REFERENCE: FILE NO. DAZ 200/2004

THE CITY OF WINNIPEG

BY-LAW NO. 41/2004

A By-law of THE CITY OF WINNIPEG to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 363 Wardlaw Avenue in the CITY CENTRE COMMUNITY.

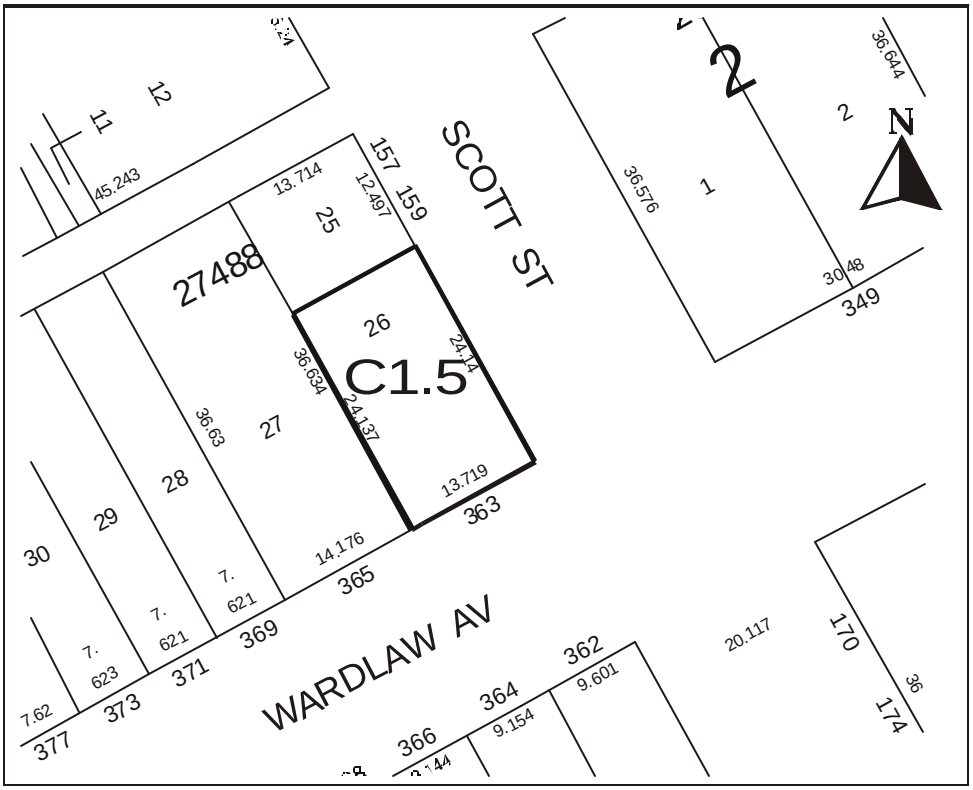
THE CITY OF WINNIPEG in Council assembled, enacts as follows:

ZONING

1. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (427) the following:

"(428) (a) Notwithstanding anything elsewhere contained in this By-law or shown on the District Map the lands outlined on the Plan included in clause (b) of this subsection and designated thereon as "C1.5" are hereby zoned as a "C1.5" COMMERCIAL DISTRICT and the District Maps shall hereafter be read and construed as shown on that Plan.

(b) The zoning district and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."



ENACTMENT

2. This By-law shall come into force and effect upon registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DAZ 200/04 against the land affected thereby as a first charge, other than any caveat filed by THE CITY OF WINNIPEG or an "Area Municipality" as defined in The City of Winnipeg Charter, any public utilities caveat, or any building restriction caveat registered prior to the date of rezoning application DAZ 200/04, by not later than, March 24, 2006 failing which this by-law shall expire unless that date is extended by a resolution of City Council and that registration is completed before any such extended date.

DONE AND PASSED in Council assembled this.....day of ..... A.D. .....

.....
Mayor

.....
City Clerk

Certified as to Planning Details:

.....
for Director of Planning, Property & Development

Certified as to Form:

.....
for City Solicitor

Reference: File No. DAZ 200/04 Atlas Sheet No. AB 24

By-Law No. _____

Subsection (428)

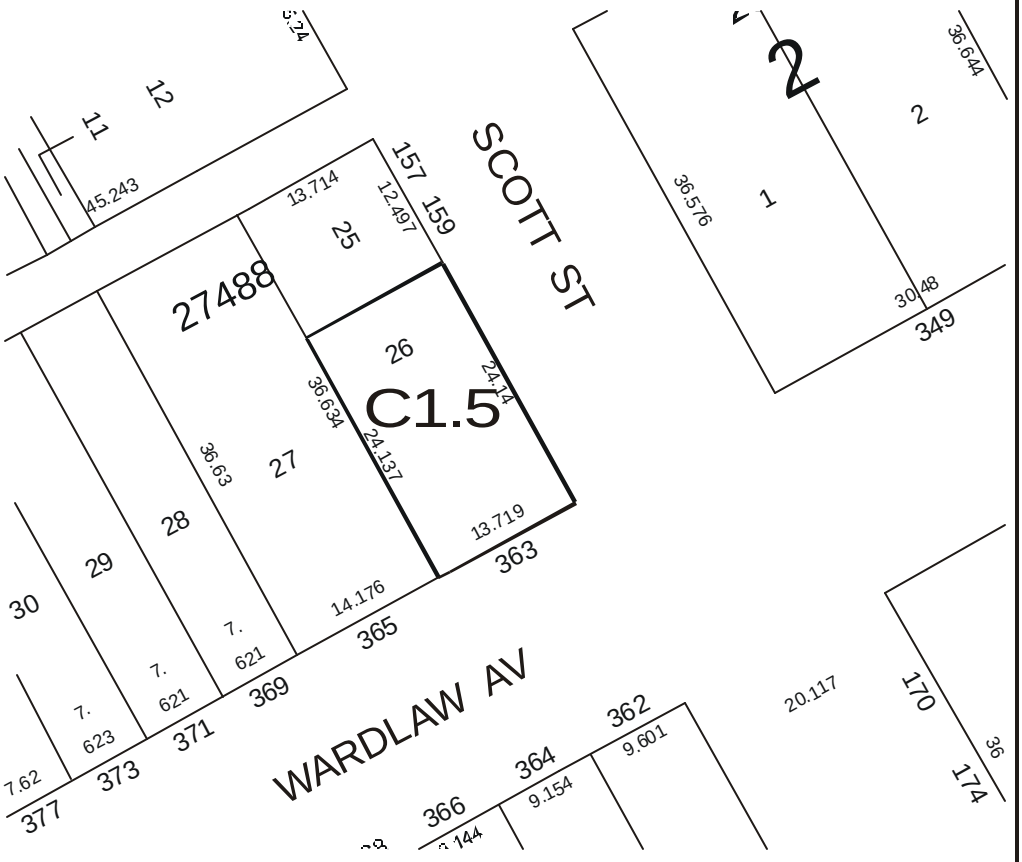
Atlas Sheet No.

AB24
CITY CENTRE
COMMUNITY

File No. **DAZ 200/04**

Explanation

The attached By-law amends By-law No. 6400/94 by rezoning the land located at 363 Wardlaw Avenue from an "RM-4" MULTIPLE-FAMILY DISTRICT to a "C1.5" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____