THE CITY OF WINNIPEG

BY-LAW NO. 42/2026

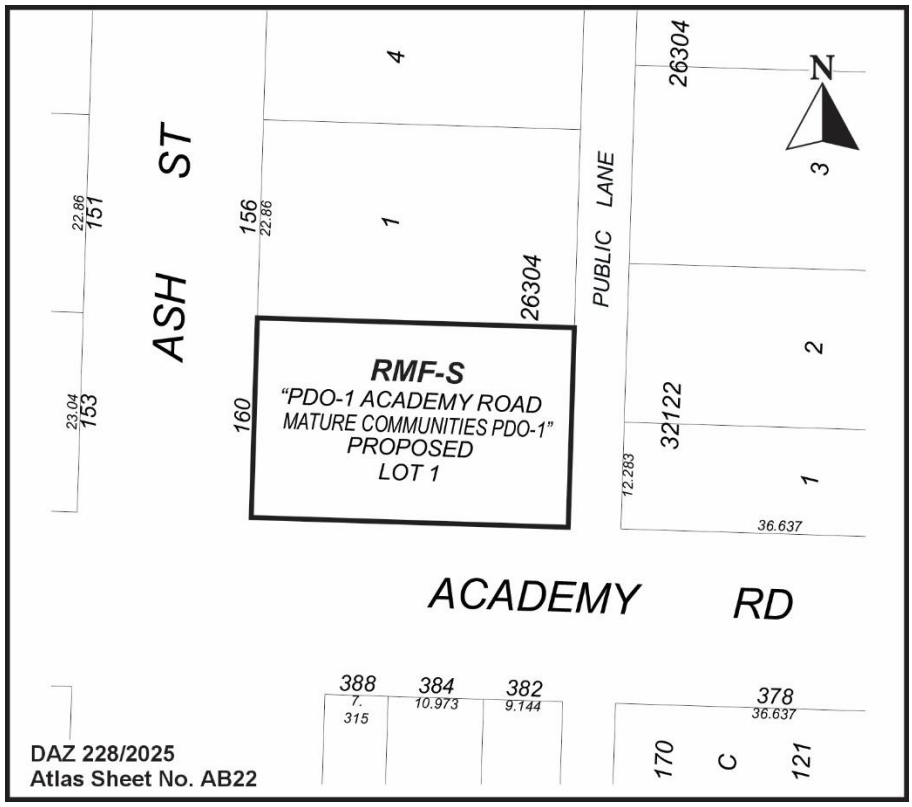
A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law No. 200/2006 to rezone land located at 160 Ash Street in the City Centre Community pursuant to Development Application No. DAZ 228/2025.

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 "RMF-S" is hereby zoned as an "RMF-S PDO-1 ACADEMY ROAD MATURE COMMUNITIES PDO-1" Residential Multi-Family (Small) 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
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.

FIRST READING: the 30th day of April, 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 Signorelli (April 8, 2026)
for Director of Legal Services and City Solicitor