REFERENCE: FILE NO. DASZ 38/03 (Stage Two)

THE CITY OF WINNIPEG

BY-LAW NO. 163/2006

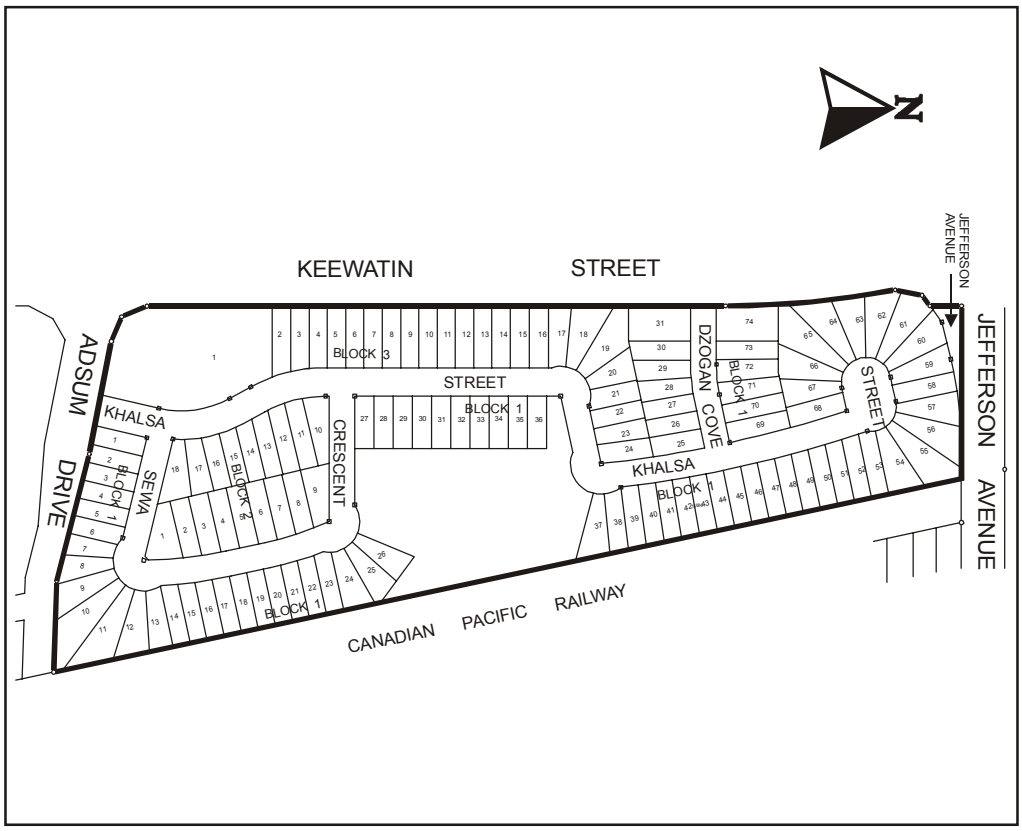
A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the east side of Keewatin Street north of Adsum Drive in the LORD SELKIRK-WEST KILDONAN COMMUNITY.

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.

