THE CITY OF WINNIPEG

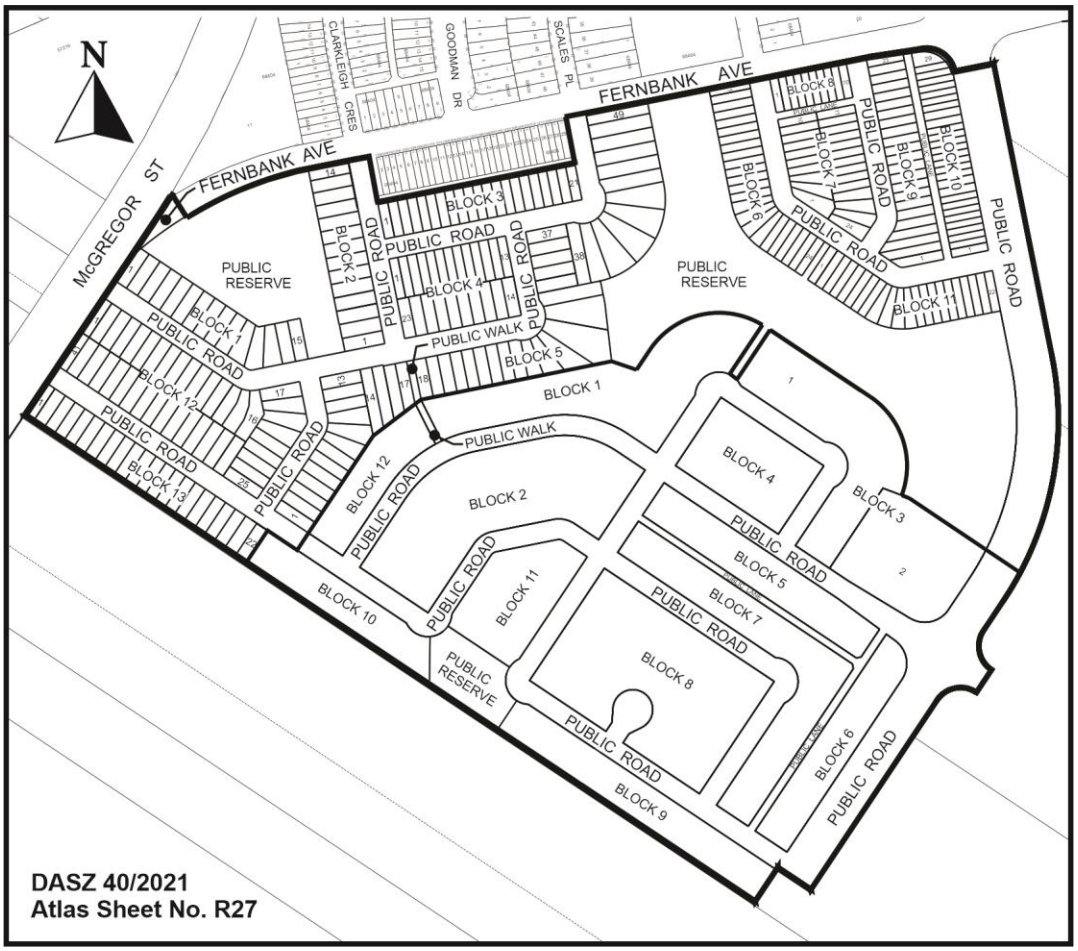
BY-LAW NO. 88/2022

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 East of Fernbank Avenue and McGregor Street in the Lord Selkirk-West Kildonan Community pursuant to Development Application No. DASZ 40/2021.

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.



