THE CITY OF WINNIPEG

BY-LAW NO. 8005/2002

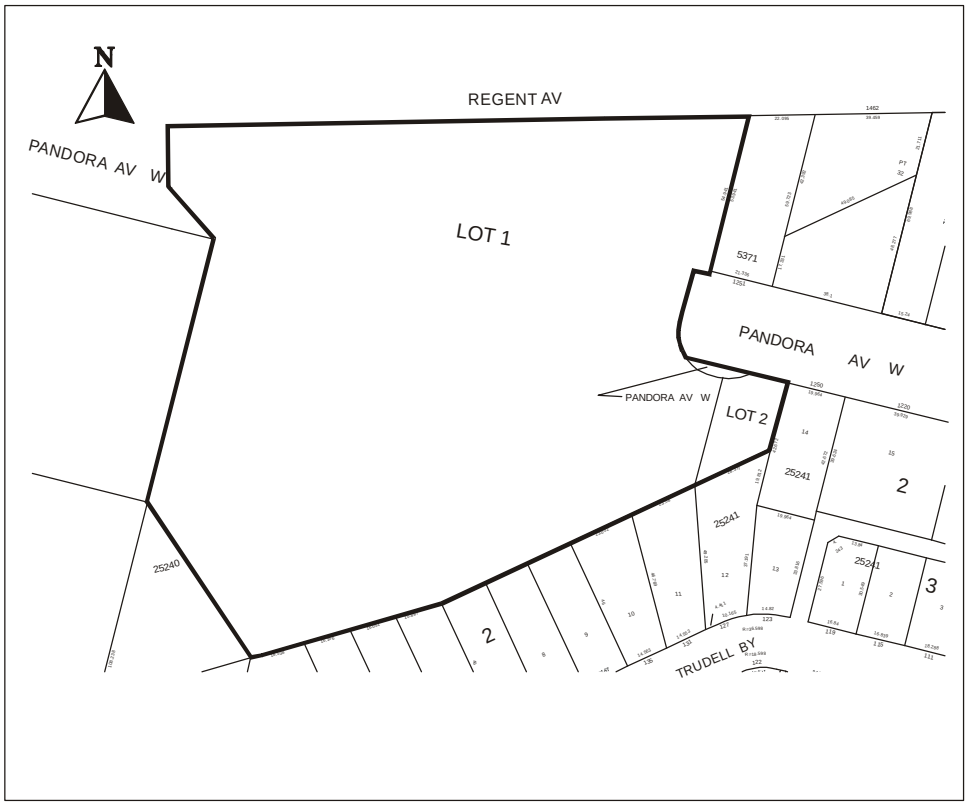
A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 1486 Regent Avenue in the EAST KILDONAN-TRANSCONA COMMUNITY.

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

PLAN OF SUBDIVISION

1. Pursuant to Section 620 of The City of Winnipeg Act,

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.

