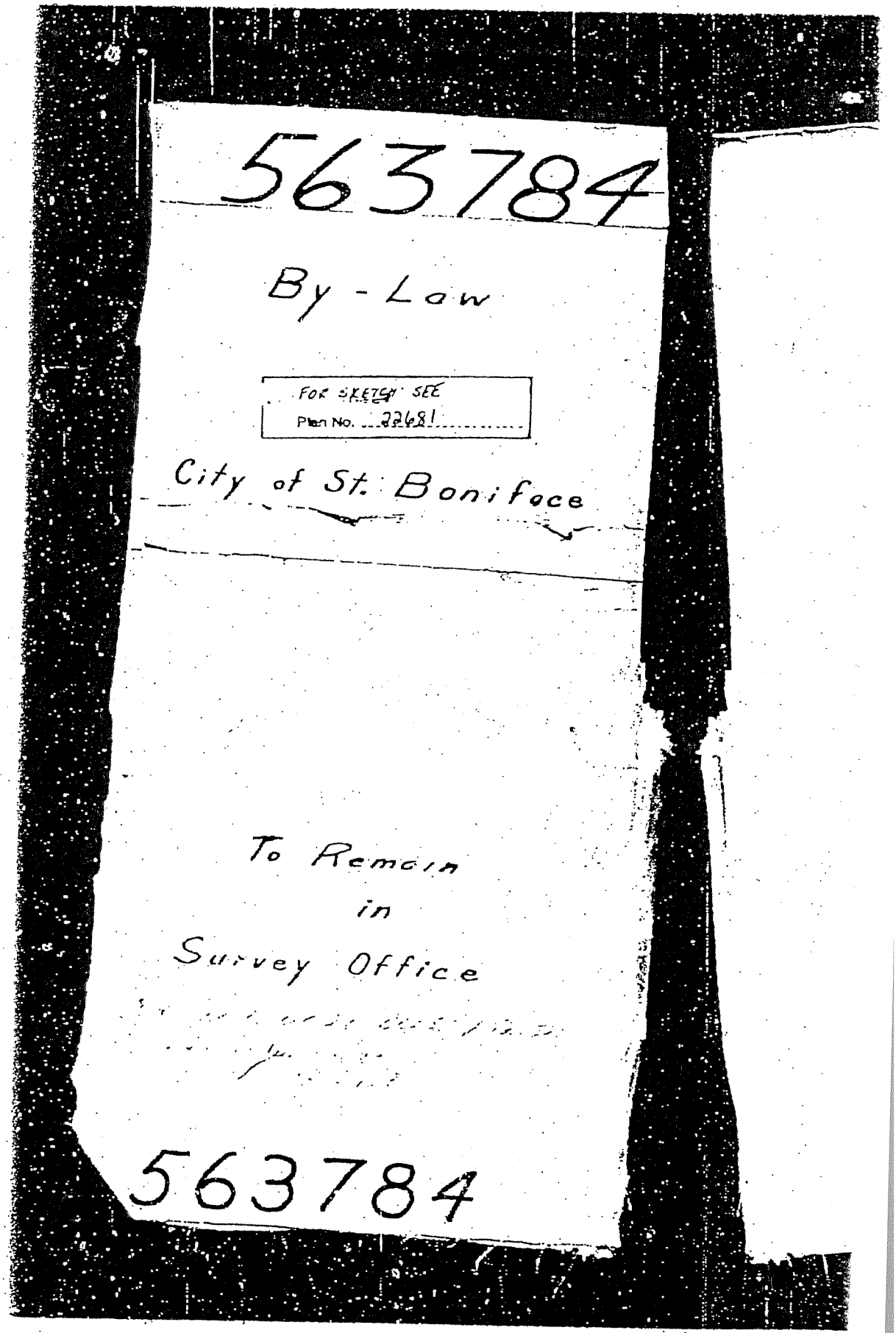
Caveat for all of Norwood Flats.



