THE CITY OF WINNIPEG

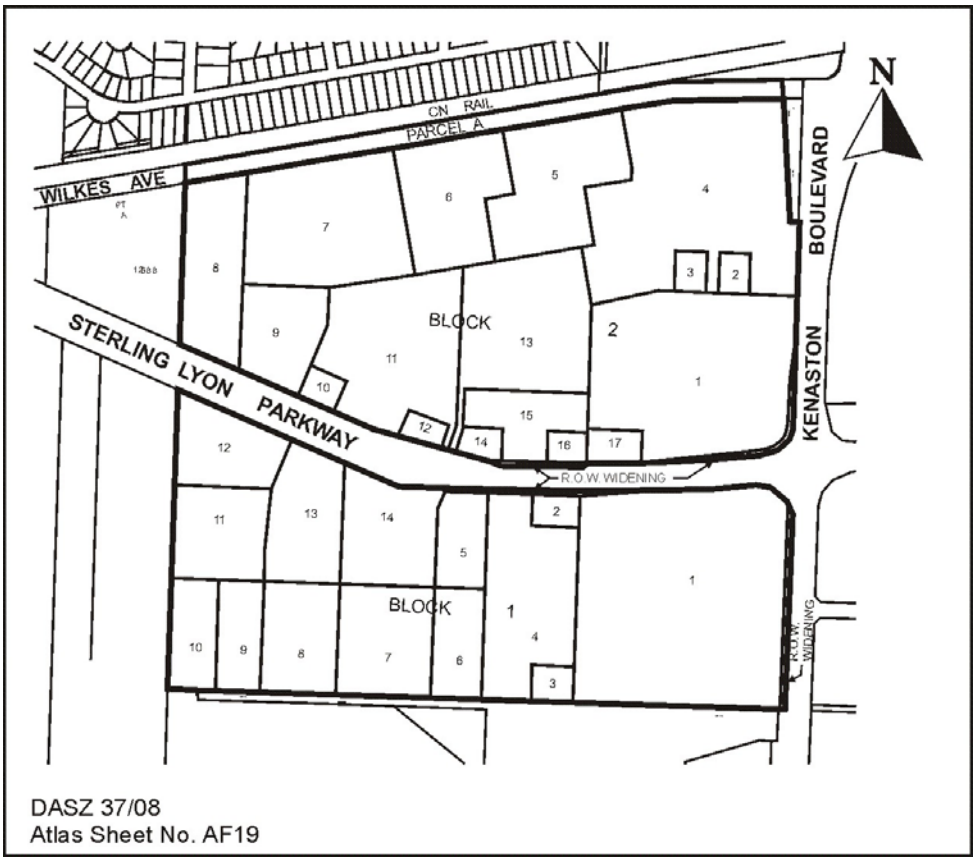
BY-LAW NO. 81/2009

A By-law of THE CITY OF WINNIPEG to approve a plan of subdivision and to amend Winnipeg Zoning By-law No. 200/2006 for rezoning of land located the southwest and northwest quadrants of Sterling Lyon Parkway and Kenaston Boulevard in the Assiniboia Community.

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

Plan of subdivision

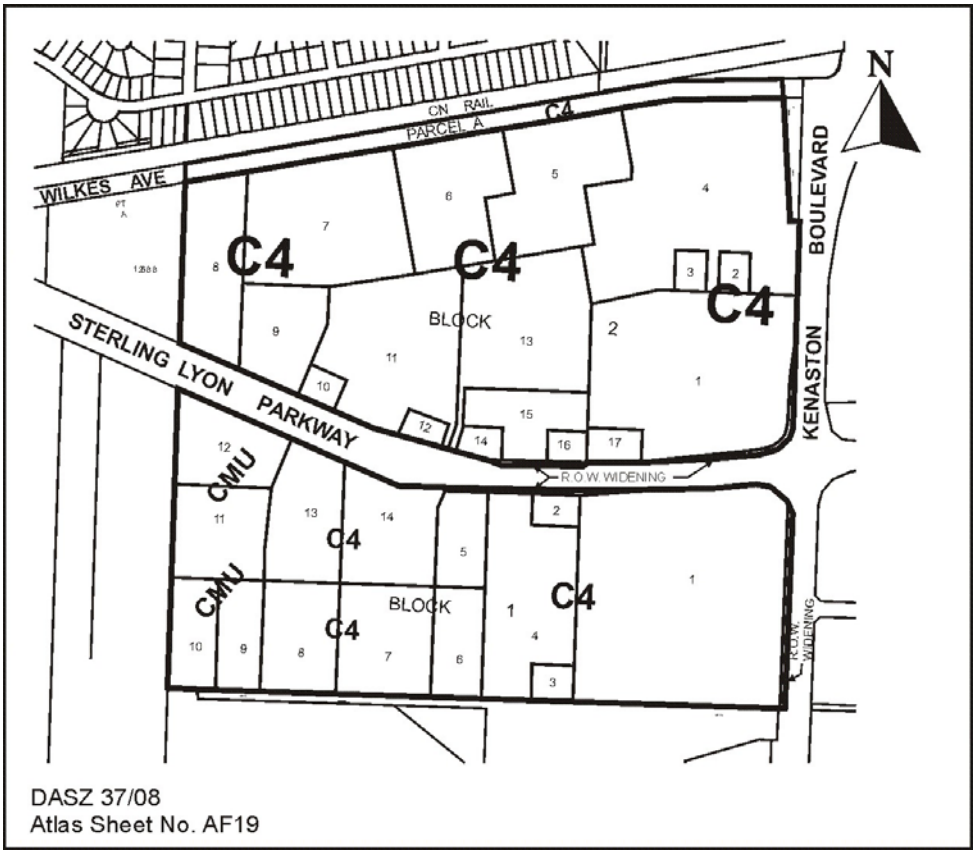
1 The plan of subdivision shown below is approved, subject to Development Agreements being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject lands.



Zoning

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

2(40) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as "C4" and "CMU" are hereby zoned as a "C4" Commercial Regional District and a "CMU" Commercial Mixed Use District respectively, 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 being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject lands.



DASZ 37/08
Atlas Sheet No. AF19

Coming into force

3(1) Section 1 comes into force when The City of Winnipeg executes the Development Agreements, which execution notwithstanding passage of this By-law shall remain in the absolute discretion of City Council.

(2) Section 2 comes into force for each lot when:

(a) the plan of subdivision is registered in the Winnipeg Land Titles Office; and

(b) Zoning Agreement DASZ 37/2008 is registered in the Winnipeg Land Titles Office by caveat against the subject lands; and

(c) The City of Winnipeg issues a building permit for that lot; or that lot is sold or leased other than to the IKEA Developer Joint Venture; or ten (10) years from the date this By-law is passed, whichever comes first.

DONE AND PASSED this day of , 2009.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property & Development

Approved as to form:

for Acting City Solicitor/Manager of Legal Services