**REFERENCE: FILE NO. DASZ 49/2004**

**THE CITY OF WINNIPEG**

**BY-LAW NO. 29/2006**

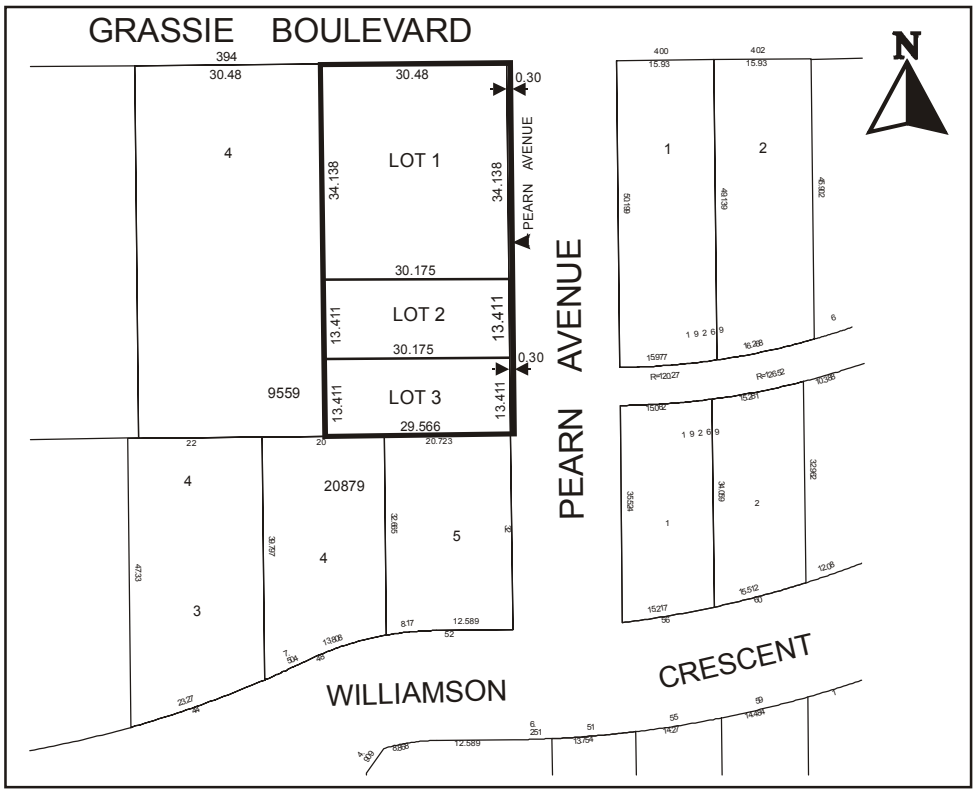
**A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the southwest corner of Grassie Boulevard and Pearn Avenue in the EAST KILDONAN-TRANSCONA COMMUNITY.**