pad's

N.M. PATERSON & SONS

BY-LAW NO. 1810

A Bylaw of the City of St. Boniface respecting the alignment of portions of Lyndale Drive, Taché Avenue, and St. Mary's Road, and all of Monck Avenue, Claremont Avenue, Ferndale Avenue, Lawndale Avenue, Birchdale Avenue, Pinedale Avenue, Ashdale Avenue, and Elmdale Crescent, and all the streets in River Lot 92, and in Blocks 17, 18, 28, 29, and 39, Plan 385, in the City of St. Boniface, for regulating and controlling the number and size of the lots therein, and the value, nature and use of the buildings to be erected thereon, and to establish the area within said streets as exclusively residential.

WHEREAS under and by virtue of the St.Boniface Charter, and amendments thereto, the City is authorized to pass by-laws for regulating and controlling the distance from the street line of any street or portion of a street within which a building or structure shall not be placed; and for regulating and controlling the number and size of the lots and the value, nature and use of the buildings to be erected thereon in any subdivision or any portion thereof, in the City of St.Boniface, and also for creating, regulating or controlling special zones in the City, and the uses to which the property therein may be applied, and for limiting, regulating and controlling the portion of the area, of each parcel of land which may be occupied by a building.

AND WHEREAS it is deemed expedient and beneficial in the interests of the City to establish the district or area contained within said streets, as an exclusive residential district or zone, and for that purpose certain regulations and building restrictions be imposed as hereinafter set forth;

NOW, THEREFORE, the Municipal Council of the City of St. Boniface, in Council assembled, enacts as follows:-

1. Upon any lot fronting or abutting on either side of any existing streets, of which may hereafter be in existance, in River Lot 92, and in Blocks 17, 18, 28, 29, and 39, respectively, all in Plan 385, no building or other structure shall be placed within such distance as the Council of the City of St. Boniface may approve or direct, measured at right angles

repealed B/L 31 7/87

PAGE 05/37 N.M. PATERSON & SONS 2049951193

- from the street line of any of said streets.

2. Upon any lot, excepting any and all corner lots, and all lots in Blocks 8 and 9, Plan 385, and Lots 1, 2, and 3, in Block 10, Plan 385, fronting or abutting on either side of Lyndale Drive, between Walmer Street and Milburne Street, no building or other structure shall be placed within a distance of twenty (20) feet measured at right angles from the street line of said Lyndale Drive, and upon any of the above mentioned excepted lots, namely, any and all corner lots, and all lots in Blocks 8 and 9, Plan 385, and Lots 1, 2, and 3, in Block 10, Plan 385, fronting or abutting on either side of Lyndale Drive, no building or other structure shall be placed within such distance as the Council of the City of St.Boniface shall approve or direct, measured at right angles from the street line of said Lyndale Drive.

repealed B/L 3177/82

3. Upon any lot, saving and excepting the aforesaid exceptions referred to in paragraph 2 hereof, fronting or abutting on either side of Tache Avenue and Monck Avenue between Lyndale Drive and St.Mary's Road, and on Claremont Avenue, (excepting Lot 1, Block 40, Plan 385) and on Ferndale Avenue, Lawndale Avenue, Birchdale Avenue, Pinedale Avenue, and Ashdale Avenue, respectively, all between Lyndale Drive and Walmer Street, no building or other structure shall be placed within a distance of Twenty-five (25) feet, measured at right angles from the street line of said Tache Avenue, Monck Avenue, Claremont Avenue, Ferndale Avenue, Lawndale Avenue, Birchdale Avenue, Pinedale Avenue, and Ashdale Avenue, respectively, and upon such excepted Lot 1, Block 40, Plan 385, no building or other structure shall be placed within such distance as the Council of the City of St. Boniface, shall approve or direct, measured at right angles from the street line of said Claremont Avenue.

