**THE CITY OF WINNIPEG**

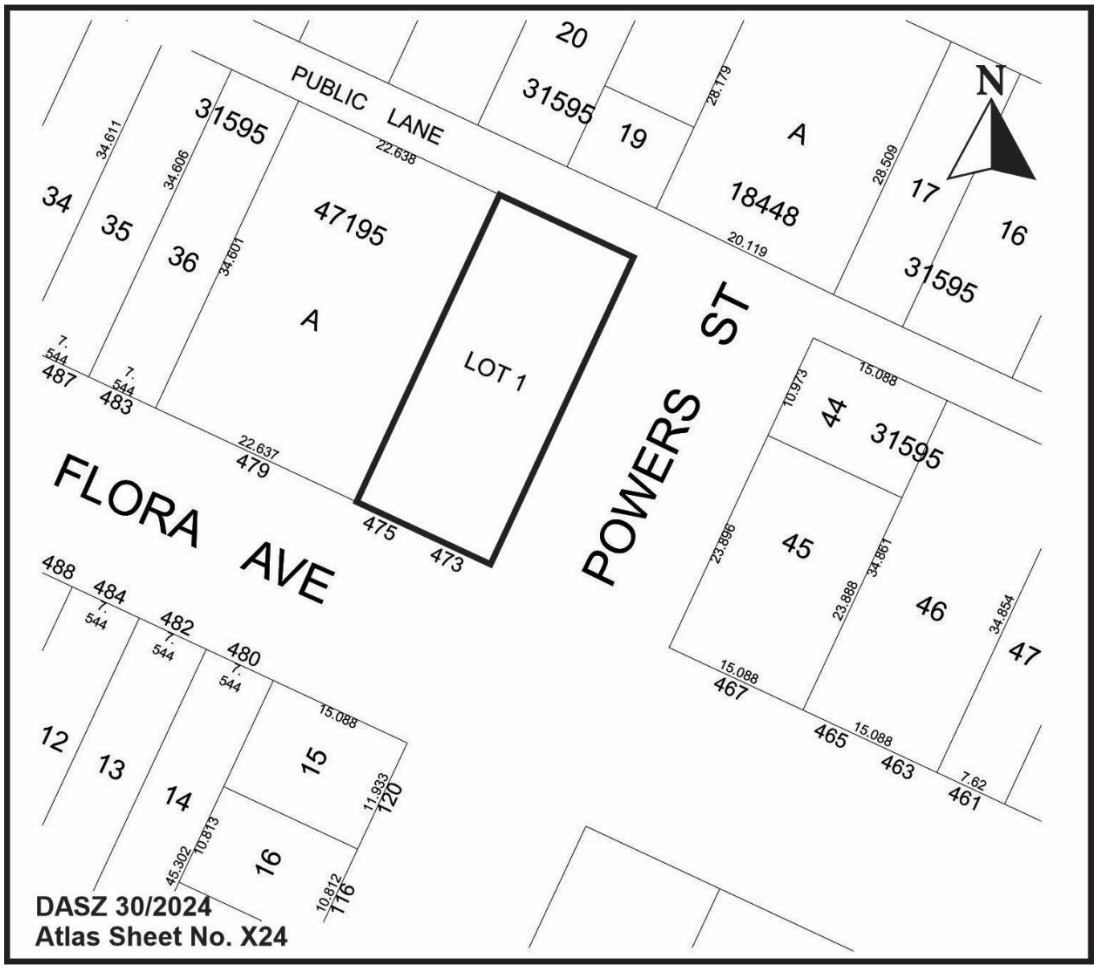
**BY-LAW NO. 125/2024**

A By-law of THE CITY OF WINNIPEG to approve the subdivision of land, and to amend Winnipeg Zoning By-law No. 200/2006 to rezone land, located at 473 and 475 Flora Avenue in the Lord Selkirk-West Kildonan Community pursuant to Development Application No. DASZ 30/2024