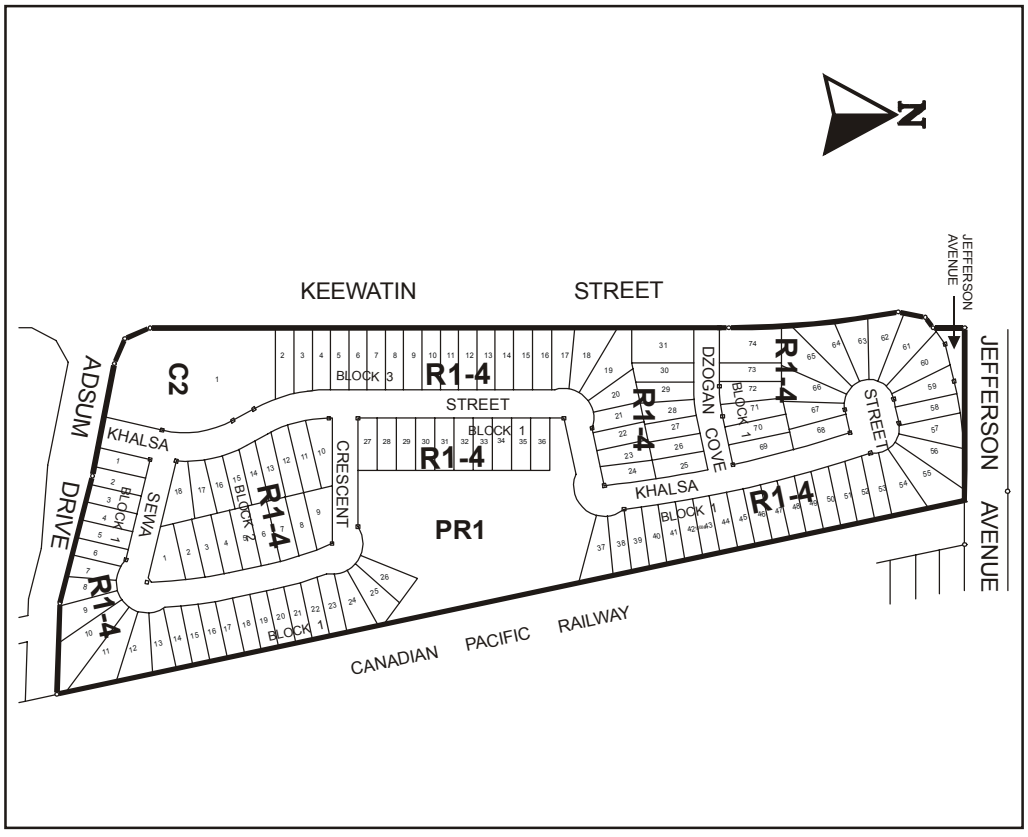


ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (662) the following:

"(663) (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 "PR1", "R1-4" and "C2"" are hereby zoned as a "PR1" PARKS AND RECREATION DISTRICT, an "R1-4" RESIDENTIAL DISTRICT and a "C2" COMMERCIAL 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."



SPECIAL YARDS

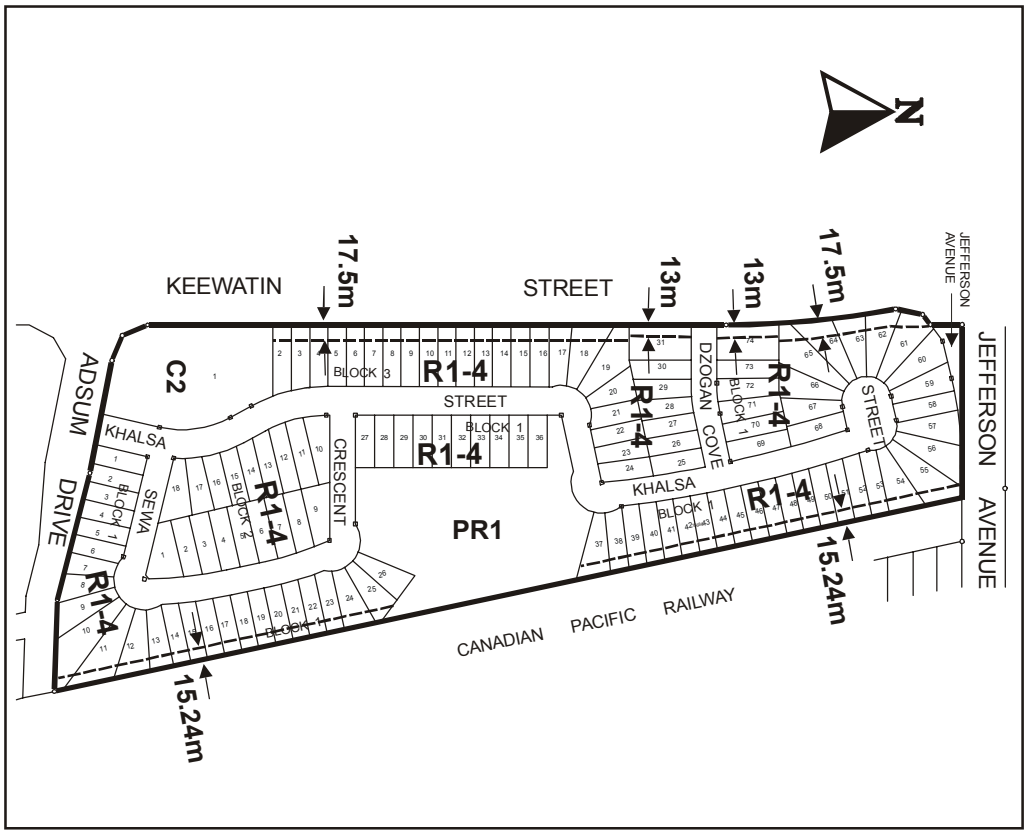
3. Section 1300 of By-law No. 6400/94 is hereby amended by adding hereto the following subsection:

