THE CITY OF WINNIPEG

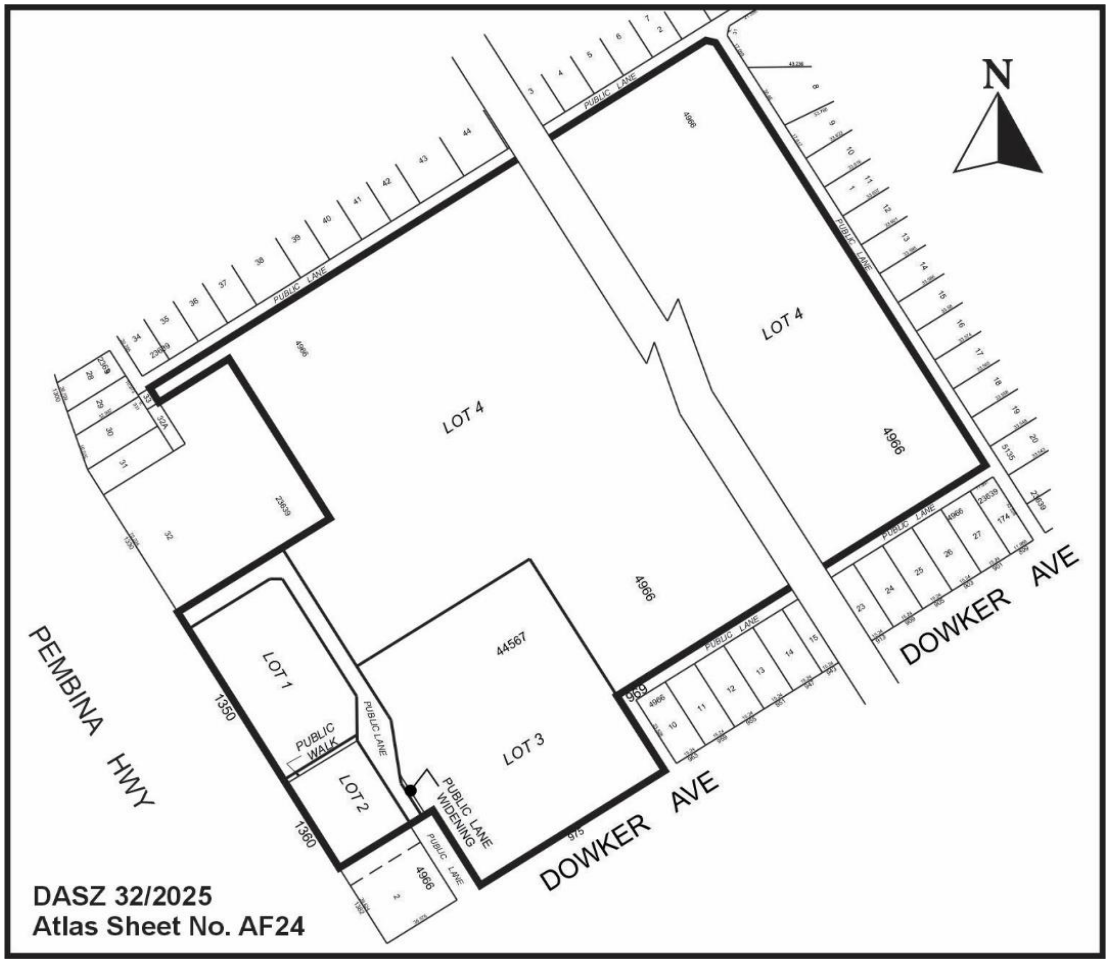
BY-LAW NO. 9/2026

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 1350 & 1360 Pembina Highway and 969 & 975 Dowker Avenue in the City Centre Community pursuant to Development Application No. DASZ 32/2025

