THE CITY OF WINNIPEG

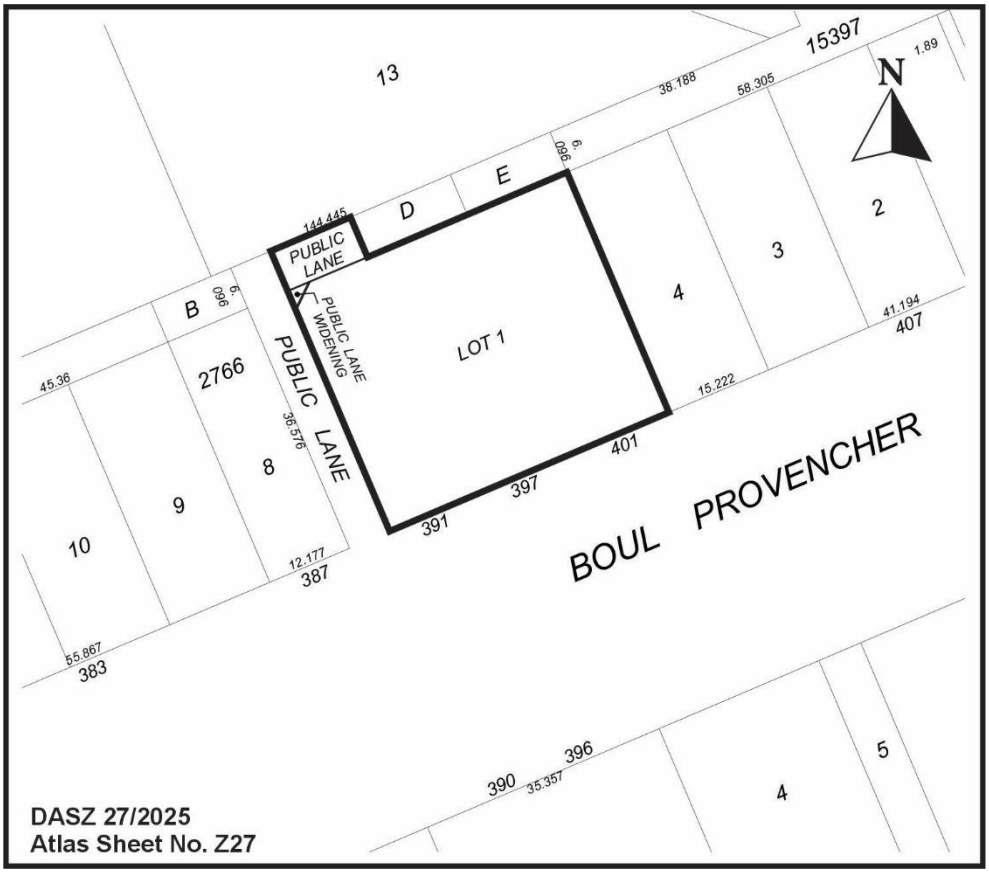
BY-LAW NO. 115/2025

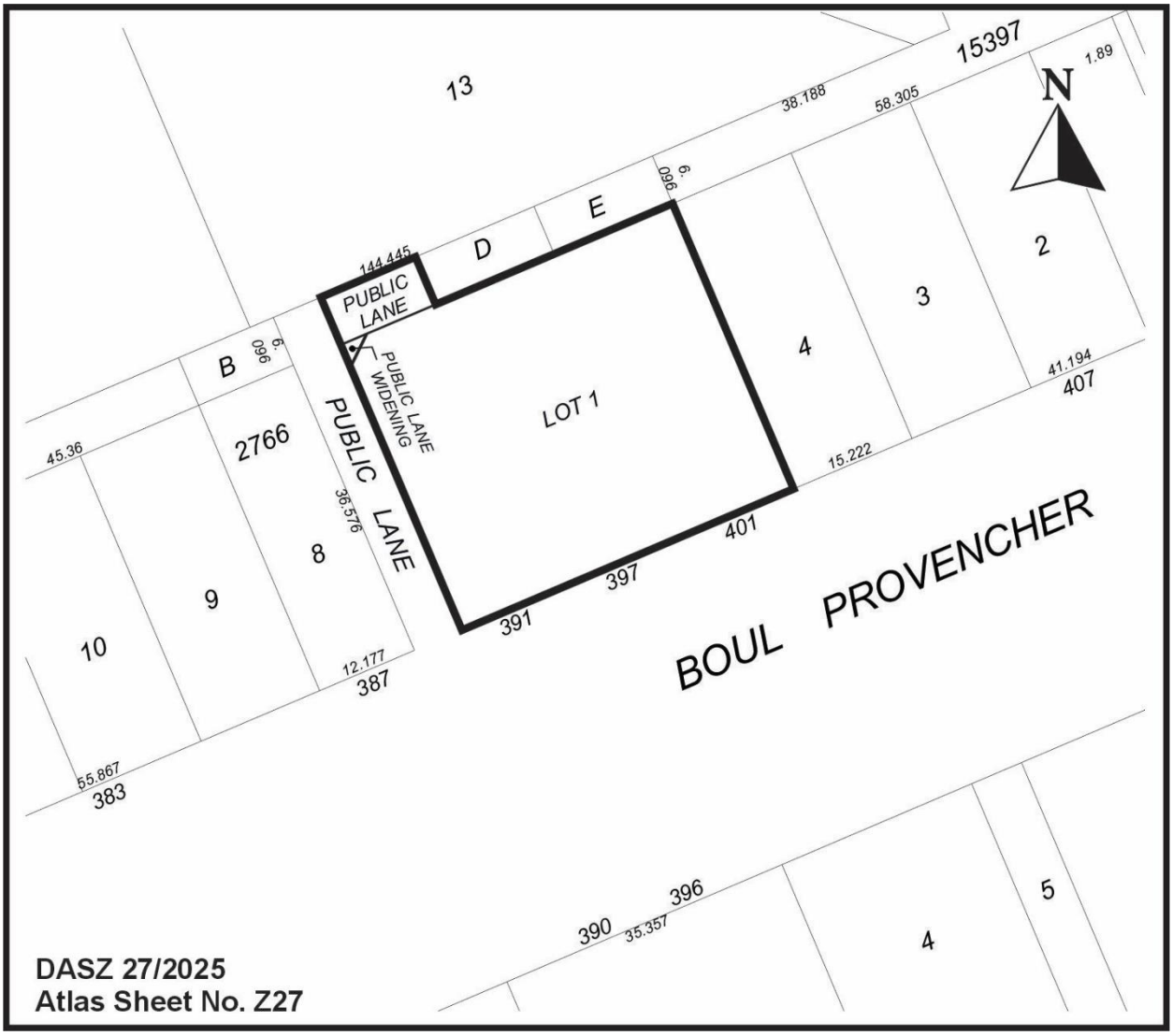
A By-law of THE CITY OF WINNIPEG to approve the subdivision of land, and to amend Winnipeg Zoning By-law No. 200/2006 to rezone land, located at 391, 397 and 401 Provencher Boulevard in the Riel Community pursuant to Development Application No. DASZ 27/2025.