4. Upon any lot, excepting all lots in Block 12, and Lots 8

PAGE 06/37 N.M. PATERSON & SONS 204 953 7193

That said dwelling house and premises shall be used for dwelling purposes only, and under no circumstances shall be used for the manufacture or sale of intoxicating liquors or of any kind of merchandise, or for storing purposes, or for trade, commerce, or industry, and no advertising signs, bill boards, or anything of any unsightly nature shall be erected upon the said lot.

amended B/L 317/82

7. No portion of any building, including front verandahs, porches, sunrooms (whether touching the surface or overhanging) and no addition to or projection from the main building shall be exempt from the restriction imposed by this by-law, fixing the distance from the street line within which no building shall be erected, and no such front verandah, porch, sunroom, addition to or projection from the main building shall be erected or constructed within said distance hereby or hereafter fixed restricting the use of the properties aforesaid.

Repealed B/L 317/82

8. All by-laws or parts of by-laws, of the City of St. Boniface, and all amendments thereto, inconsistent with or repugnant to any of the provisions of this by-law, insofar as the same are inconsistent or repugnant, are hereby repealed.

DONE AND PASSED, in Council assembled, this fourth day of July, A.D. 1927.

(signed) R.J.Swain
.....
Mayor

(signed) Ernest Gagnon
.....
City Clerk

Approved as to form

) F. Trafford Taylor
.....
City Solicitor.

563784

1810 from City of St.
ace to Building Restric-

certify that this instru-
was, presented for regis-
tion on 7 July /27 at 2.55
and that the same has been
registered in the Land Titles
Office at Winnipeg, and a mem-
orial thereof endorsed on cert.
of title,

No.--- (See list attached)

Sgd. "D. Trotter"
Deputy District Registrar

I hereby Certify that
the within instrument
is a true and correct
copy of the instrument
of which it purports to
be a copy, and of all
memoranda and en-
dorsements thereon.
Given under my
hand and Seal of office
this.....
day of.....
A.D. 19 .....

.....
Deputy District Registrar

M. & P.U.B. Order No. 937804 disposes of this By-Law as to all within limits outlined in pink on Plans 4804 & 4805

563784

By-Law of the City of St. Boniface respecting the alignment of portions of Lyndale Drive, Tache Avenue and St. Marys Road, and all of Monck Avenue, Claremont Avenue, Berndale Avenue Lawndale Avenue, Birchdale Avenue Pinedale Avenue, Ashdale Avenue Elmdale Crescent, and all the streets in River Lot 92, and in Blocks 17, 18, 28, 29 and 39 Plan 385, in the City of St. Boniface, for regulating and controlling the number size of the lots there in and the value, nature and use of the buildings to be erected thereon, and to establish the area within said streets as exclusively residential

. . . . . .
. . . . . .

