THE CITY OF WINNIPEG

BY-LAW NO. 97/2008

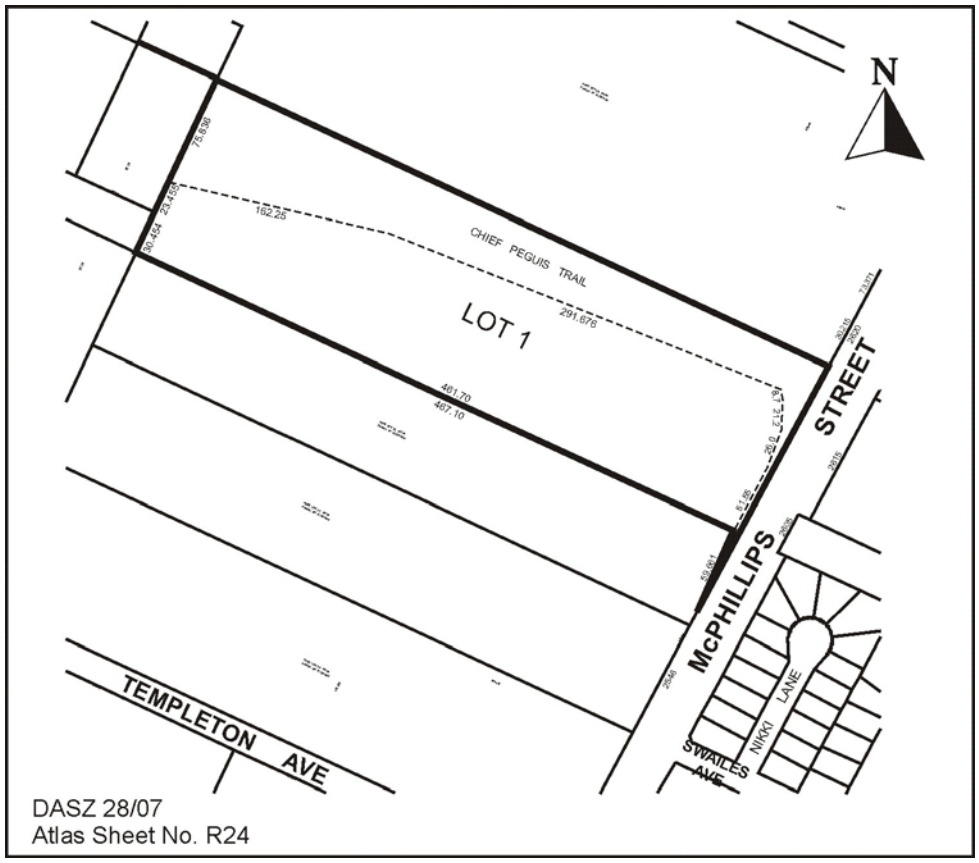
A By-law of THE CITY OF WINNIPEG to approve a plan of subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the west side of McPhillips Street north of Templeton Avenue in the LORD SELKIRK-WEST KILDONAN COMMUNITY.

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, subject to the terms and conditions of a Servicing Agreement AG 28/07 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.