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

**Subdivision approved**

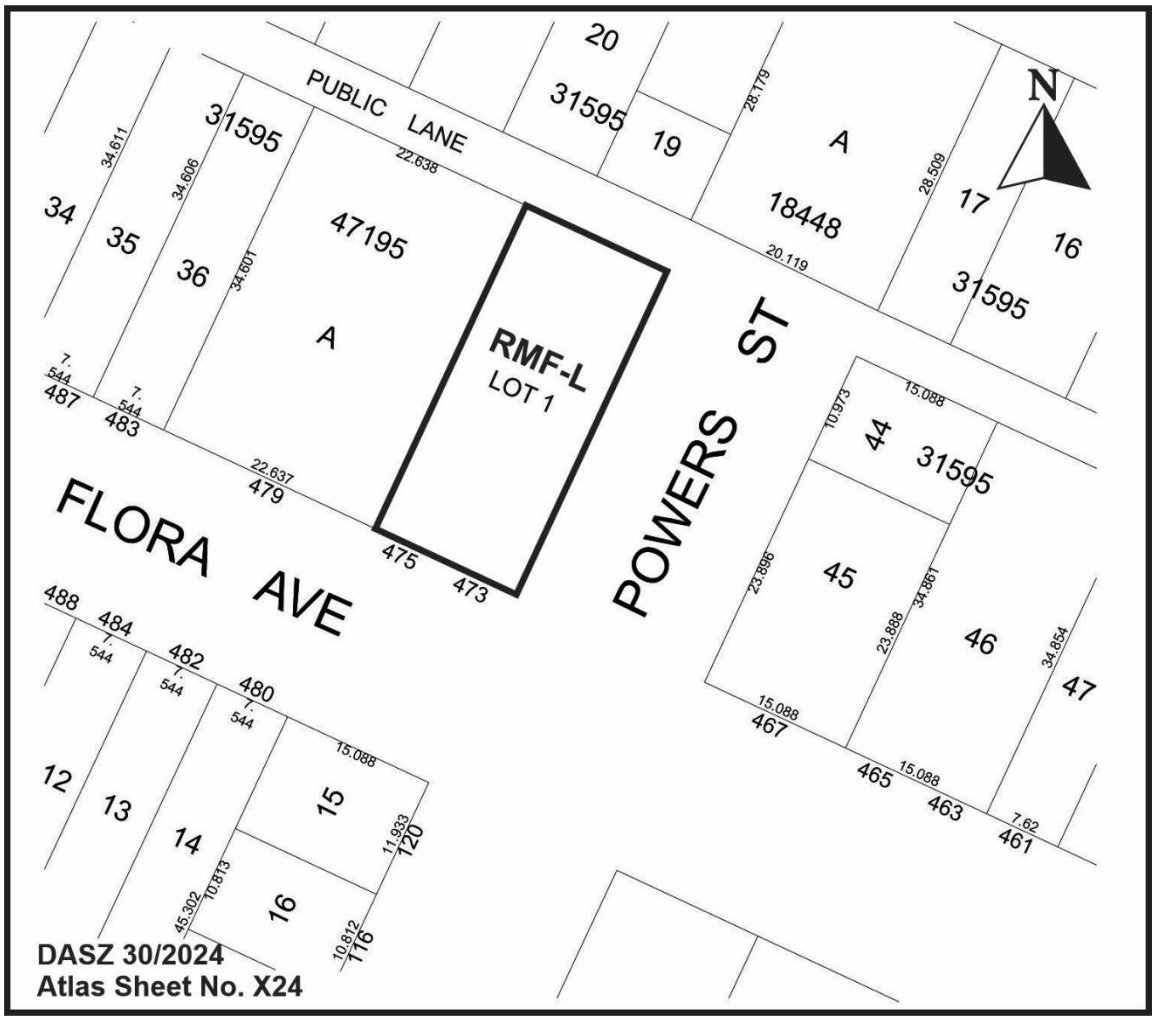
**1** The subdivision of land shown below is approved.



**Winnipeg Zoning By-law amended**

**2** The Winnipeg Zoning By-law No. 200/2006 is amended in Schedule B by adding the following to section 2 as the next available subsection:

*Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "RFM-L" is hereby zoned as an "RFM-L" Residential Multi-Family (Large) 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.*



**Coming into force**
**3** This By-law will come into force when a plan of subdivision prepared in accordance with section 1 is 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 said plan of subdivision has 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 determined under 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.

**FIRST READING:** the 24th day of October, 2024;

**SECOND READING:** the 12th day of December, 2024;

**THIRD READING:** the 12th day of December, 2024;

**DONE AND PASSED** this 12th day of December, 2024.

Mayor

City Clerk

***Approved as to planning details:***

*for* Director of Planning, Property and Development

***Legally reviewed and certified as to form:***

*Sarah Rentz* (October 9, 2024)
*for* Director of Legal Services and City Solicitor