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 545 Telfer Street South in the City Centre Community pursuant to Development Application No. DAZ 224/2025.

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 PDO-1 AIRPORT VICINITY MATURE COMMUNITIES PDO-1" is hereby zoned as a "C1 PDO-1 AIRPORT VICINITY 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 zoning agreement with The City of Winnipeg pursuant to s. 240(1) of The City of Winnipeg Charter.

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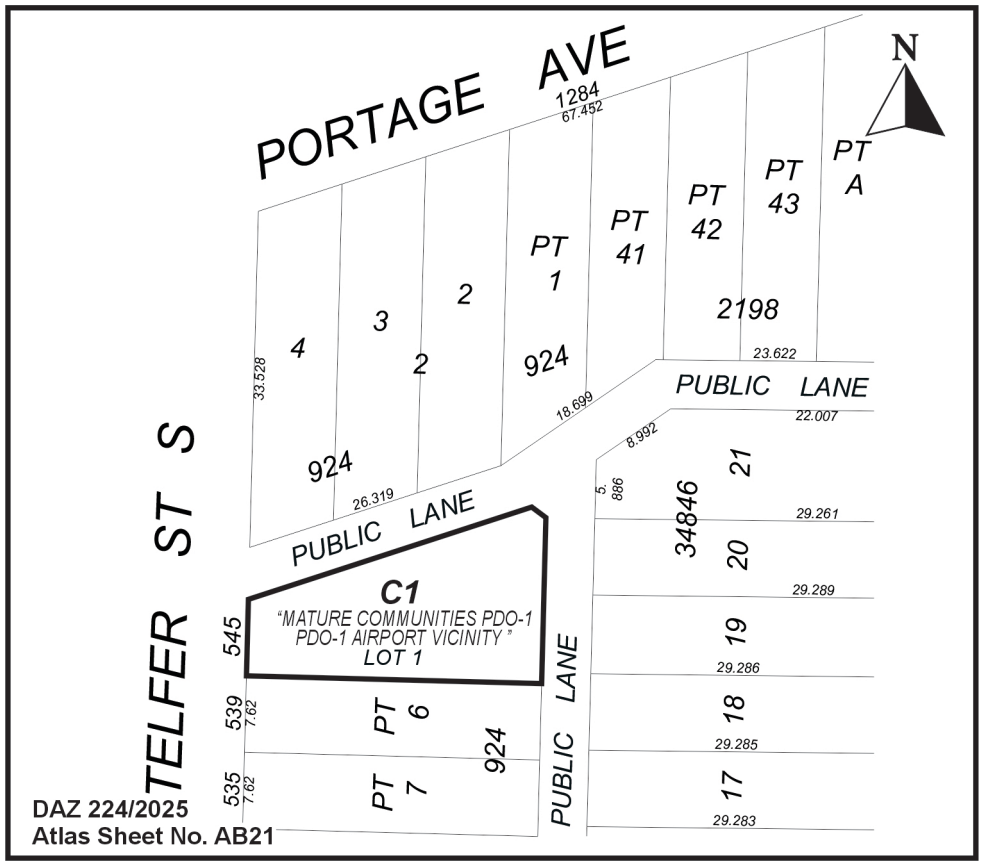
PORTAGE AVE
1284
67.452
N
PT A
PT 43
PT 42
PT 41
PT 1
2198
23.622
PUBLIC LANE
22.007
8.992
5.886
34846
21
20
19
18
17
29.261
29.289
29.286
29.285
29.283
PUBLIC LANE
TELFER ST S
4
3
2
2
924
924
33.528
18.699
26.319
PUBLIC LANE
C1
"MATURE COMMUNITIES PDO-1
PDO-1 AIRPORT VICINITY "
LOT 1
545
539
7.62
535
7.62
PT 6
PT 7
924
DAZ 224/2025
Atlas Sheet No. AB21

Coming into force
2 This By-law comes into force when the Zoning Agreement required under section 1 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.

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