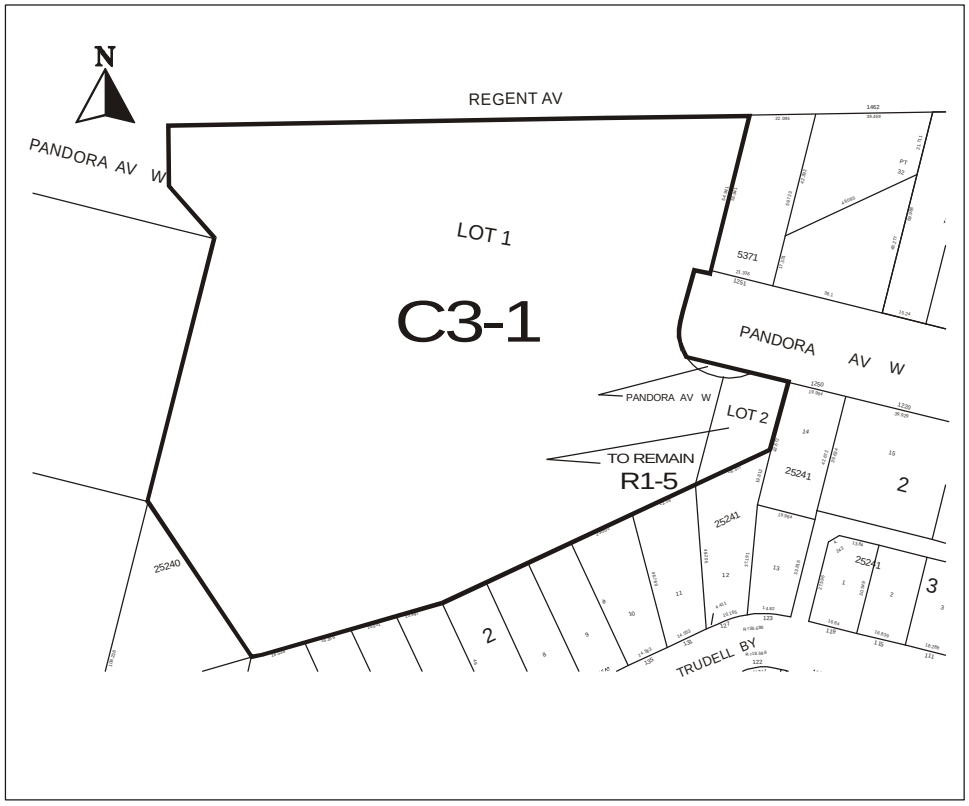


ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (305) the following:

"(306) (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 ""C3-1"" are hereby zoned as a "C3-1" 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 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; and

(b) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DASZ 24/01 against the land affected thereby as a first charge, other than any caveat filed by THE CITY OF WINNIPEG or an "Area Municipality" as defined in The City of Winnipeg Act, any public utilities caveat, or any building restriction caveat registered prior to the date of subdivision and rezoning application DASZ 24/01 not later than March 20, 2004, 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.

DONE AND PASSED in Council assembled this.....day of ..... A.D. 2002

.....
Mayor

.....
City Clerk

Certified as to Planning Details:

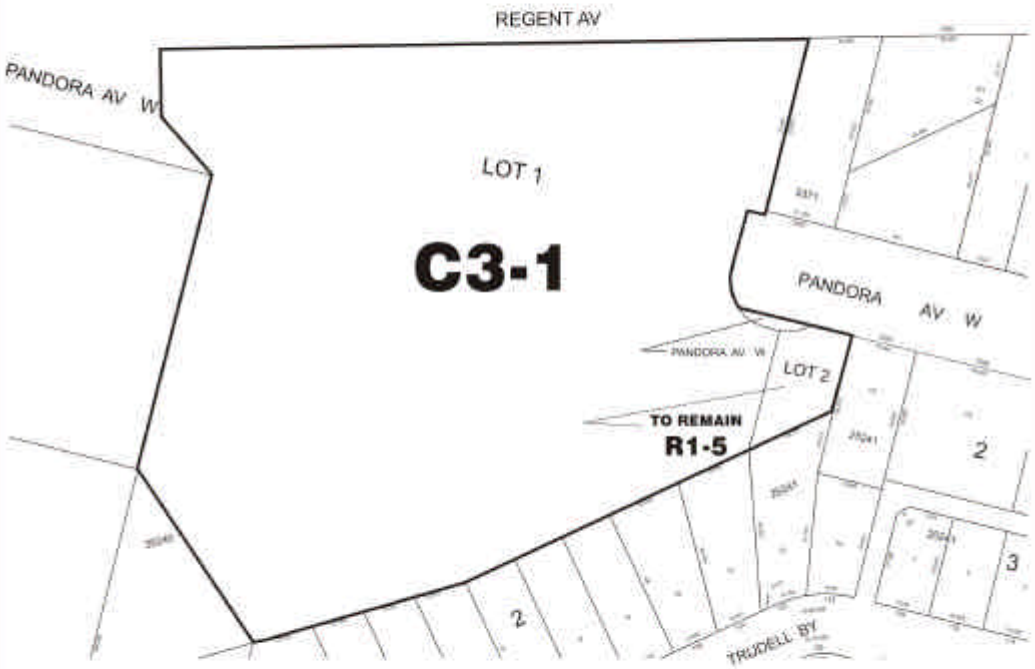
.....
for Director of Planning, Property & Development

Certified as to Form:

.....
for City Solicitor

Reference: File No. DASZ 24/01 Atlas Sheet No. Z 31

By-Law No. Subsection (306)	File No. DASZ 24/01
Atlas Sheet No. Z31 EAST KILDONAN TRANSCONA COMMUNITY	Explanation The attached by-law approves the plan of subdivision shown outlined below and amends By-law No. 6400/94 by rezoning the land at 1486 Regent Avenue from an "A.5" AGRICULTURAL DISTRICT and an "R1-5" SINGLE-FAMILY DISTRICT to a "C3-1" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.