**THE CITY OF WINNIPEG**

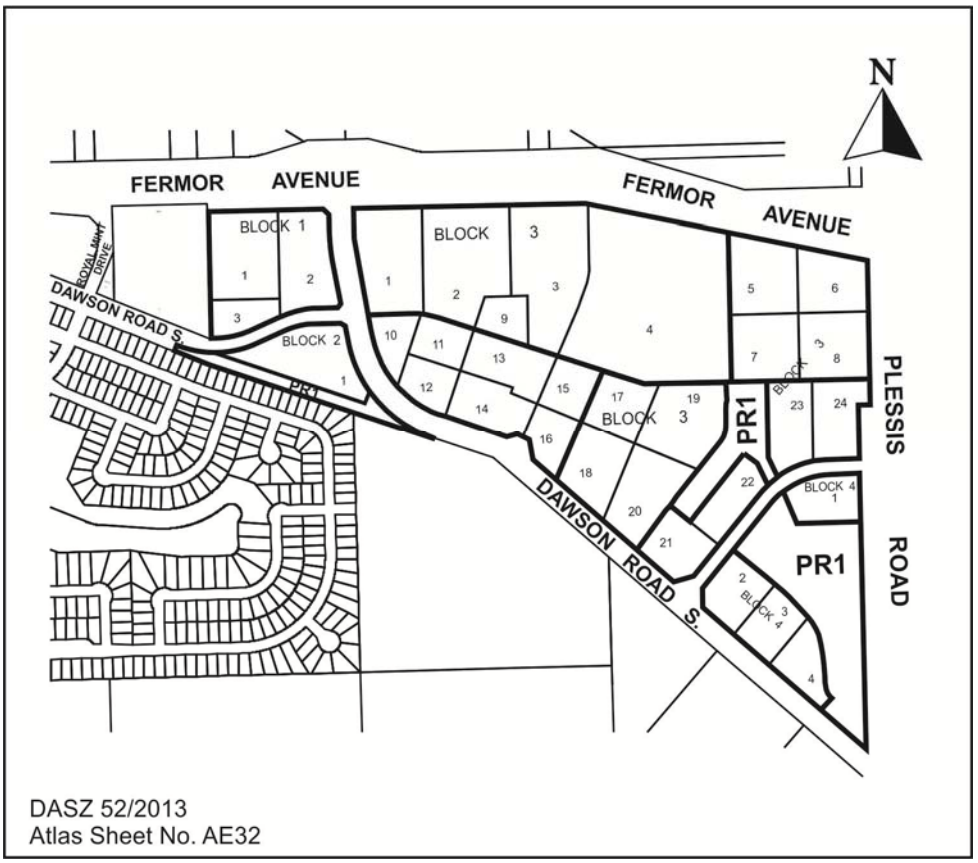
**BY-LAW NO. 56/2016**

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 south of Fermor Avenue, north of Dawson Road South, and west of Plessis Road in the Riel 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.

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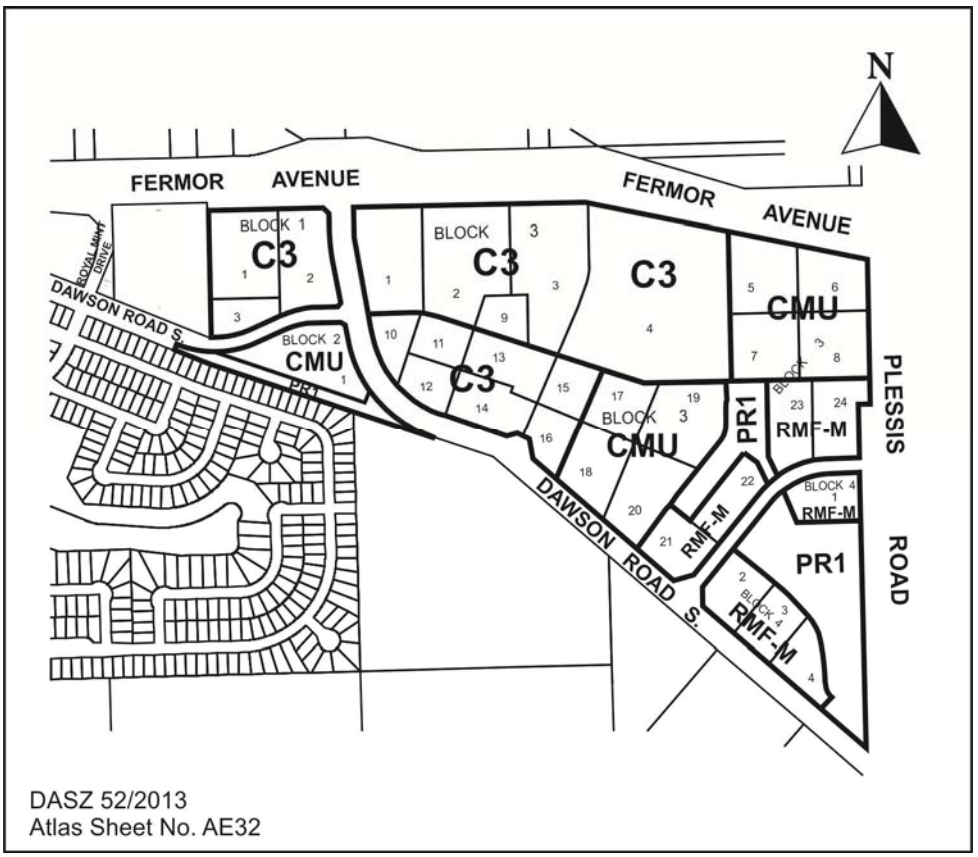
**Zoning**

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

2(391) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as “RMF-M”, “CMU”, “C3” and “PR1” are hereby zoned as:

- a “RMF-M” Residential Multi-Family (Medium) District,
- a “CMU” Commercial Mixed Use District,
- a “C3” Commercial Corridor District, and
- a “PR1” Parks and Recreation 1 (Neighbourhood) 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.

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**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 lot when:

a) the plan of subdivision is registered in the Winnipeg Land Titles Office; and

b) Zoning Agreement DASZ 52/2013 is registered in the Winnipeg Land Titles Office by caveat against the subject land; and

c) The City of Winnipeg issues a building permit for that lot; or that lot is sold or leased; or ten (10) years from the date this By-Law is passed, whichever comes first.

**DONE AND PASSED** this day of , 2016.

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