"1300 (35) LANDS LOCATED ON THE EAST SIDE OF KEEWATIN STREET, NORTH OF PARAMOUNT ROAD

(a) Residential Lots with rearage on Keewatin Street shall provide a minimum rear yard of 57.4 feet (17.5 metres as shown on the plan below);

(b) A minimum side yard of 42 feet (13.0 metres) be maintained for single-family lots that flank (corner side yards) Keewatin Street as shown on the plan below.

(c) That residential lots with rearage on the CPR Arborg rail right-of-way shall provide a minimum 50 foot (15.24 metre) setback between the rear property line and any habitable rooms of principal buildings as shown on the plan below".



ENACTMENT

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 DASZ 38/03 (Stage Two) against the affected land, by not later than June 28, 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. .....

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Mayor

.....
City Clerk

Certified as to Planning Details:

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

Certified as to Form:

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for City Solicitor

Reference: File No. DASZ 38/03 (Stage Two) Atlas Sheet No. S 21

By-Law No. _____
Subsection (663)

File No. **DASZ 38/03 (STAGE 2)**

Atlas Sheet No. **S21**
LORD SELKIRK WEST KILDONAN COMMUNITY

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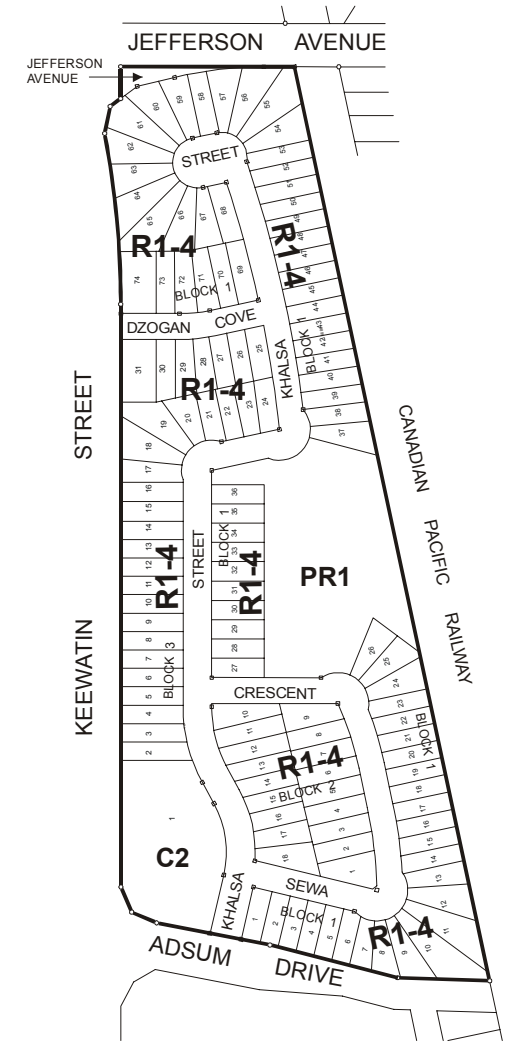
Explanation

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 east side of Keewatin Street north of Adsum Drive from an "A.5" AGRICULTURAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT and an "R1-4" SINGLE-FAMILY DISTRICT and a "C2" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____