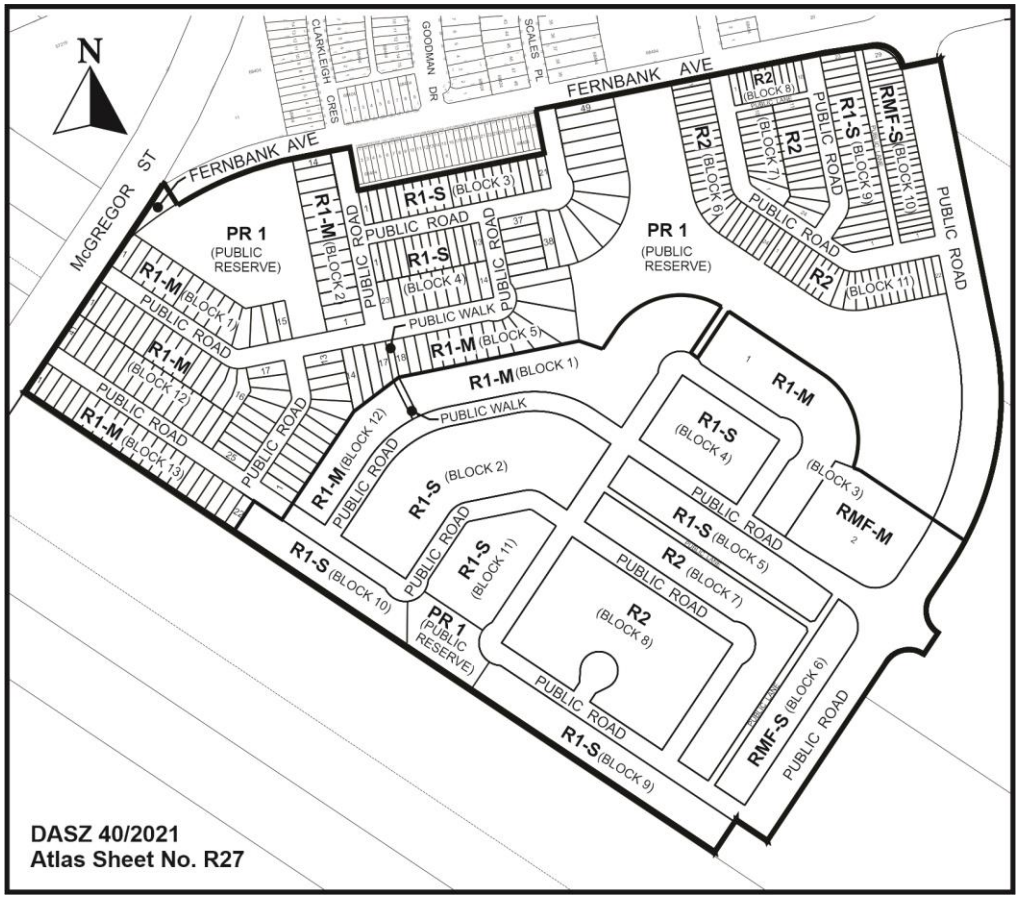
Zoning

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

2(662) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as "R1-S", "R1-M", "R2", "RMF-S", "RMF-M", "RMU" and "PR1" are hereby zoned as:

- *an "R1-S" Residential Single-Family (Small) District,*
- *an "R1-M" Residential Single-Family (Medium) District,*
- *an "R2" Residential Two-Family District,*
- *an "RMF-S" Residential Multi-Family (Small) District*
- *an "RMF-M" Residential Multi-Family (Medium) 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.



Coming into force

3 This By-law comes into force when the plan of subdivision and the Zoning Agreement are registered at the Winnipeg Land Titles Office.

Extensions of time

4(1) Subject to subsection (2), this By-law will expire without coming into force one year after the date on which this By-law is enacted if:

(a) the plan of subdivision and the Zoning Agreement have not been registered at the Winnipeg Land Titles Office; and

(b) the owner has not applied for an extension of time.

4(2) This By-law will be deemed to have expired without coming into force on the date provided in subsection (1) when

(a) the owner has applied for an extension of time prior to the date provided in subsection (1); and

(b) Council denies the extension of time.

RECEIVED FIRST READING on the day of , 2022;

RECEIVED SECOND READING on the day of , 2022;

RECEIVED THIRD READING AND PASSED on the day of , 2022;

DONE AND PASSED, in Council assembled, this day of , 2022.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Legally reviewed and certified as to form:

"J. Andrade" (June 8, 2022)

for Director of Legal Services and City Solicitor