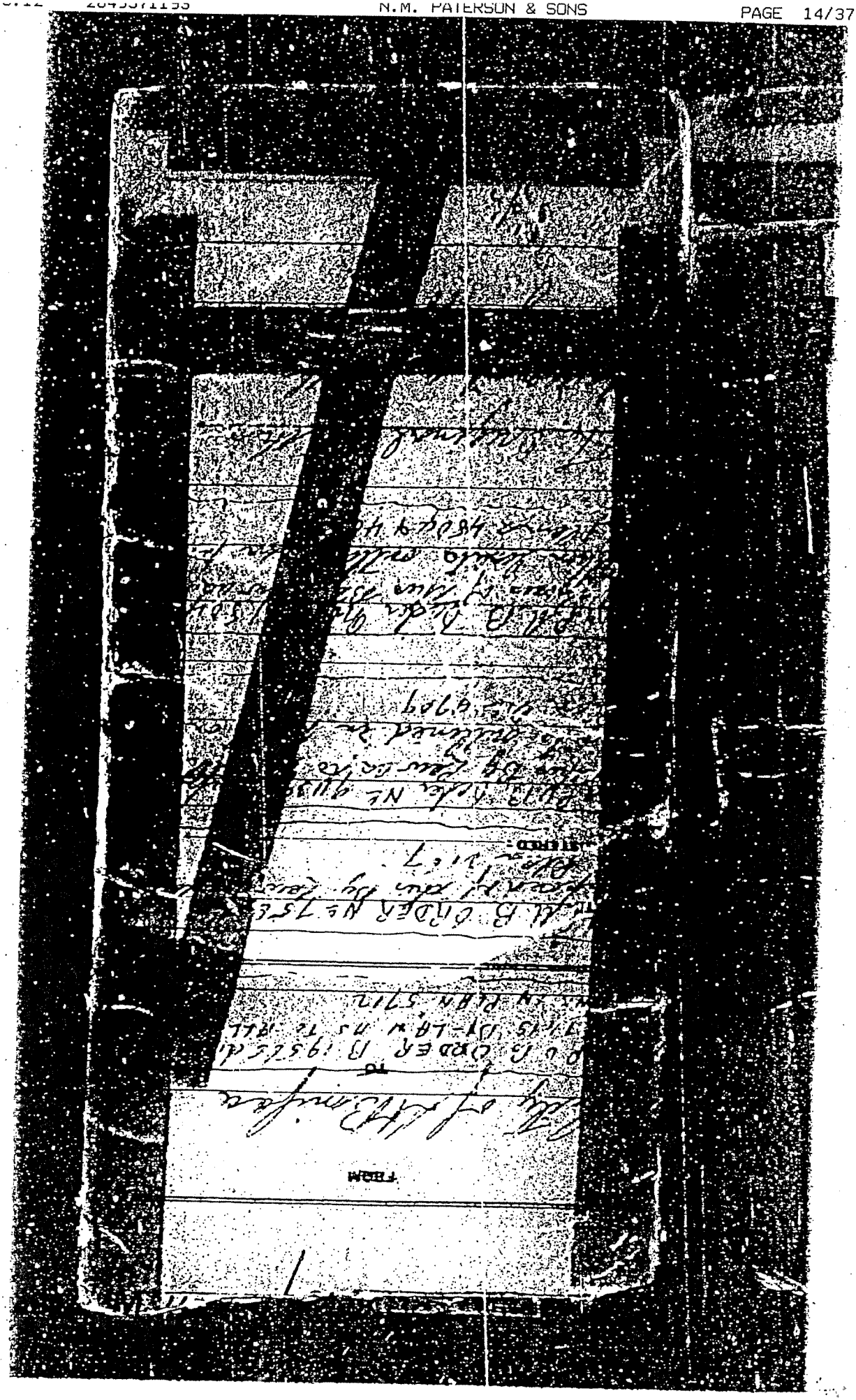
1st Reading) June 27th, 1927.
)
2nd Reading) July 4th, 1927.
)
3rd Reading) July 4th, 1927.
)

(Sgd.) Ernest Gagnon,
City Clerk.

M. & P.U. Board Order No. 756364 Disposes of this By-Law as to Lot 1, Plan 2167

M. & P.U. Board Order No. 911395 disposes of this By-Law as within limits outlined in on Plan No. 4709.

N.M. PATERSON & SONS



River Lot 92 St. Boniface 212637

Block 1	Plan 385
Lots	
1 to 7	335218
8 and 9	10235
10	2-287
11	157723
12	393709
13 and 14	391502
15 to 17	162527

Block 2	Plan 385
	341600
	369443
1 to 2	243784
	341600
3	176942
4	277460
5	281514
6	250112
7	344819
7	345420
	400615
8 to 10	359502
	204201
11 to 17	369478
18 to 24	369471

