APPENDIX A – PROPOSED BY-LAW

THE CITY OF WINNIPEG

BY-LAW NO.

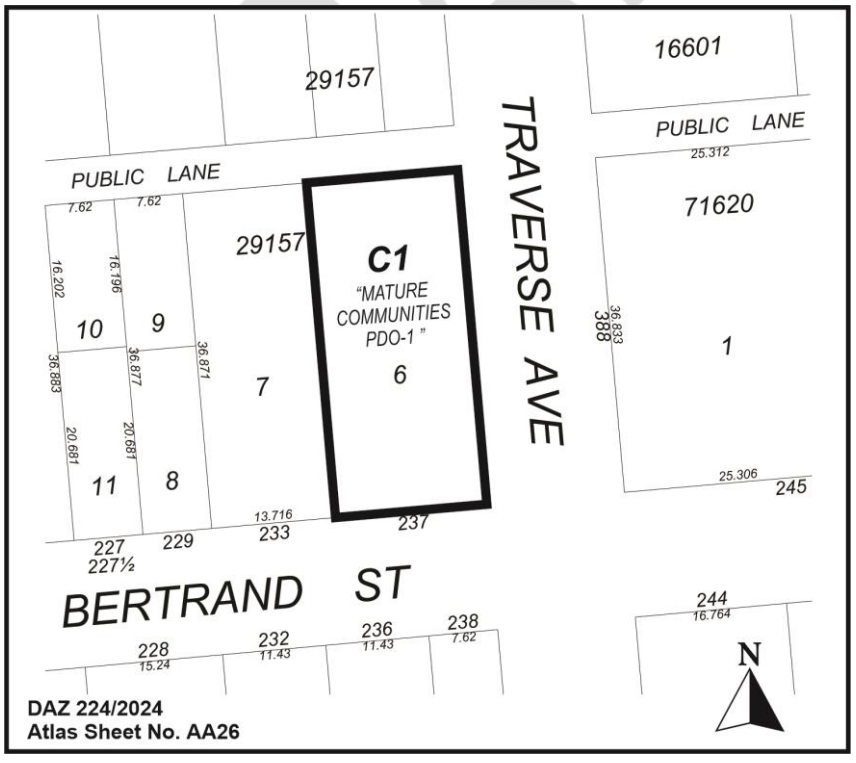
A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 237 Bertrand Street in the Riel Community pursuant to Development Application No. DAZ 224/2024.

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

Winnipeg Zoning By-law amended

1 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 shown on the plan below as "C1" 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 the condition that the owner or persons entitled to be registered owner of the subject land enter into a Development Agreement for Servicing with The City of Winnipeg pursuant to s. 240(1) of The City of Winnipeg Charter.



Coming into force
2 This By-law comes into force when the Development Agreement for Servicing required pursuant to section 1 is executed by the owner and on behalf of The City of Winnipeg.

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 Development Agreement for Servicing has not been executed by the owner and on behalf of The City of Winnipeg; 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.

DRAFT