THE CITY OF WINNIPEG

BY-LAW NO. 140/2008

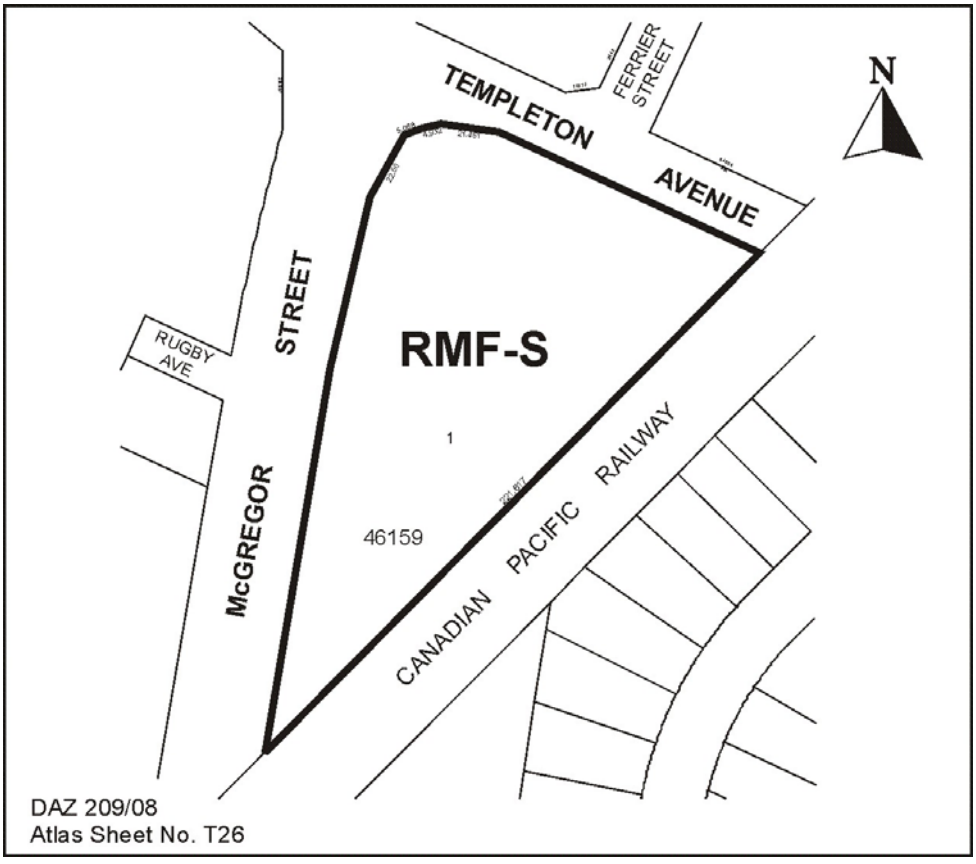
A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 for rezoning of land located at the southeast corner of Templeton Avenue and McGregor Street in the Lord Selkirk-West Kildonan Community.

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

Zoning

1 *Winnipeg Zoning By-law No. 200/2006 is amended by adding the following in Schedule B:*

2(6) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as "RMF-S" are hereby zoned as an "RMF-S" RESIDENTIAL MULTI-FAMILY DISTRICT, the zoning districts and zoning district boundaries are hereby located as shown on that plan, and the Zoning Maps shall hereafter be read and construed as shown on that plan, subject to a Zoning Agreement and a Servicing Agreement being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the above described land.

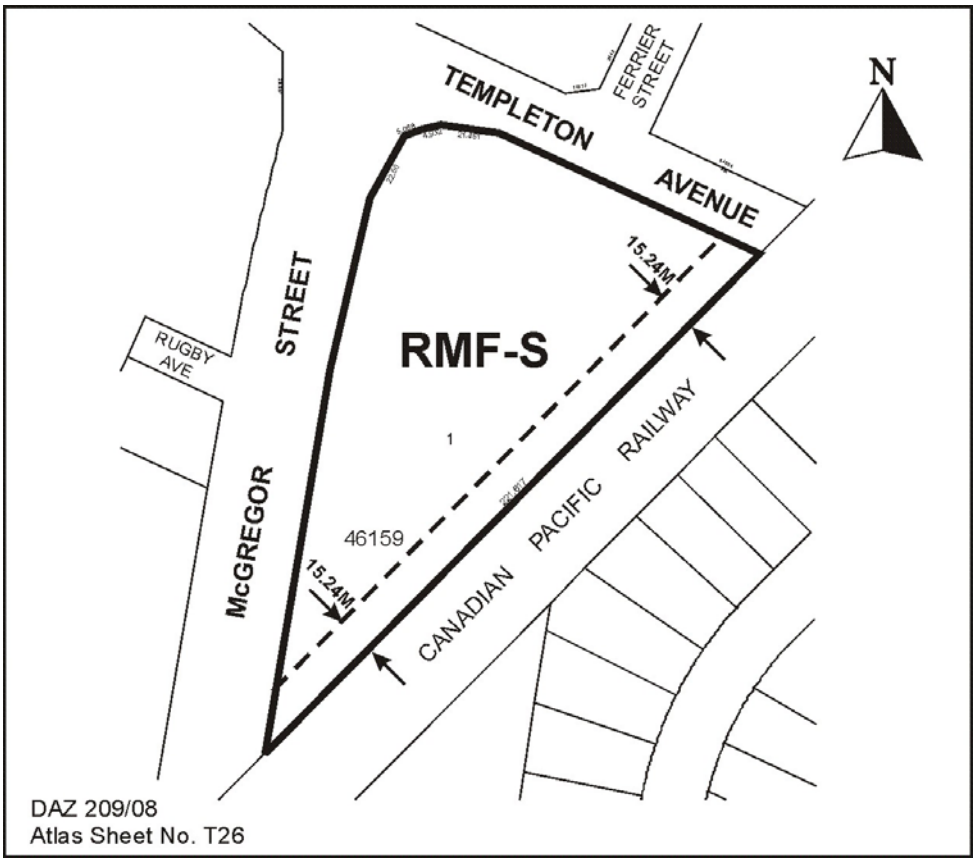


Additional Area-Specific Yard Requirements

2 *Winnipeg Zoning By-law No. 200/2006 is amended by adding the following in Schedule K:*

Southeast corner of Templeton Avenue and McGregor Street

28. A minimum 50 foot (15.24 metre) setback must be maintained between the CPR railway tracks and any habitable room in a principal dwelling, as shown on the plan below.



Coming into force
3 Sections 1 and 2 come into force when:

(a) Zoning Agreement DAZ 209/08 is registered in the Winnipeg Land Titles Office by caveat against the subject lands within two years from the date this By-law is passed, failing which this By-law expires unless that date is extended by resolution of City Council and the caveat is registered before such extended date; and

(b) The City of Winnipeg executes the Servicing Agreement, which execution notwithstanding passage of this By-law shall remain in the absolute discretion of City Council.

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