Block 3	Plan 385
1 and 6	369469
7 to 12	369525
13 to 15	373935

Block 4	Plan 385
1 to 14	407432

Block 5	Plan 385
1 to 4, 9 and 10, 13, 18, 20 and 21	407432
5 and 6	318721
7 and 8	10235
11	156225
12	209363
19	212561

N.M. PATERSON & SONS

Block 6	Plan 385
Lots	
1 to 4	247902
5 and 6	10235
7 and 8	346511
9 and 10	245267
11 to 14	407432
15 and 16	206792
15 and 16	256684
17	293091
18	265415
19	362572
20	378059
21	401180
22	265415
23	258070
24	408579

Block 7	Plan 385
Lots	
1 and 2	
5 to 10	369524
3 and 4	10235

Block 8	Plan 385
Lots	
1 to 4	368535

Block 9	Plan 385
1 to 5	368536

Block 10	Plan 385
1 and 2	
6 to 8	
14 and 15	
18 and 19	407432
3	203423
4	375071
5	396983
9 and 10	228496
11	172465
12 and 13	
16 and 17 and 20	139626
21	381787
22	182777

Block 11	Plan 385
1 to 4	
7 to 10	
14 and 16 and 18	407433
13	261876
5	364797
15	271842
6	319000
11	242333
12	162864
17	246047
19	281580
20	295335

Block 12	Plan 385
1 to 8	407433

Block 13	Plan 385	
Lots		
1 to 3		
12 to 14 and 19		407433
4 and 5	315595	
6 and 7	150837	
8 and 9	255985	
10	326652	
11	328617	
15 and 16	272846	
17 and 18	171466	
20	287459	
21	288968	
22	321575	

Block 14	Plan 385	
1 to 4, 7 to 12, 15, 18, 19, 20,		407433
5	223372	
6 and 17	180713	
13 and 14	364797	
16	256944	

Block 15	Plan 385	
1 and 6 to 10, 12, 13, 19 to 22,		407433
2	338475	
3	145011	
4	290980	
5	280452	
11	188065	
14 to 16	261876	
17 and 18	387089	

Block 16	Plan 385	
	167736	
1 to 5	41471	335218
	42336	
6 and 7	161254	
8	261874	
9 to 11	143861	
12	381307	
13	378213	
14	257050	
15	378213	
16	266935	
17	308993	
18	383892	
19 and 20	391502	
21 and 22	160455	

PLAN 385

BLOCK 17

LOT	TITLE NO.
1 to 3	184033

BLOCK 18

1 to 6	184033

BLOCK 19

1	342315
S 30' of 2	214245
2ExS30'	342316
3 & 4 -	391502
5	387831
6	228015
7	255526
8 & 9	387831
10	382362
11	241306
S37½ of 12	387309
Bal 12 & S25'of 13	391807
Bal 13 & 14 ExN3½'	390178
Bal of 14	393975
15	408579
16 to 18	319000
19	185130
20	228015
21 & 22	242772

BLOCK 20

1,2,5,9,14 & 15	407434
3,4,10 to 13	406269
6	396442
7	112759
21 & 22	234869
16	252322
17	248323
18	223372
19	260004
S½ of 20	288665
N½ of 20	201224

BLOCK 21

Pts 1 & 2	383239
Bal 1	408479
Bal 2	408194
3	224129
4	383397
5	253183
6 & 11	407434
7 & 8	318721
9 & 10	349596
12	321038
13 & 14	246723
15	292871
16	277270
17 & 18	406269
19 & 20	202131

BLOCK 22

1 & 2	249265
3,4,8,10,14,15,23,28	407434
5	338640
6	271073
7,9,11 & 12	408166
	407434

BLOCK 22

LOT	TITLE NO.
13	225407
16 to 18	408527
19	262774
20	408579
21	256943
22	233229
29	278255
30	250802
31	331575
32	249035
33	257775
34 & 35	192926

