THE CITY OF WINNIPEG

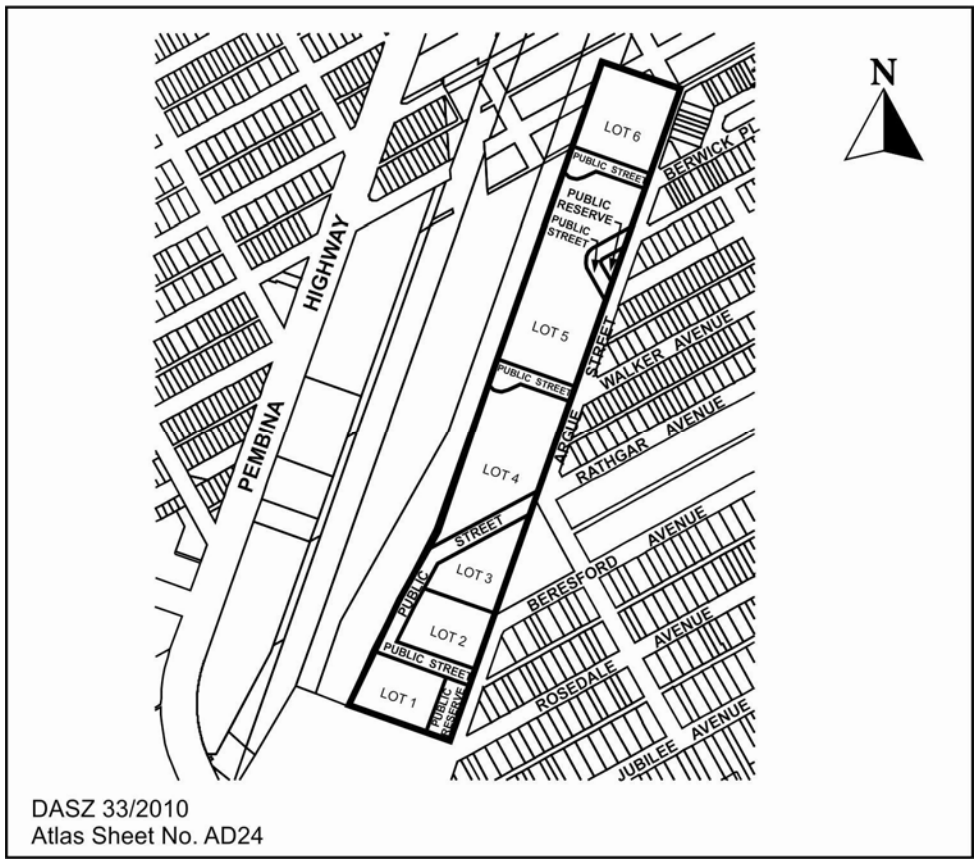
BY-LAW NO. 65/2012

A By-law of THE CITY OF WINNIPEG to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to adopt The Yards at Fort Rouge Planned Development Overlay 1 and rezone land located west of Argue Street, east of rail right-of-way in the City Centre 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 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.



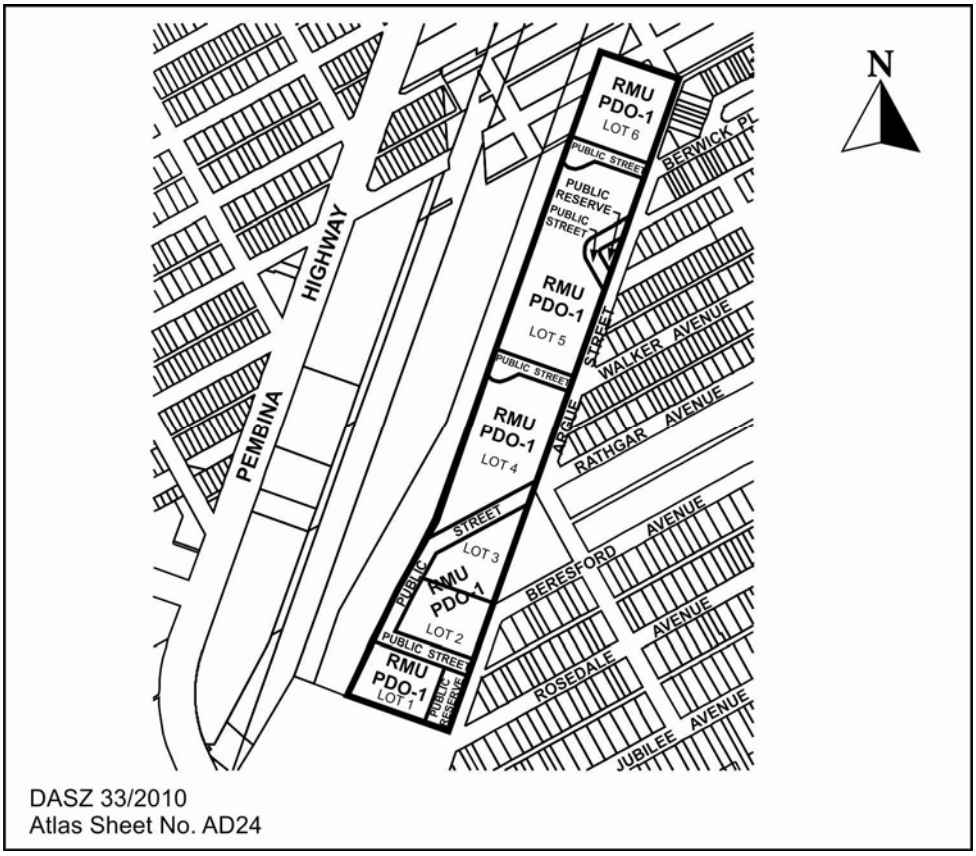
DASZ 33/2010
Atlas Sheet No. AD24

Zoning

2 *Winnipeg Zoning By-law No. 200/2006 is amended by adopting the attached document, entitled "The Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge)", as a Planned Development Overlay 1 district and adding it as Schedule P after Schedule O.*

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

(a) 2(175) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "RMU PDO-1" is hereby zoned as an "RMU PDO-1" Residential Mixed Use Planned Development Overlay 1 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 being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.



(b) 3(7) The zoning districts and zoning boundaries are hereby located in accordance with The Yards at Fort Rouge Planned Development Overlay 1 (Schedule P), and the zoning maps shall hereafter be read and construed in accordance with that overlay.

Coming into force

4(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) Sections 2 and 3 come into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and Zoning Agreement DASZ 33/2010 is registered in the Winnipeg Land Titles Office by caveat against the subject land, all 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 and caveat are registered before such extended date.

DONE AND PASSED this day of , 2012.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Approved as to form:

James Carter
for Acting Director of Legal Services/City Solicitor