**REFERENCE: FILE NO. DASZ 23/06**

**THE CITY OF WINNIPEG**

**BY-LAW NO.115/2007**

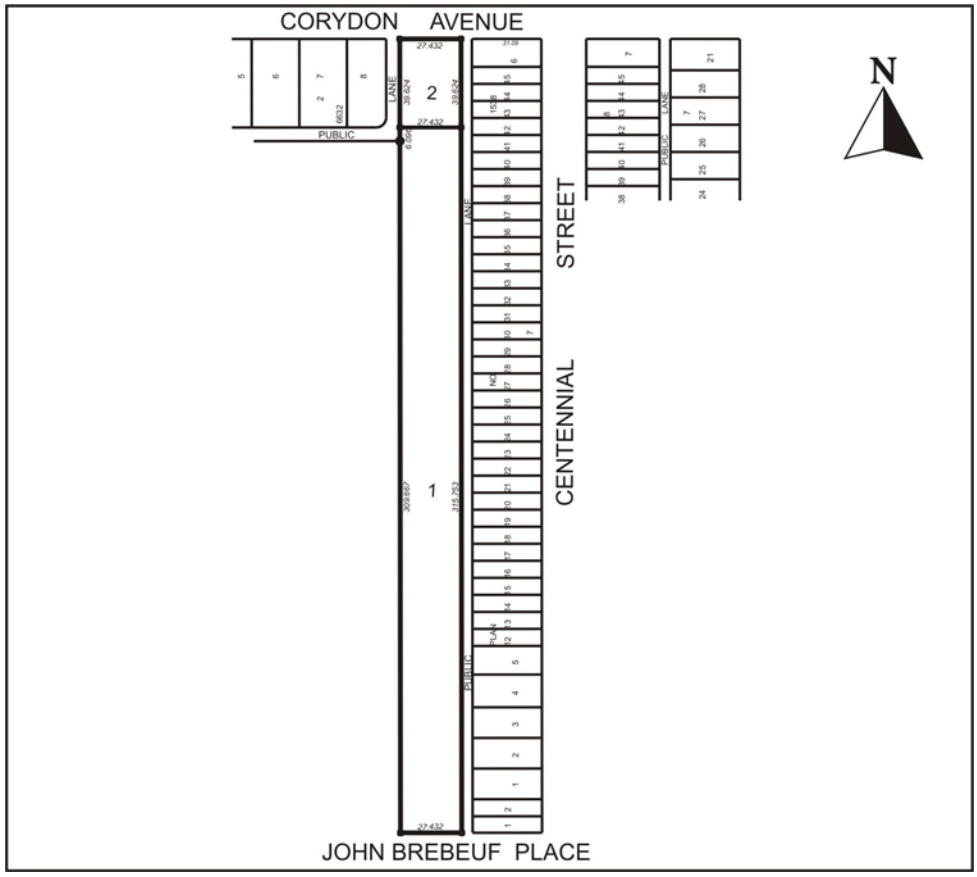
**A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 1800/1810 Corydon Avenue in the CITY CENTRE COMMUNITY.**