BLOCK 23

1 to 12	407434

BLOCK 24

1 to 3	320628
4	199413
5	257481
6	362942
7,13,14,22,24,30	407434
8	223372
9 & 10	227123
11 & 12	315595
15	272525
16 to 18	320629
19 & 20	159470
21	408579
23	306344
25 & 26 ExN40	288765
N 40 of 26	400175
27 & 28	267265
29	392030
31 & 32	165940
33 & 34	240197

BLOCK 25

1 to 3, 6,7,11,12,16,17	406269
4	407136
5	233897
8	145011
9 & 10	244189
13	355427
14	284200
15	212319
18	369595
19 & 20	395983

BLOCK 26

3	408474
4	200147
5 to 7	(277537
	(277538
8 to 9	200147
1,2,10,16,17,18	407434
11	265513
	(360383
12 & 13	(395189
	(360383
	(281134
14	394962
15	388995
19	383768
20	350697
21 & 22	248871

05/12/2004 13:12 2049571193 N.M. PATERSON & SONS PAGE 17/37

PLAN 385

BLOCK 27

LOT	TITLE NO.
1 & 2	263748
3	381846
4,16,19	395189
5,6, & 9	395305
7	400825
8	272951
	(380935
10 & 11	(378949
	(381359
12	374567
13	326726
14	383903
15	262449
17	394113
18	407049
20	408586
21	235002
22	391610

BLOCK 28

1 to 6	184033

BLOCK 29

1,2,4, to 6	184033
3	404517

BLOCK 30

1	395044
2	383768
3	388994
4	385127
5	382920
6	352081
7	345351
8	404636
9	393335
10	(374167
	(335138
11	404516
12	374567
13	136925
14	193342
15	329701
16 & 17	161603
18	383989
19	402173

BLOCK 31

1	228503
2	260264
3	289208
4	273010
5	392124
6 & 7	408579
8	388994
9	385207
10	336730
11	218441
12	364850
13	368538
14	395189
15	404770
16	290512
17	261974
18	231210
19	408098
20	407035
21 & 22	(274055
	(396664

BLOCK 32

LOT	TITLE NO.
1 & 2	336137
3	368538
4	332294
5,6,9 & 10	395303
7	348623
8	368538
11	373877
12	385128
14	249955
13	249954
15	355961
16	367381
17 & 18	282297
19	369330
20	367752

BLOCK 33

1 & 2	232382
3	261582
4	260956
5	363239
6	367700
7 & 8	266601
9 & 10	259030
11	358421
12 & 13	(261517
	(319703
14	339901
15	395303
16 to 18	160643
19	357181 ?
20	395305
21	259850
22 & 23	(353164
	(336469
	(372151
Part of 24	387763
Bal. of 24, Pt. of 25	341681

BLOCK 34

1 to 12	407435

BLOCK 35

1 & 2	258342
	302690
3	378234
4	378233
5 & 6	408579
7 & 8	402844
9 to 11	408579
12	368540
13	374361
14	373967
15	342142
16	377857
17	368540
18	395305
19	393710
20	368759
21	402844
22	354530
23	337955
24	401166
25	345213
26	254587
27 & 28	244189

PLAN 385

BLOCK 36

LOT	TITLE NO.
1	385207
2 & 3	(393384
	(388231
4	(318156
	(289169
5	314214
6 & 7	332290
8	333381
9 & 10	346854
11 & 12	304683
13	395298
14 & 15 Ex N 33'	(382850
	(293578
Bal. of 15	303233
16	302685
17	316157
	(374359
	(338318
18 to 20	(401166
	(376116
	(374359
	(351674

BLOCK 37

1 & 2	(386564
	(309287
	(384460
3	404771
4	158134
5	302851
6 & 7	158134
8	383768
9	384040
10 & 11	(323088
	(358851
12	277439
13	345827
14	408061
15	169490
16 & 17	(351135
	(356732
	(351130
18	233565
19	349820
20	310754
21	378242
22	378243

