THE CITY OF WINNIPEG

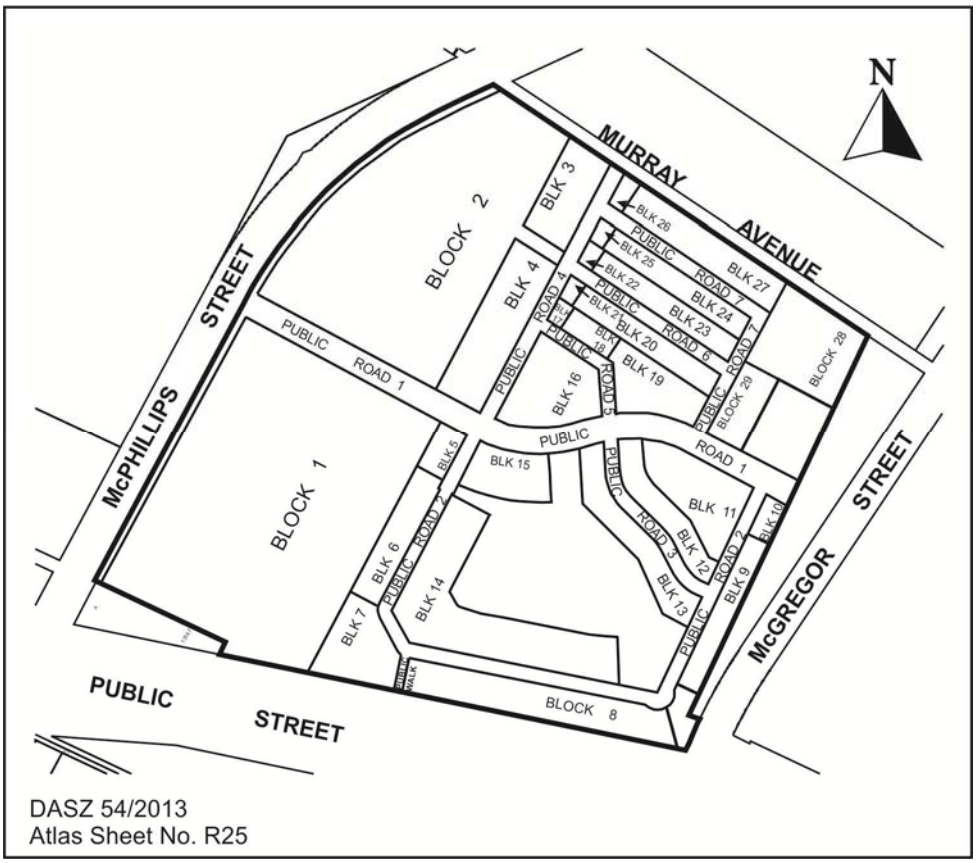
BY-LAW NO. 51/2014

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 the southeast corner of McPhillips Street and Murray Avenue in the Lord Selkirk-West Kildonan 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.



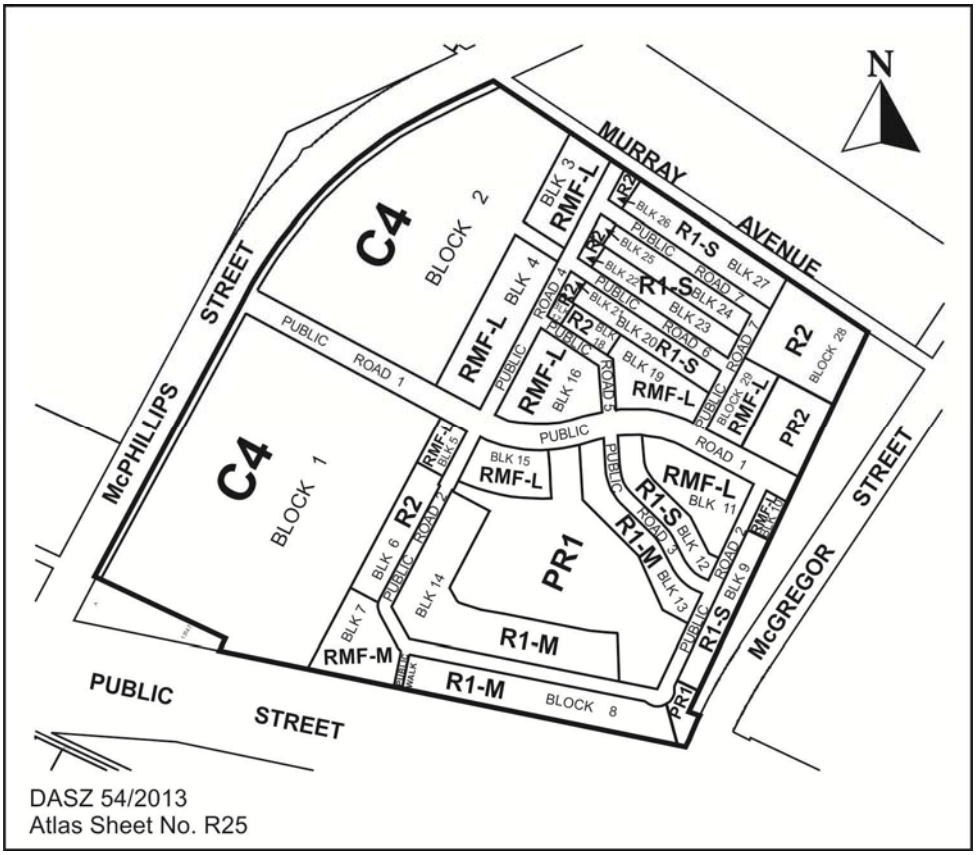
Zoning

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

2(297) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as "R1-S", "R1-M", "R2", "RMF-M", "RMF-L", "C4", "PR1" and "PR2" are hereby zoned as:

- an "R1-S" Residential Single-Family (Small) District,
- an "R1-M" Residential Single-Family (Medium) District,
- an "R2" Residential Two-Family District,
- an "RMF-M" Residential Multi-Family (Medium) District,
- an "RMF-L" Residential Multi-Family (Large) District,
- a "C4" Commercial Regional District,
- a "PR1" Parks and Recreation 1 (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, 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.



Coming into force

3(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 for each phase of the development when

(i) the block plan of subdivision for that phase and the lot plan of subdivision for that phase are both registered in the Winnipeg Land Titles Office; and

(ii) Zoning Agreement DASZ 54/2013 is registered in the Winnipeg Land Titles Office by caveat against the subject land,

all within ten 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 plans of subdivision and caveat are registered before such extended date.

DONE AND PASSED this day of , 2014.

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