

THE CITY OF WINNIPEG

BY-LAW NO. 117/2013

A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to adopt the Prairie Industrial Park Planned Development Overlay 2 for land located at 340 Mazenod Road in the Riel Community.

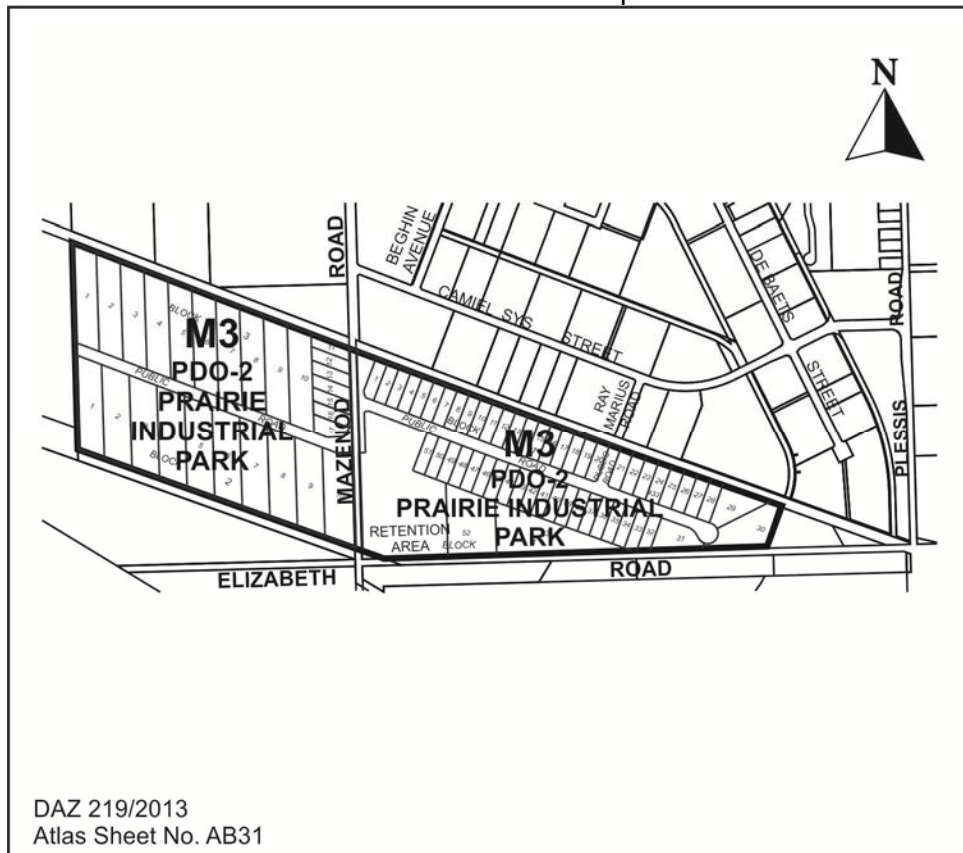
THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Zoning

1 *Winnipeg Zoning By-law No. 200/2006 is amended by adopting the attached document, entitled "Prairie Industrial Park Planned Development Overlay 2 (PDO-2 Prairie Industrial Park)", as a Planned Development Overlay 2 district and adding it as Schedule S after Schedule R.*

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

(a) 2(268) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "M3 PDO-2 Prairie Industrial Park" is hereby zoned as an "M3 PDO-2" Prairie Industrial Park Manufacturing Heavy District, 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.



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(b) 3(8) The zoning districts and zoning boundaries are hereby located in accordance with the Prairie Industrial Park Planned Development Overlay 2 (Schedule S), and the zoning maps shall hereafter be read and construed in accordance with that overlay.

DONE AND PASSED this 23rd day of October, 2013.

SCHEDULE S
PRAIRIE INDUSTRIAL PARK PLANNED DEVELOPMENT OVERLAY-2
(PDO-2 PRAIRIE INDUSTRIAL PARK)

Purpose

1. The purpose of this overlay is to provide flexibility for “M3” Manufacturing Heavy Zoning District uses for the area defined as the PDO-2 Prairie Industrial Park.

Applicability

2. The PDO-2 Prairie Industrial Park overlay district is located as shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-Law apply within the boundaries shown on the attached map (Map 1).

