THE CITY OF WINNIPEG

BY-LAW NO. 74/2023

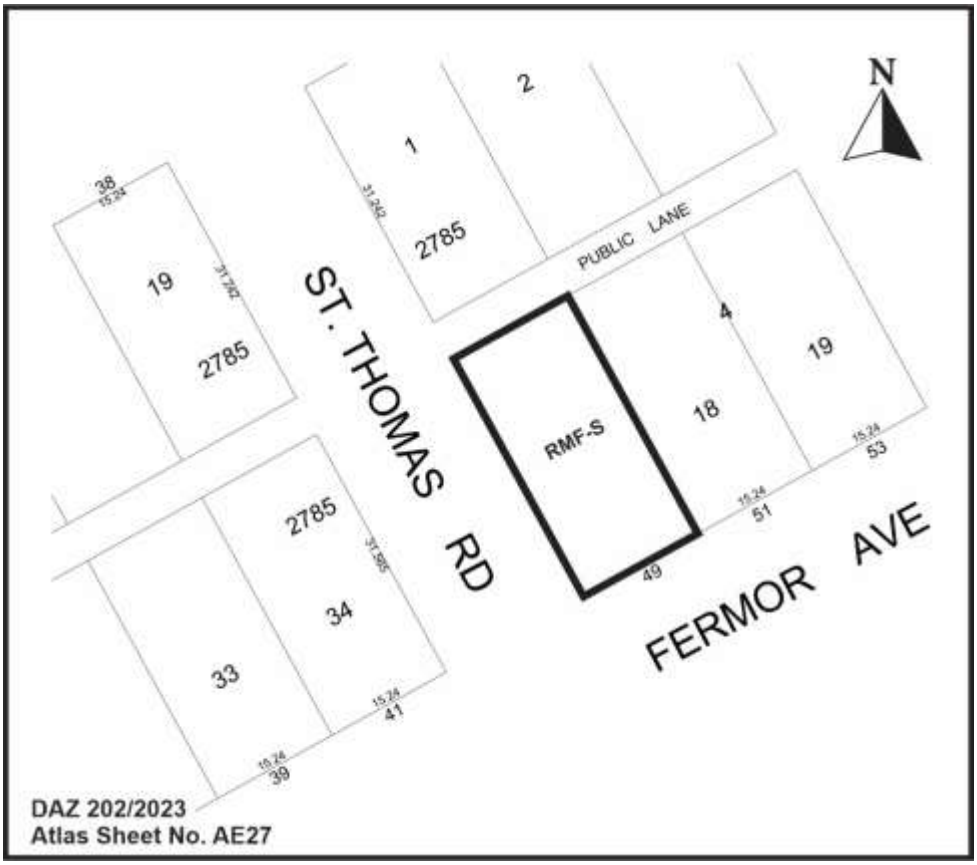
A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 49 Fermor Avenue in the Riel Community pursuant to Development Application No. DAZ 202/2023.

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

Zoning

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

2(739) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "RMF-S" is hereby zoned as an "RMF-S" Residential Multi-Family (Small) District, 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 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.



Coming into force

2 This By-law comes into force when:

(a) the Servicing Agreement is signed on behalf of the City; or

(b) immediately upon the determination being made that a Servicing Agreement is not required.

Extensions of time

3(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 Servicing Agreement is required and:

(a) the Servicing Agreement has not been signed on behalf of the City; and

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

3(2) This By-law will be deemed to have expired without coming into force on the date determined under subsection (1) if:

(a) the owner has applied for an extension of time prior to that date; and

(b) Council denies the extension of time.

RECEIVED FIRST READING on the day of , 2023;

RECEIVED SECOND READING on the day of , 2023;

RECEIVED THIRD READING AND PASSED on the day of , 2023;

DONE AND PASSED, in Council assembled, this day of , 2023.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Legally reviewed and certified as to form:

"A. Bellhouse" (September 12, 2023)

for Director of Legal Services and City Solicitor