REFERENCE: FILE NO. DASZ 19/98

THE CITY OF WINNIPEG

BY-LAW NO. 7937/2001

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 north of Murray Avenue, west of Main Street in the Lord Selkirk-West Kildonan COMMUNITY.

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

PLAN OF SUBDIVISION

1. Pursuant to Section 620 of The City of Winnipeg Act,

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 19/98 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 (302) the following:

"(303) (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 "R1-4" Single-Family 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."

SPECIAL YARDS

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

"1300 (22) Lands located north of Murray Avenue, west of Main Street

(a) Lots with rearage on the Winnipeg Beach 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 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 19/98 against the land affected thereby as a first charge, other than any caveat filed by THE CITY OF WINNIPEG or an "Area Municipality" as defined in The City of Winnipeg Act, any public utilities caveat, or any building restriction caveat registered prior to the date of subdivision and rezoning application DASZ 19/98, by not later than December 12, 2003, 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. 2001

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Mayor

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City Clerk

Certified as to Planning Details:

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for Director of Planning, Property & Development

Certified as to Form:

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for City Solicitor

Reference: File No. DASZ 19/98 Atlas Sheet No. S27