**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 23/06 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.

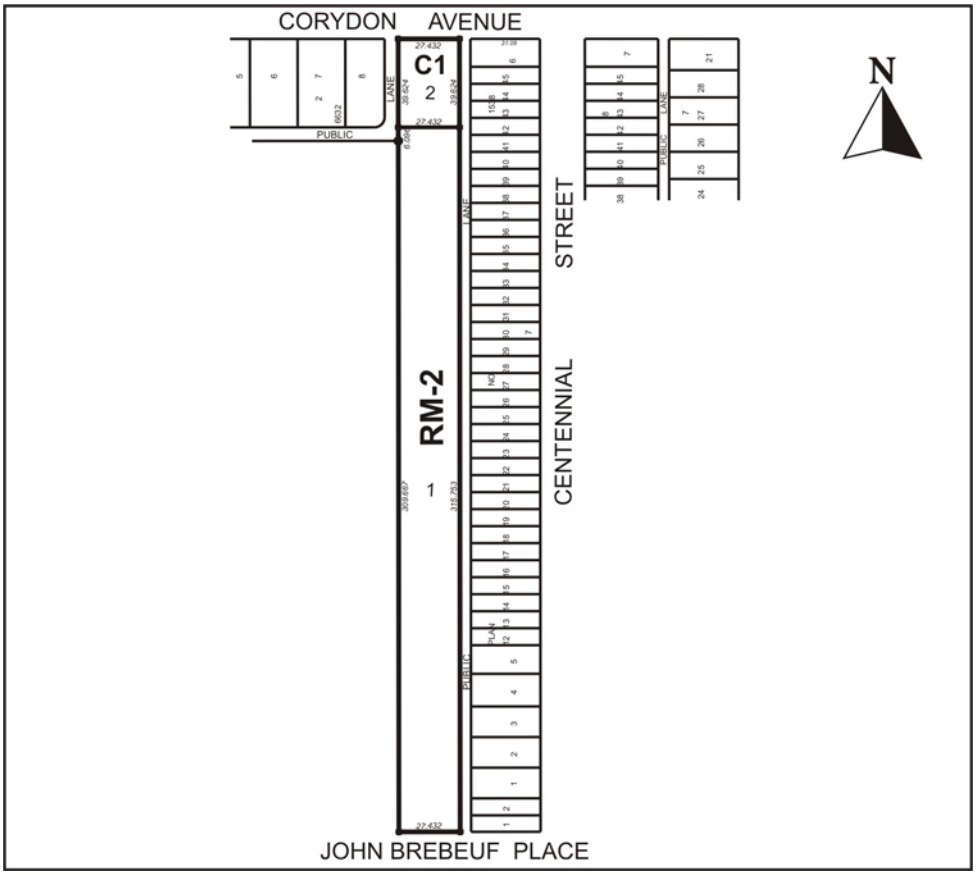


## ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (723) the following:

"(724) (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 "RM-2 and "C1" are hereby zoned as an "RM-2" MULTIPLE-FAMILY DISTRICT and a "C1" 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."



## 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 23/06 against the affected land, by not later than May 16, 2009 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 23/06 Atlas Sheet No. AD 20

By-Law No. _____
Subsection ( 724 )

File No. **DASZ 23/06**

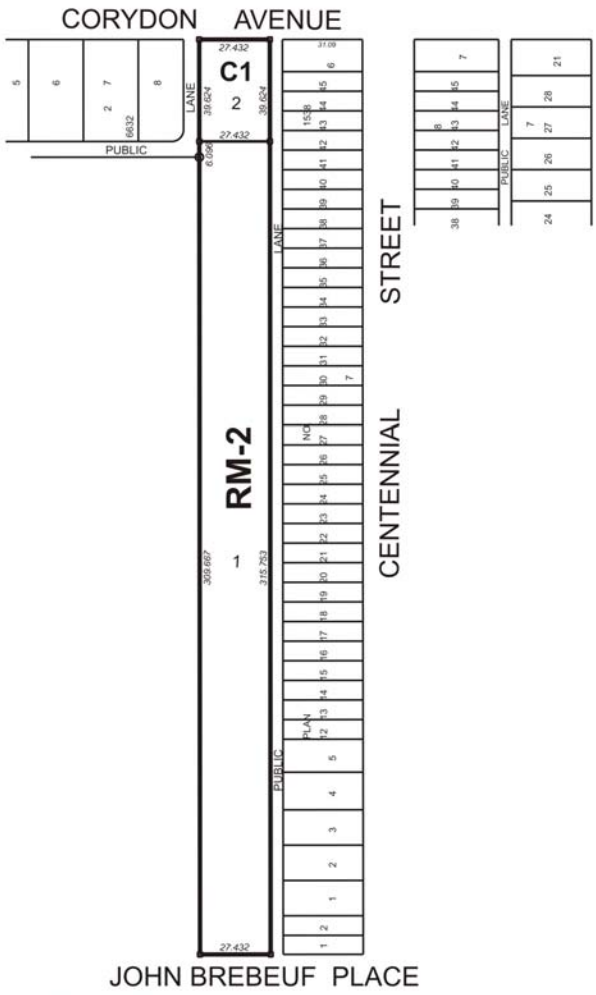
Atlas Sheet No.

N

**AD20**
**CITY CENTRE**
**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 1800/1810 Corydon Avenue from an "R1-4" RESIDENTIAL DISTRICT, an "R2" RESIDENTIAL DISTRICT, an "RM-2" MULTIPLE-FAMILY DISTRICT, an "RM-3" MULTIPLE-FAMILY DISTRICT and a "C1" COMMERCIAL DISTRICT to an "RM-2" MULTIPLE-FAMILY DISTRICT and a "C1" COMMERCIAL DISTRICT as shown outlined below.




THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____