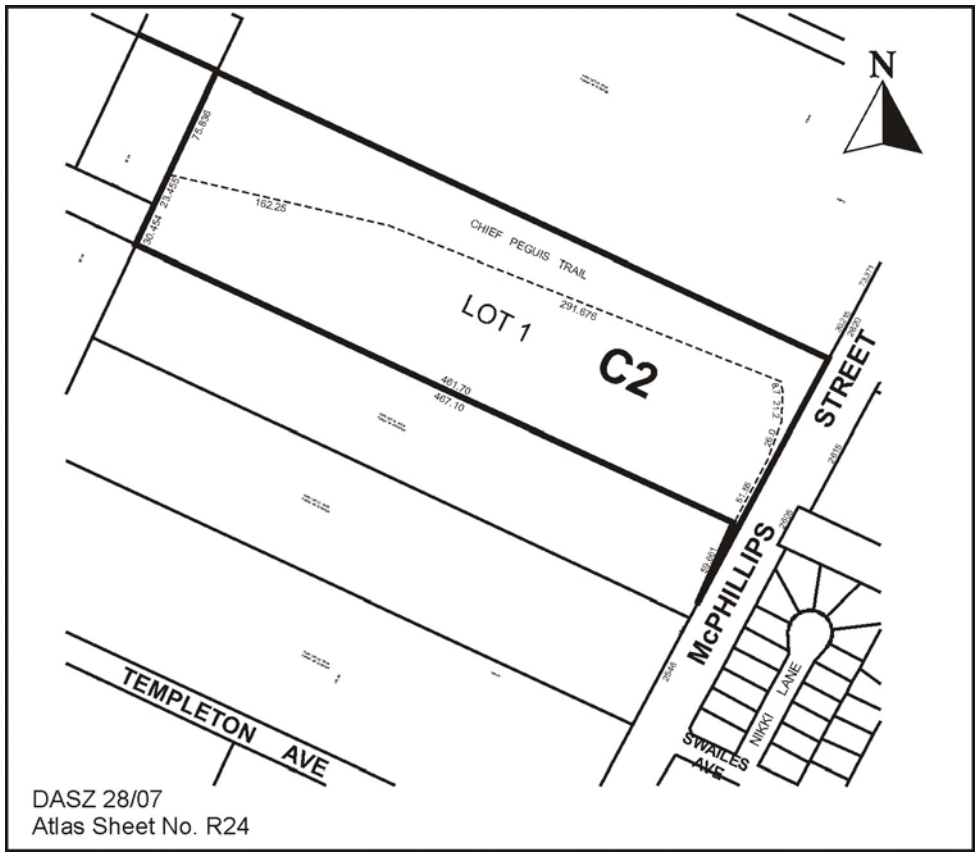


Zoning

2 By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (783) the following:

"(784) (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 "C2" are hereby zoned as a "C2" COMMERCIAL 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;

(b) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DASZ 28/07 against the affected land, by not later than May 14, 2010 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; and

(c) the City's Director of Planning, Property and Development approving negotiations between the City and the registered owner respecting the exchange/purchase of lands for the future Chief Peguis Trail Extension and adjacent lands.

DONE AND PASSED this day of , 2008.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____
for Director of Planning, Property & Development

Approved as to form:

_____
for City Solicitor/Manager of Legal Services

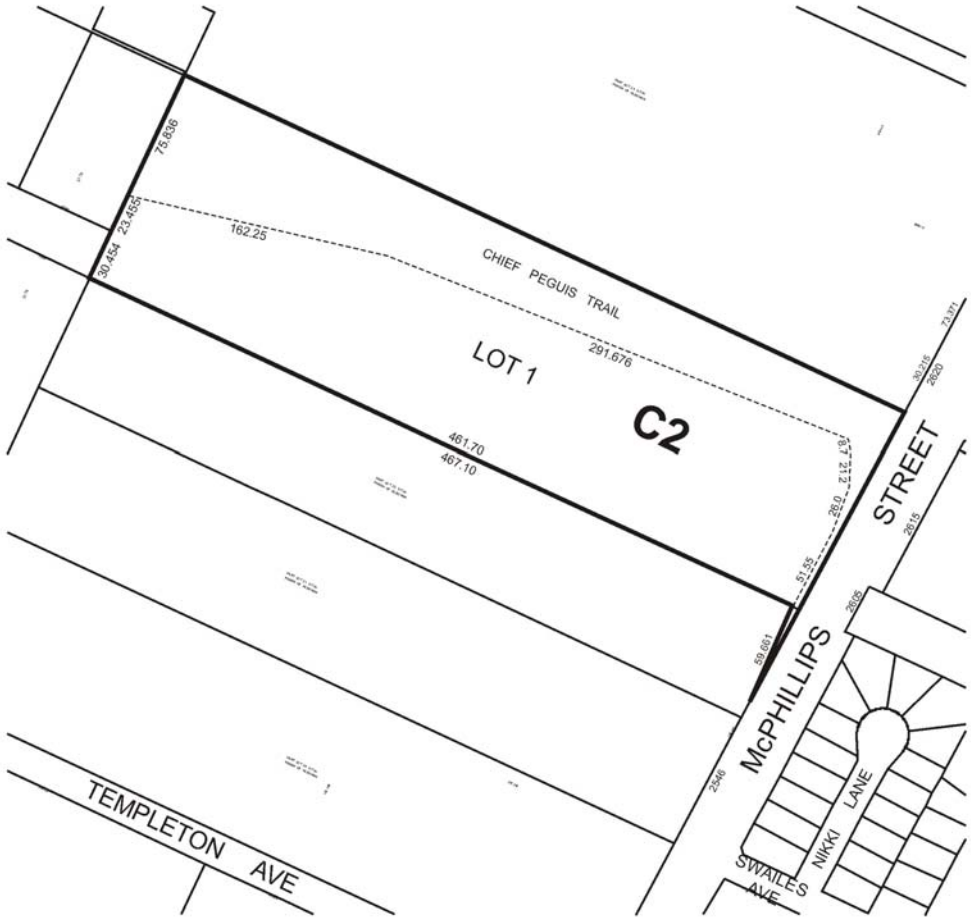
By-Law No. _____
Subsection (784)

Atlas Sheet No. **R24**
LORD SELKIRK WEST KILDONAN COMMUNITY

File No. **DASZ 28/07**

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 McPhillips Street, north of Templeton Avenue from an "A" AGRICULTURAL DISTRICT and an "M2" INDUSTRIAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____