REFERENCE: FILE NO. DAZ 237/2004

THE CITY OF WINNIPEG

BY-LAW NO. 168/2004

A By-law of THE CITY OF WINNIPEG to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 841/851 Regent Avenue West in the EAST KILDONAN-TRANSCONA COMMUNITY.

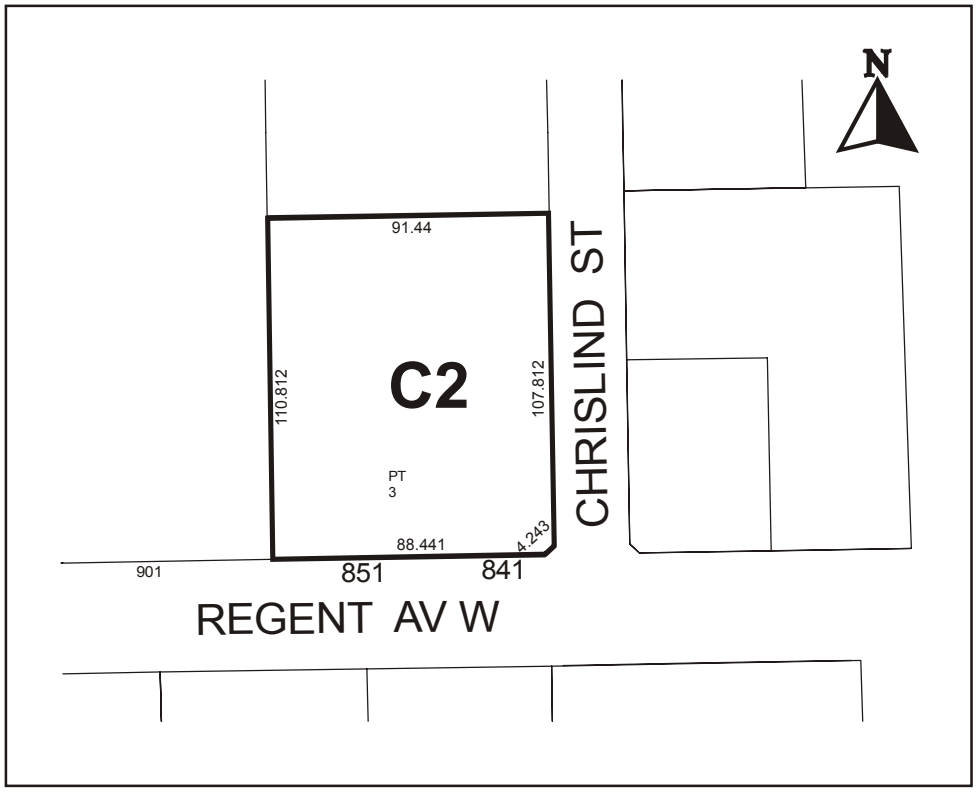
THE CITY OF WINNIPEG in Council assembled, enacts as follows:

ZONING

1. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (475) the following:

"(476) (a) Notwithstanding anything elsewhere contained in this By-law or shown on the District Map the lands outlined on the Plan included in clause (b) of this subsection and designated thereon as "C2" are hereby zoned as a "C2" COMMERCIAL DISTRICT and the District Maps shall hereafter be read and construed as shown on that Plan.

(b) The zoning district and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."