Permitted Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Prairie Industrial Park, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying M3 zoning district:
 - (1) Drinking establishment (see section 7 for applicable use specific standard)
 - (2) Restaurant
 - (3) Call centre
 - (4) Office
 - (5) Landscape or garden supplies
 - (6) Auto/light truck/motorcycle, sales and rental
 - (7) Drive-in or drive-through

Conditional Use Regulations

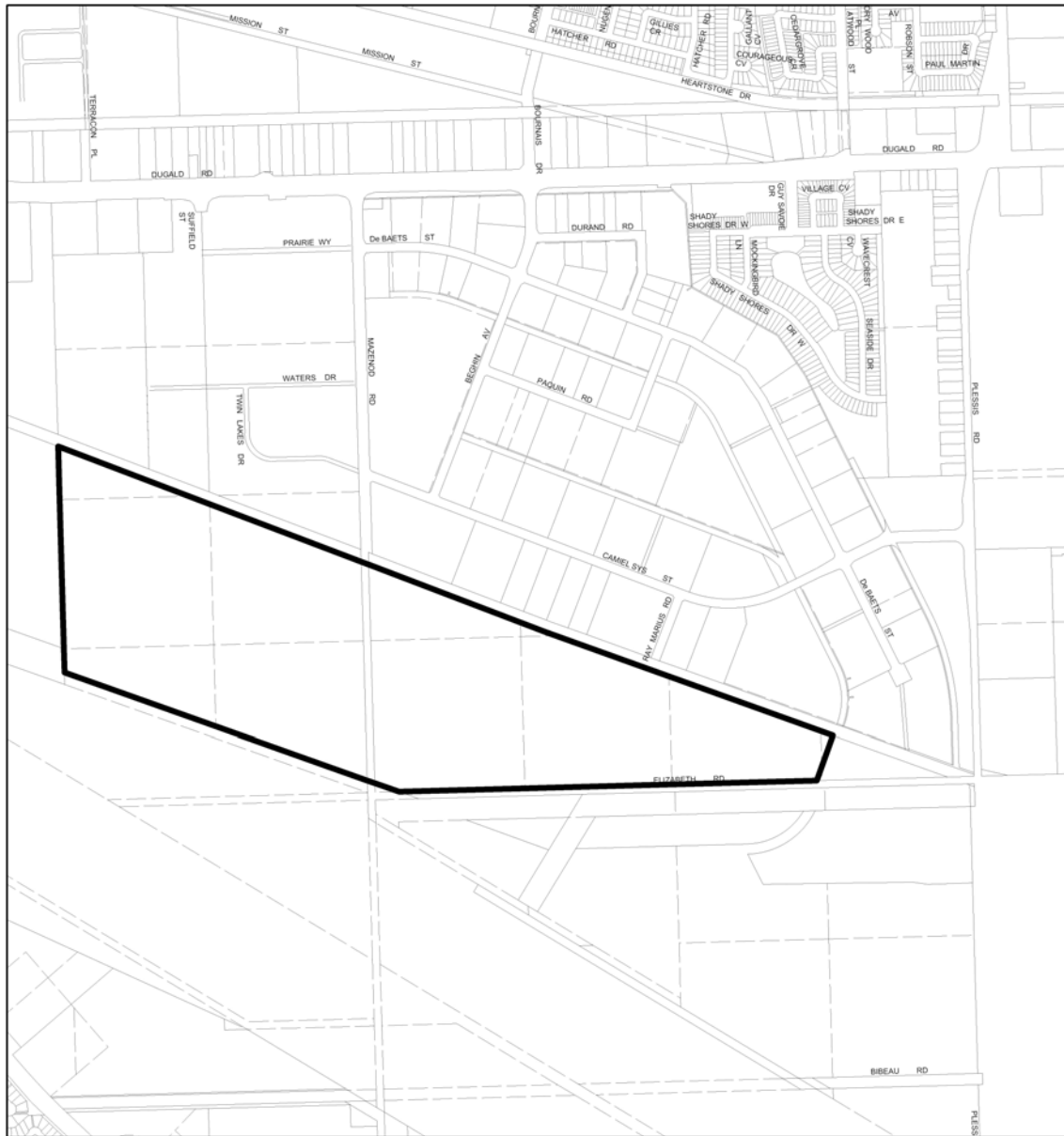
5. Notwithstanding other provisions of this By-law, in the PDO-2 Prairie Industrial Park, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying M3 zoning district:
 - (1) Commercial school
 - (2) Community/recreation centre
 - (3) Day care centre
 - (4) Amusement enterprise, indoor
 - (5) Studio/radio/TV/motion picture broadcast and production
 - (6) Amusement enterprise, outdoor
 - (7) Sports or entertainment arena/stadium, indoor
 - (8) Hotel or motel

Use Specific Standards

6. Regardless of whether a use is allowed as a permitted use or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Drinking Establishment

7. Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area.



 PDO-2 Prairie Industrial Park

**Map 1: Prairie Industrial Park Planned Development Overlay-2
(PDO-2 Prairie Industrial Park)**

