THE CITY OF WINNIPEG

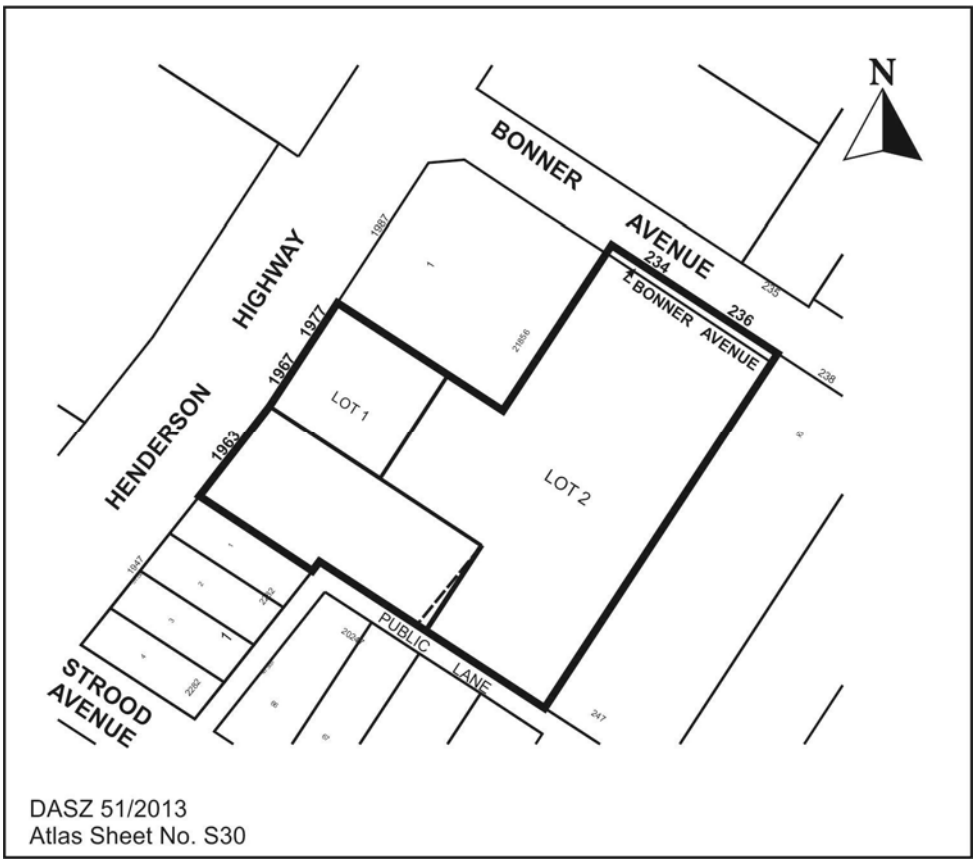
BY-LAW NO. 131/2014

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 1963, 1967, 1977 and 1987 Henderson Highway and at 234 and 236 Bonner Avenue in the East Kildonan -Transcona Community.

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

Plan of subdivision

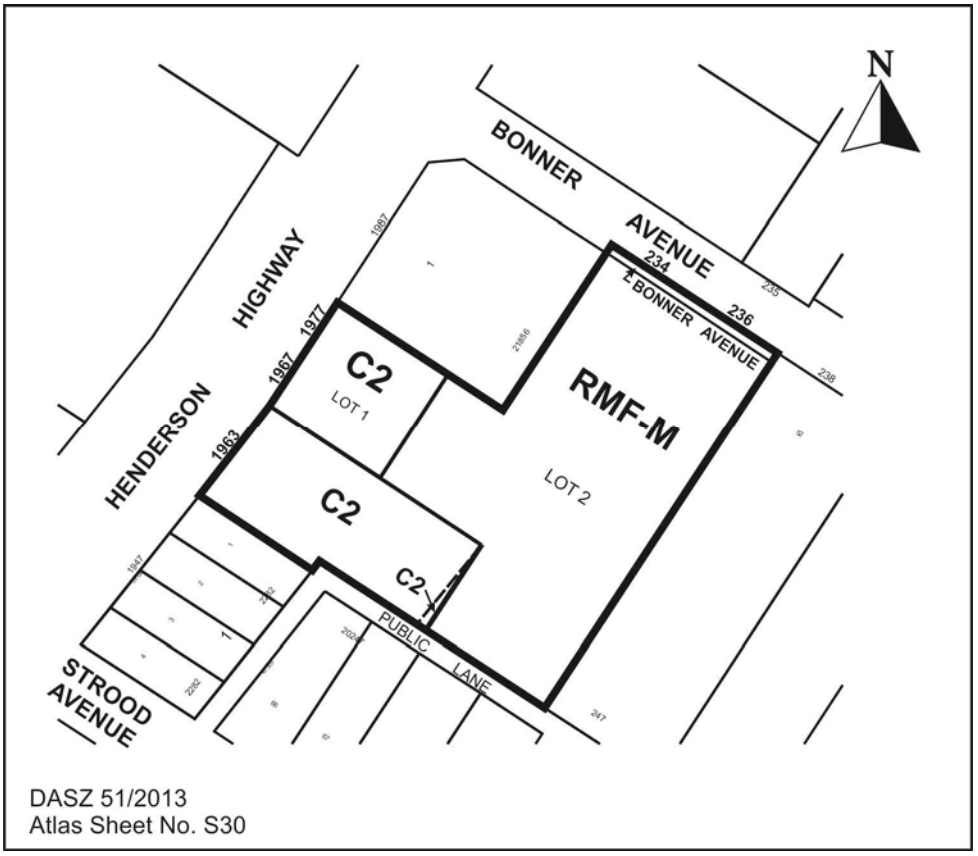
1 The plan of subdivision shown below is approved, subject to a Development Agreement for Servicing being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.



Zoning

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

2(321) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "C2" and "RMF-M" is hereby zoned as a "C2" Commercial Community District and as an "RMF-M" Residential Multi-Family (Medium) 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 (a) Section 1 comes into force when The City of Winnipeg executes the Development Agreement for Servicing referred to in that section, which execution notwithstanding passage of this By-law shall remain in the absolute discretion of City Council.

(b) Section 2 comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and Zoning Agreement DASZ 51/2013 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 will expire unless an extension of time is applied for prior to expiry, Council approves the extension, and the plan and caveat are registered before the extended date.

DONE AND PASSED this 10th day of December, 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