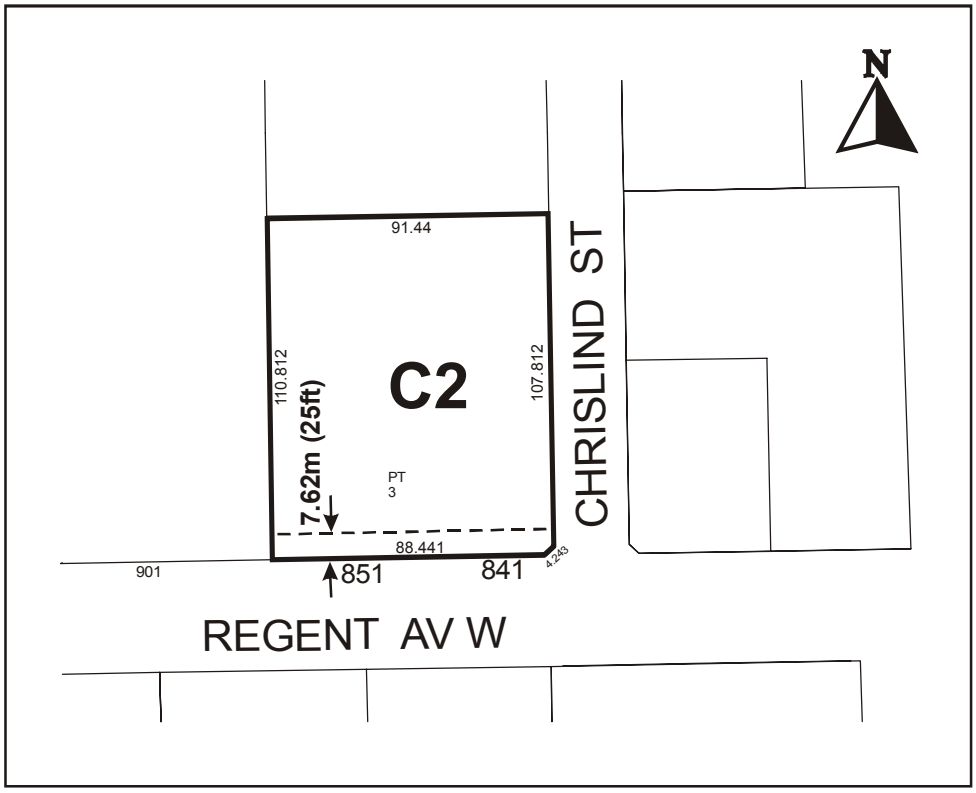


SPECIAL YARDS

2. Section 1300 of By-law No. 6400/94 is hereby amended by adding thereto the following subsection

"1300 (31) land located at 841/851 Regent Avenue West

(a) The minimum front yard setback shall be 7.62m (25 feet) as shown on the plan below."



ENACTMENT

3. This By-law shall come into force and effect upon the following:

(a) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DAZ 237/04 against the affected land, by not later than, November 24, 2006 failing which this by-law shall expire unless that date is extended by a resolution of City Council and that registration is completed before any such extended date; and

(b) The execution by the City of Winnipeg of a Servicing Agreement to be entered into between the City of Winnipeg and registered owner or persons entitled to be registered owner, which execution notwithstanding enactment of this By-law shall remain in the absolute discretion of the City Council.

DONE AND PASSED in Council assembled this.....day of ..... A.D. .....

.....
Mayor

.....
City Clerk

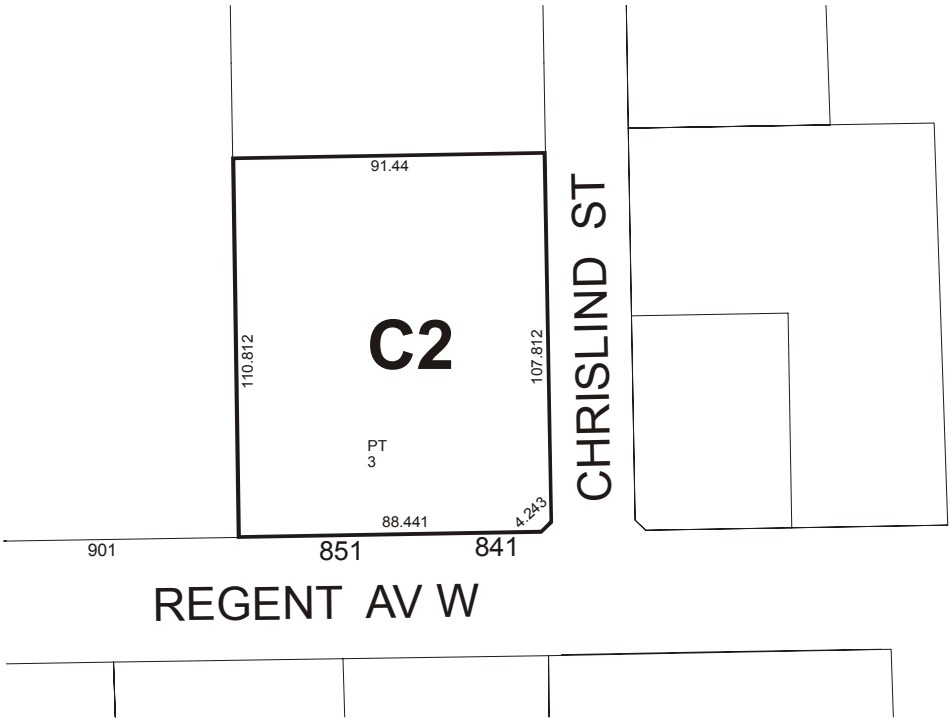
Certified as to Planning Details:

.....
for Director of Planning, Property & Development

Certified as to Form:

.....
for City Solicitor

By-Law No. _____ Subsection (476)	File No. **DAZ 237/04**
Atlas Sheet No. **Z33 EAST KILDONAN TRANSCONA COMMUNITY** N	Explanation The attached By-Law amends By-Law No. 6400/94 by rezoning the land located at 841/851 Regent Avenue West from an "M1" INDUSTRIAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____