THE CITY OF WINNIPEG

BY-LAW NO. 12/2025

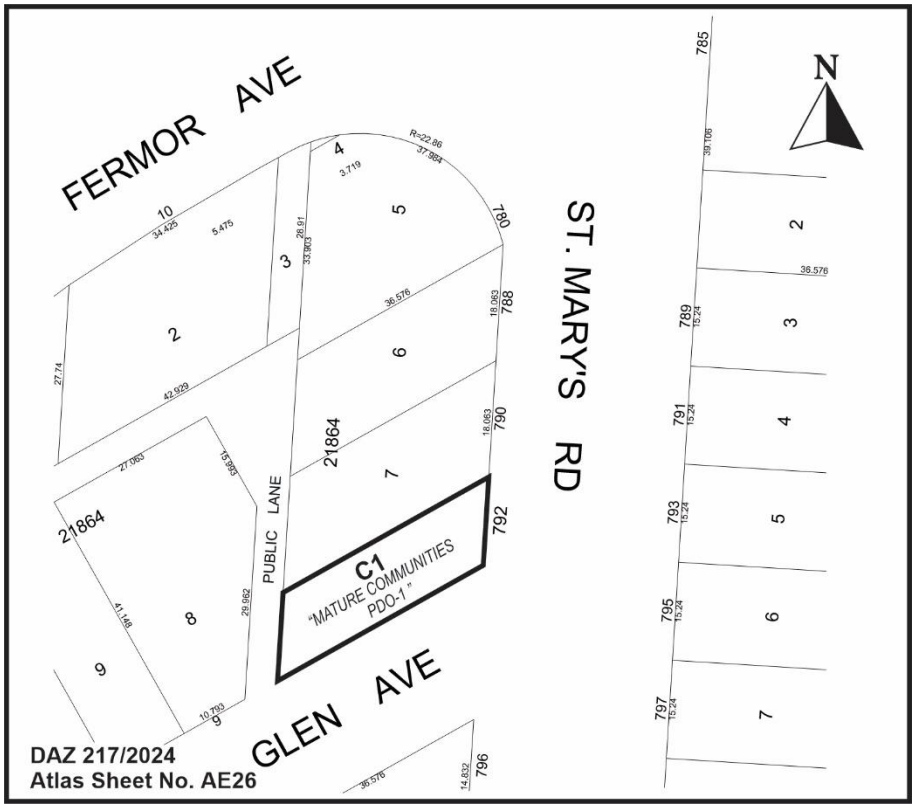
A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 792 St. Mary's Road in the Riel Community pursuant to Development Application No. DAZ 217/2024.

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:

Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "C1 Mature Communities PDO-1" is hereby zoned as a "C1 Mature Communities PDO-1" Commercial Neighbourhood 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, if required, and 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
2 This By-law comes into force when the Zoning Agreement is registered at the Winnipeg Land Titles Office.

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) the Zoning Agreement has not been registered at the Winnipeg Land Titles Office; 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 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 , 2025;

RECEIVED SECOND READING on the day of , 2025;

RECEIVED THIRD READING AND PASSED on the day of , 2025;

DONE AND PASSED, in Council assembled, this day of , 2025.

Mayor _____

City Clerk _____

Approved as to planning details:

_____
for Director of Planning, Property and Development

Legally reviewed and certified as to form:

"F. Alabi" (January 3, 2025)
for Director of Legal Services and City Solicitor