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

Subdivision approved

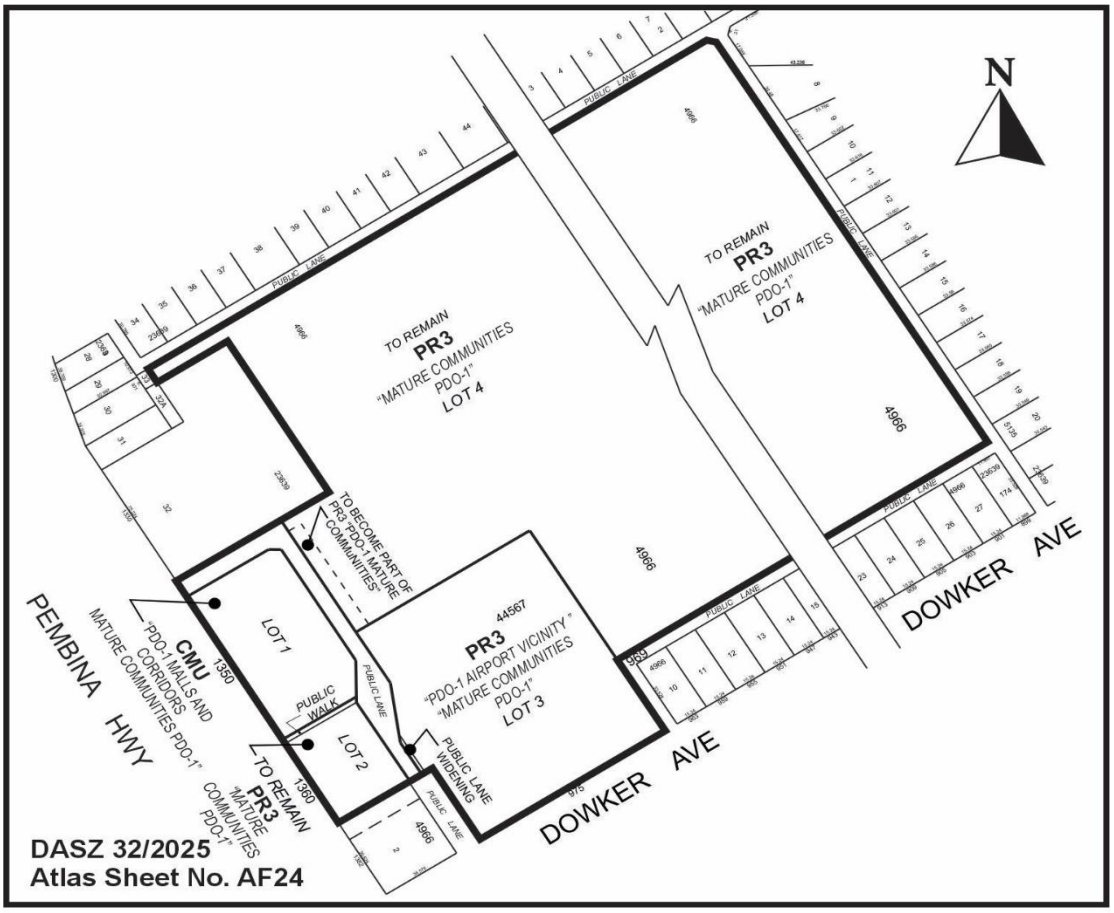
1 The subdivision of land shown below is approved, subject to the condition that the registered owner or persons entitled to be registered owner of the subject land enter into a servicing agreement, if required with The City of Winnipeg pursuant to s. 259(1)(f) of The City of Winnipeg Charter.


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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 "CMU PDO1 Malls and Corridors Mature Communities PDO-1" and "PR3 Mature Communities PDO-1" is hereby zoned as an "CMU PDO-1 Malls and Corridors Mature Communities PDO-1" Commercial Mixed Use District and "PR3 Mature Communities PDO-1" Parks and Recreation 3 (Regional) 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 the servicing agreement required under section 1 is executed on behalf of The City of Winnipeg and 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 _____ day of _____, 2026;

SECOND READING: the _____ day of _____, 2026;

THIRD READING: the _____ day of _____, 2026;

DONE AND PASSED this _____ day of _____, 2026.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____
for Director of Planning, Property and Development

Legally reviewed and certified as to form:

Andrea Bellhouse (January 13, 2026)
for Director of Legal Services and City Solicitor