**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 49/04 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.

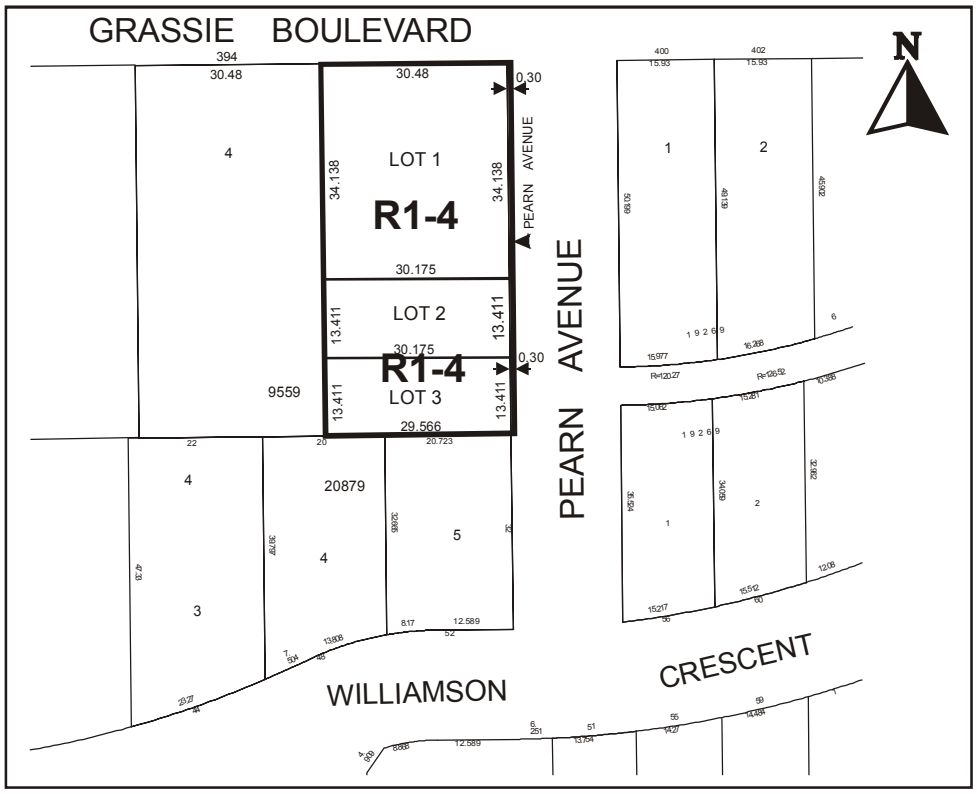


## ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (599) the following:

"(600) (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" are hereby zoned as an "R1-4" RESIDENTIAL 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; and

(b) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DASZ 49/04 against the affected land, by not later than January 25, 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.....day of ..... A.D. .....

.....
Mayor

.....
City Clerk

Certified as to Planning Details:

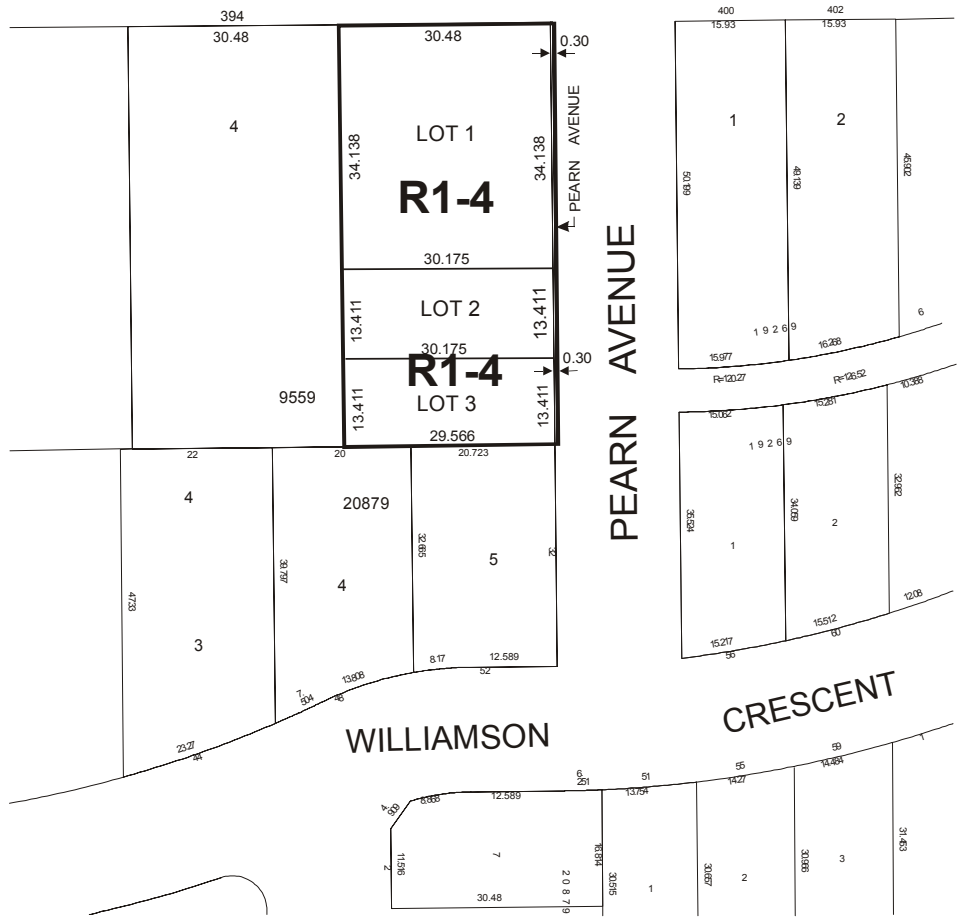
.....
for Director of Planning, Property & Development

Certified as to Form:

.....
for City Solicitor

Reference: File No. DASZ 49/04 Atlas Sheet No. W 32

| | |
|---|---|
| By-Law No. _____ Subsection ( 600 ) | File No. **DASZ 49/04** |
| Atlas Sheet No. **W32 EAST KILDONAN TRANSCONA COMMUNITY** N | 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 Pearn Avenue, south of Grassie Boulevard from an "A.5" AGRICULTURAL DISTRICT and an "R1-5.5" SINGLE-FAMILY DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT as shown outlined below. |




THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____