THE CITY OF WINNIPEG

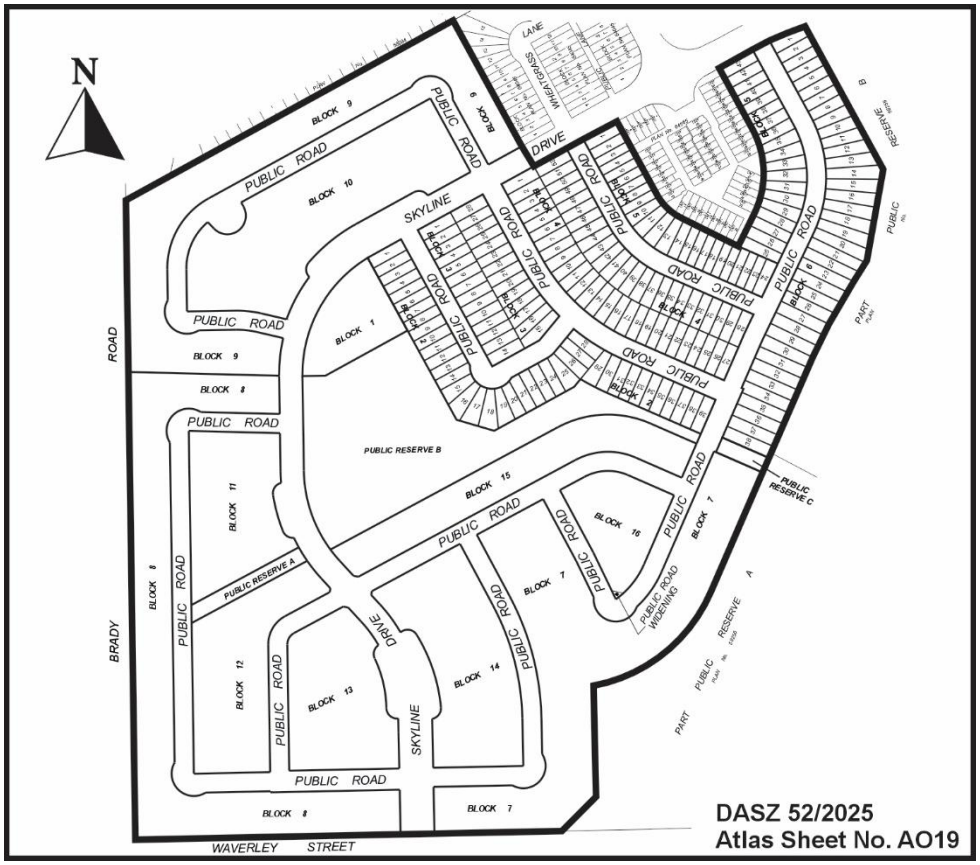
BY-LAW NO. 50/2026

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 north of Waverley Street, east of Brady Road, west of Wheatgrass Lane and south of Skyline Drive (PRAIRIE POINTE - STAGE 11) in the Assiniboia Community pursuant to Development Application No. DASZ 52/2025.

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

Subdivision approved

1 The plan of subdivision shown below is approved, subject to an Amendment to the Development Agreement AG 33/12 being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.



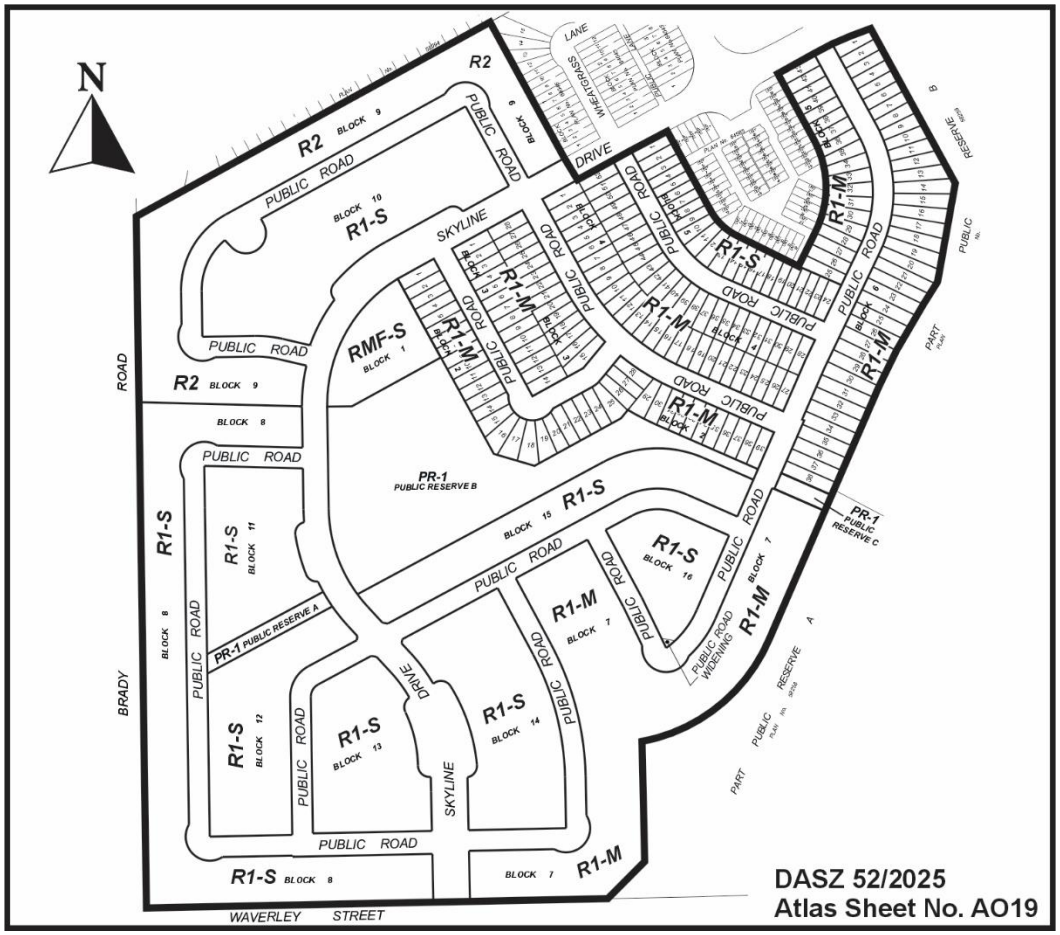
Winnipeg Zoning By-law amended

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 "R1-S", "R1-M", "R2", "RMF-S", and "PR1" are hereby zoned as:

- an "R1-S" Residential Single-Family (Small) District,
- an "R1-M" Residential Single-Family (Medium) District,
- an "R2" Residential Two-Family District,
- an "RMF-S" Residential Multi-Family (Small) District, and
- a "PR1" Parks and Recreation 1 (Neighbourhood) District,

respectively, 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 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 Signorelli (May 11, 2026)
for Director of Legal Services and City Solicitor