimum 48 foot (14.6 metres) setback between the rear property line and any habitable rooms of principal buildings as shown on the plan below;

- (b) that residential lots with rearage on the future Transcona North South Corridor shall provide a minimum rear yard of 48 feet (14.6 metres) as shown the plan below."



ENACTMENT

4 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.

5 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 30.05 against the affected land, by not later than June 18, 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.

DONE AND PASSED this 18th day of June, 2008.

Reference: File No. DASZ 30/2005

Atlas Sheet No. X32

By-Law No. _____		File No. DASZ 30/05
Subsection (792)		Explanation An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land bounded by Perfanick Drive on the north and the Concordia Avenue on the south from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" RESIDENTIAL DISTRICT as shown outlined below.
Atlas Sheet No. X32 EAST KILDONAN TRANSCONA COMMUNITY		
THIRD READING : _____ EFFECTIVE DATE : _____ ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____		