**THE CITY OF WINNIPEG**

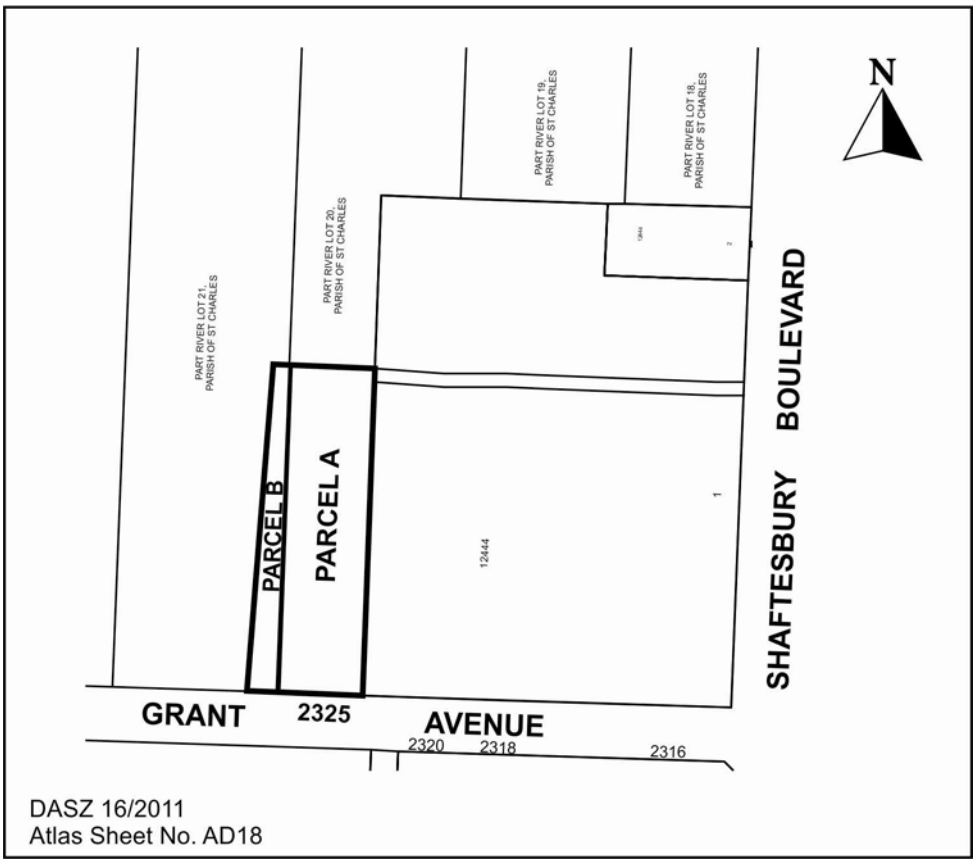
**BY-LAW NO. 109/2011**

A By-law of THE CITY OF WINNIPEG to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 2325 Grant Avenue in the Assiniboia Community.

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

**Plan of subdivision**

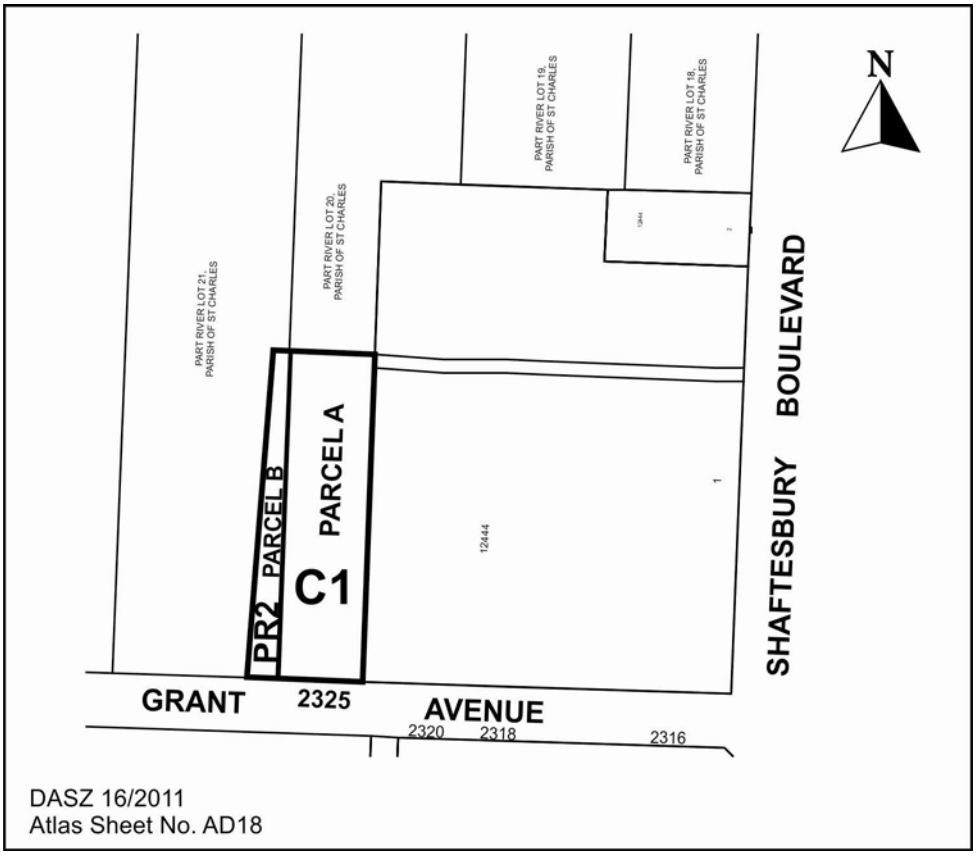
1 The plan of subdivision shown below is approved. If at the time the plan is being registered in the Winnipeg Land Titles Office the subject land is not owned by The City of Winnipeg, this approval is subject to a Development Agreement being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.



**Zoning**

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

2(140) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as “C1” and “PR2” is hereby zoned as a “C1” Commercial Neighbourhood District and a “PR2” Parks and Recreation 2 (Community) 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.



**Coming into force**

3(1) If a Development Agreement is not required under section 1, section 1 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office. If a Development Agreement is required under section 1, section 1 comes into force when The City of Winnipeg executes the Development Agreement referred to in that section, which execution notwithstanding passage of this By-law shall remain in the absolute discretion of City Council.

(2) Section 2 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office within one year 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 plan of subdivision is registered before such extended date.

**DONE AND PASSED** this 28th day of September, 2011.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____
*for* Director of Planning, Property and Development

Approved as to form:

_____
James Carter
*for* Director of Legal Services and City Solicitor