THE CITY OF WINNIPEG

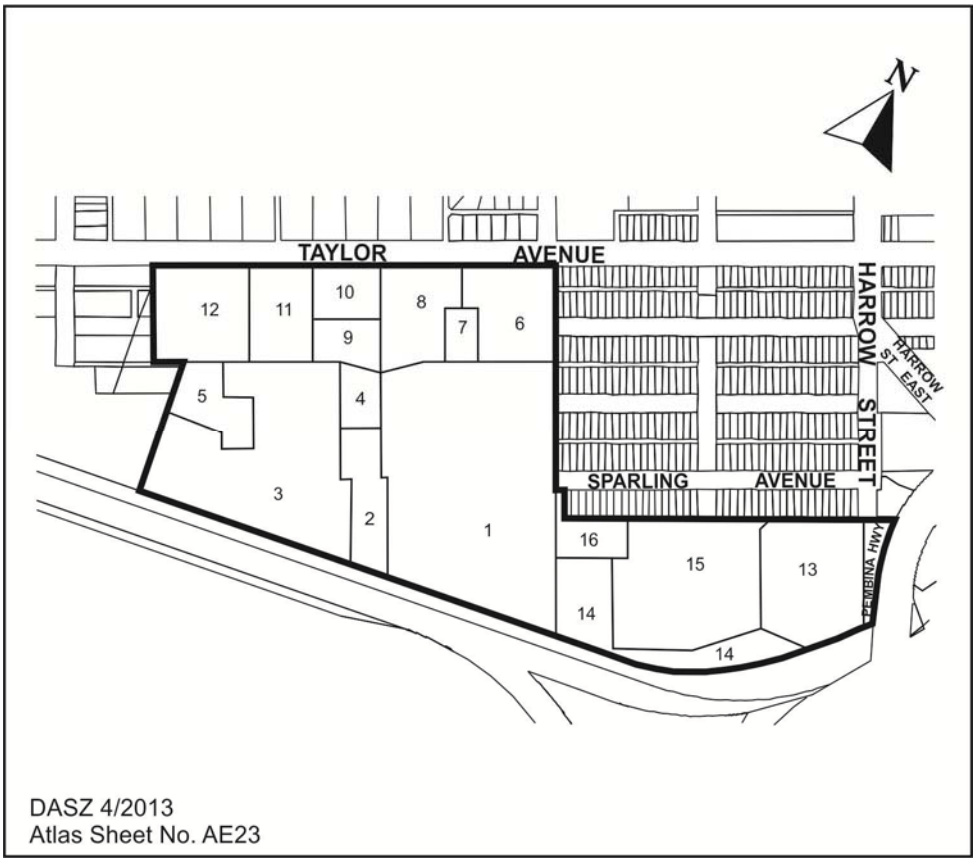
BY-LAW NO. 52/2014

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 on the south side of Taylor Avenue between Wilton Street and 1260 Taylor Avenue 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 for Servicing being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.

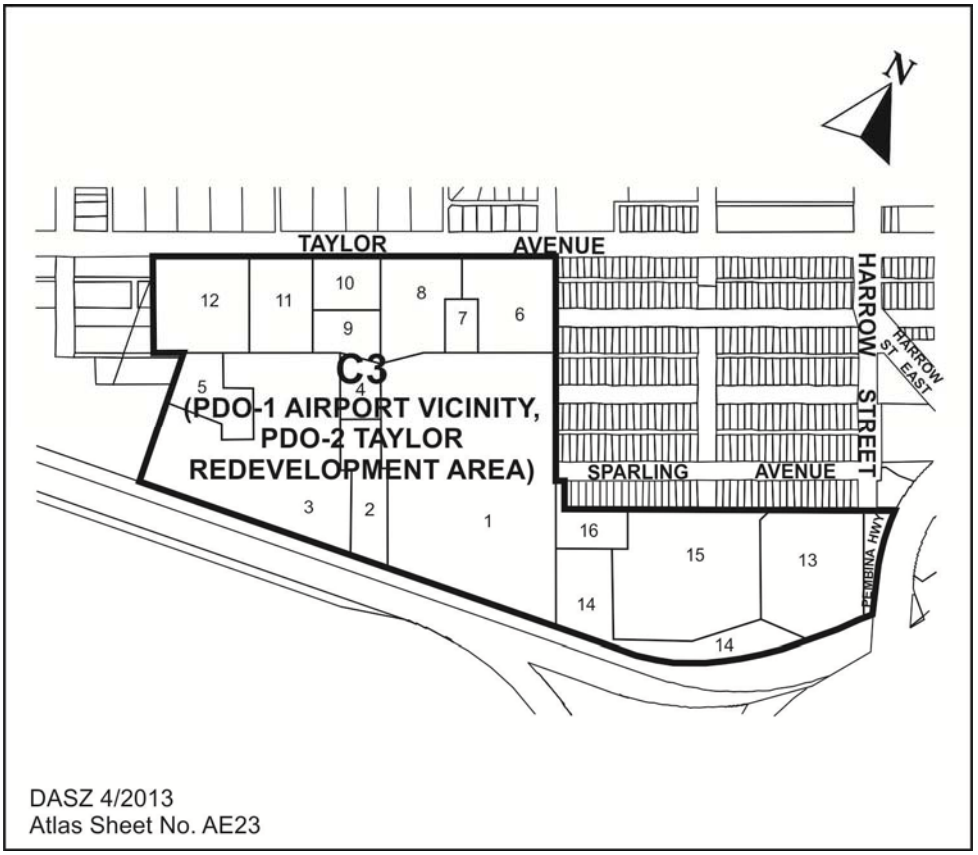


Zoning

2 *Winnipeg Zoning By-law No. 200/2006 is amended by adopting the attached document, entitled "The Taylor Redevelopment Area Planned Development Overlay 2 (PDO-2 Taylor Redevelopment Area)", as a Planned Development Overlay 2 district and adding it as Schedule R after Schedule Q.*

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

(a) 2(298) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "C3 (PDO-1 AIRPORT VICINITY, PDO-2 TAYLOR REDEVELOPMENT AREA)" is hereby zoned as a "C3" Commercial Corridor 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(9) The zoning districts and zoning boundaries are hereby located in accordance with The Taylor Redevelopment Area Planned Development Overlay 2 (Schedule R), 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 plan of subdivision is registered in the Winnipeg Land Titles Office.

(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 4/2013 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 30th day of April, 2014.

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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