BLOCK 38

1	384110
2	383990
3 Ex. S 12½'	382921
4 Ex. S 25' & Bal. of 3	382068
5 Ex. S 37½' & S 24 of 4	378332
Bal of 5	389789
6	260886
7 & 8	378235
9	383345
10	396280
11	319221
12	404295
13	332586
14	377970
15	368485
16	405554
17 & 18	342546
19	348593

BLOCK 39

1 to 3	184033

BLOCK 40

LOT	TITLE NO.
1 & 2	395298
3	404518
4	404556
5	229121
6	370801
7	356129
8	354488
9 & 10	(308985
	(308986
	(308983
11	(263364
	(330203
12	518566 ?
13 & 14	(408246
	(368542
	(404802

BLOCK 41

1	390871
2	261455
3	247952
4	284954
5	276311
6	393710
7	391143
8	(396469
	(364467
9	(400317
	(335490
10	277453
11	380063
	(349648
12 & 13	(300221
	(316516
14	313205
15	371861
16	161367
17	383769
18	359503
19	390084
20	164116
	(369085
21 & 22	(403387
	(406704

BLOCK 42

1	370292
2	250447
3	383097
4	220806
5	379497
6	373898
	(351102
7 & 8	(334214
	(317817
9	371241
10	402844
11	351388
12	377724
13 & 14	(331456
	(350105
	(331456
15	360363
16	367588
17	383222
18	177207
	(348115
19 & 20	(355990
	(344305

PLAN 385

BLOCK 43

LOT	TITLE NO.
1	204648
N½ of 2	300648
S½ of 2	380727
3	383285
4	383286
5 & 6	(370983 (403682
7 & 8	(403305 (320220
9 & 10	(382336 323481
11	338417
12	338412
13	160639
14 & 15	381307
16	367617

BLOCK 45

LOT	TITLE NO.
1, 4 & 5	372893
2 & 3	185065
6 & 7	255295
8	245468
9	269831
10	406589
11	175709
12	381307
13 & 14	393710
15	366549
16	380509
17	364063
18	401166
19 & 20	(376633 (369006
21 & 22	(381794 332291

BLOCK 46

1	234931
2 & 3	(342641 (375293
4	(346223 385124
5	217330
6	217331

05/12/2004 13:12 2049571193 N.M. PATERSON & SONS PAGE 20/3

BLOCK 46

LOT	TITLE NO.
15	383805
16	393891
17	369810
18	322865
19 & 20	349242

BLOCK 47

LOT	TITLE NO.
1,2 & pt. of 3	378296
Bal. of 3	406078
4	383768
5	382579
6	382581
7	404162
8	378296
9	365535
10	369164
11	370349
12	378296
13	392683
14	210733
15	348966
16	303906
17	307214
18	307914
19	290112
20	379110
21	302949
22	251399
23 & 24	(372876

BLOCK

LOT	TITLE NO.
2 & 3	261168
4	370114
5	406589
	(250319
6 & 7	(370433
	(325159
8	273120
9 & 10	(380487
	(244626
	(365003

BLOCK 50

LOT	TITLE NO.
1 & 2	406589
3	369898
4	393710
5	379887
	(403273
6 & 7	(301559
	(385536
8	359652
9 & 10	402844
11	395306
12	248487
13	359652

BLOCK 51

LOT	TITLE NO.
1 to 12	395306

BLOCK 52

LOT	TITLE NO.
9	250964
10 & 11	315595
12	340564
13	

N.M. PATERSON & SONS

LOT	TITLE NO	PLAN	
Blk. 16			
Lots D & F	298395	386	
Lots 1 & 46 to 56	298394	368	
	298603	2167	495890 ?
	298604		91 ?
1 to 3		2152	
4	378160		
	393711		
5 to 7	(389783		
	(392190		
8	(389173		
9	380546		
10	369539		
	369532		

on 585 Titles

N.M. PATERSON & SONS