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

Subdivision approved

1 The subdivision of land shown below is approved, subject to the condition that the registered owner or persons entitled to be registered owner of the subject land enter into a servicing agreement with The City of Winnipeg pursuant to s. 259(1)(f) of The City of Winnipeg Charter.

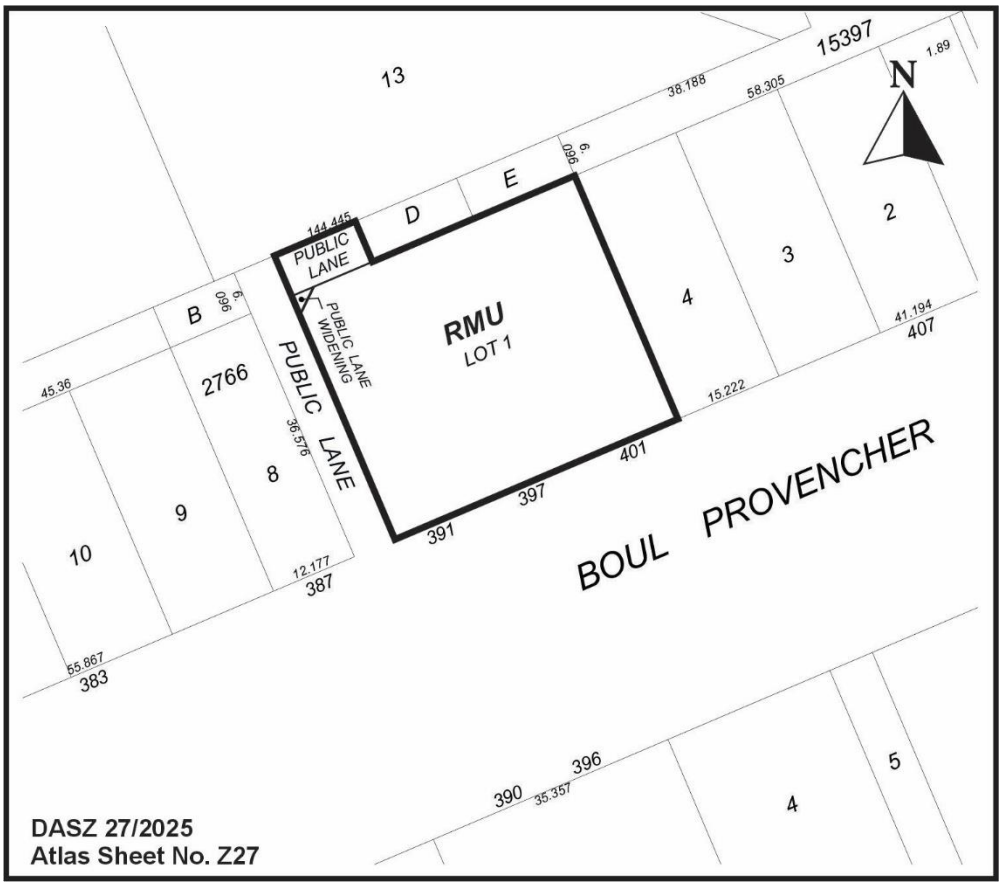



13
15397
1.89
38.188
58.305
N
6.096
E
D
144.445
PUBLIC LANE
PUBLIC LANE WIDENING
B
6.096
2766
PUBLIC LANE
LOT 1
4
3
2
41.194
407
45.36
36.576
15.222
8
9
10
401
397
391
BOUL PROVENCHER
12.177
387
55.867
383
396
390
35.357
4
5
DASZ 27/2025
Atlas Sheet No. Z27

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 "RMU" is hereby zoned as an "RMU" Residential Mixed-Use 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 zoning agreement with The City of Winnipeg pursuant to s. 240(1) of The City of Winnipeg Charter.*



Coming into force
3 This By-law will come into force when a plan of subdivision prepared in accordance with section 1 and the zoning agreement required pursuant to section 2 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 said plan of subdivision and the said 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 determined under subsection (1) if

(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 18th day of December, 2025;

SECOND READING: the _____ day of _____, 2025;

THIRD READING: the _____ day of _____, 2025;

DONE AND PASSED 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:

Folake Alabi (December 2, 2025)
for Director of Legal Services and City Solicitor