THE CITY OF WINNIPEG

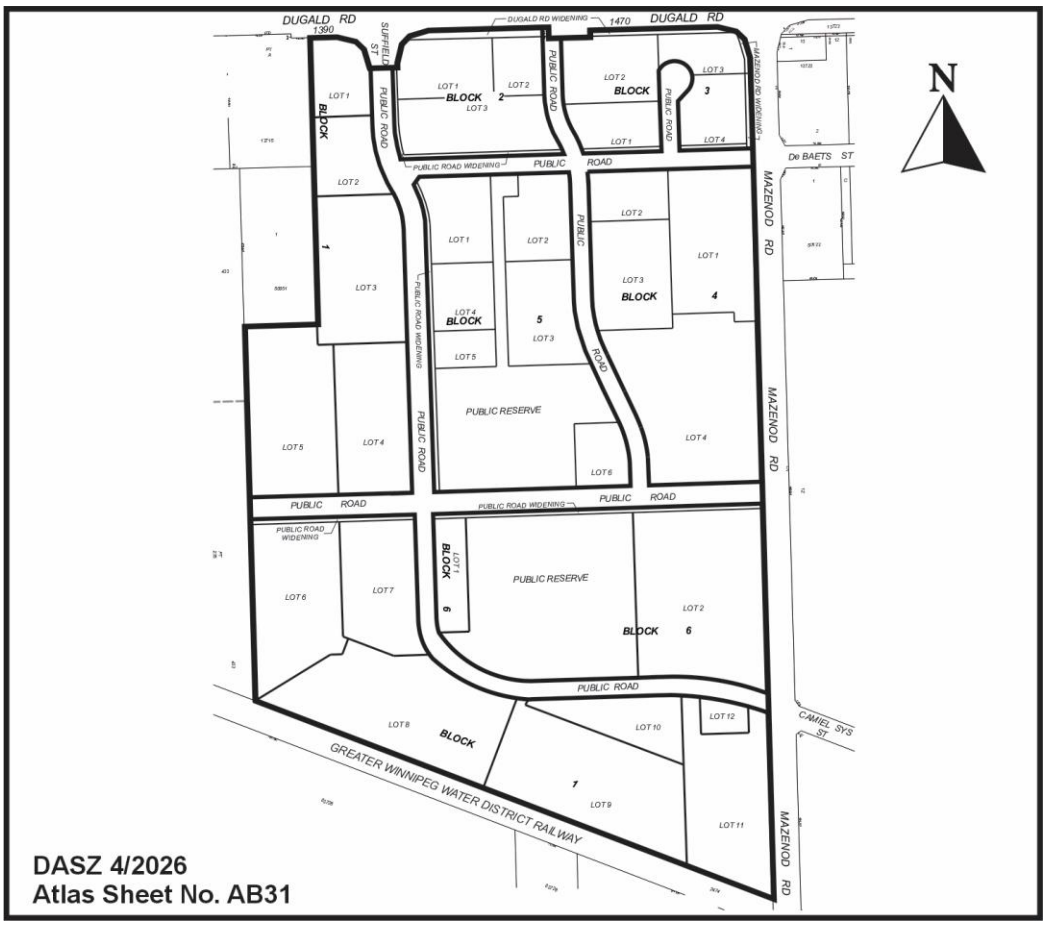
BY-LAW NO. 87/2026

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 1390 & 1470 Dugald Road in the East Kildonan-Transcona Community pursuant to Development Application No. DASZ 4/2026.

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 development agreement with The City of Winnipeg pursuant to s. 259(1)(f) of The City of Winnipeg Charter.



Winnipeg Zoning By-law amended

2 The Winnipeg Zoning By-law No. 200/2006 is amended by

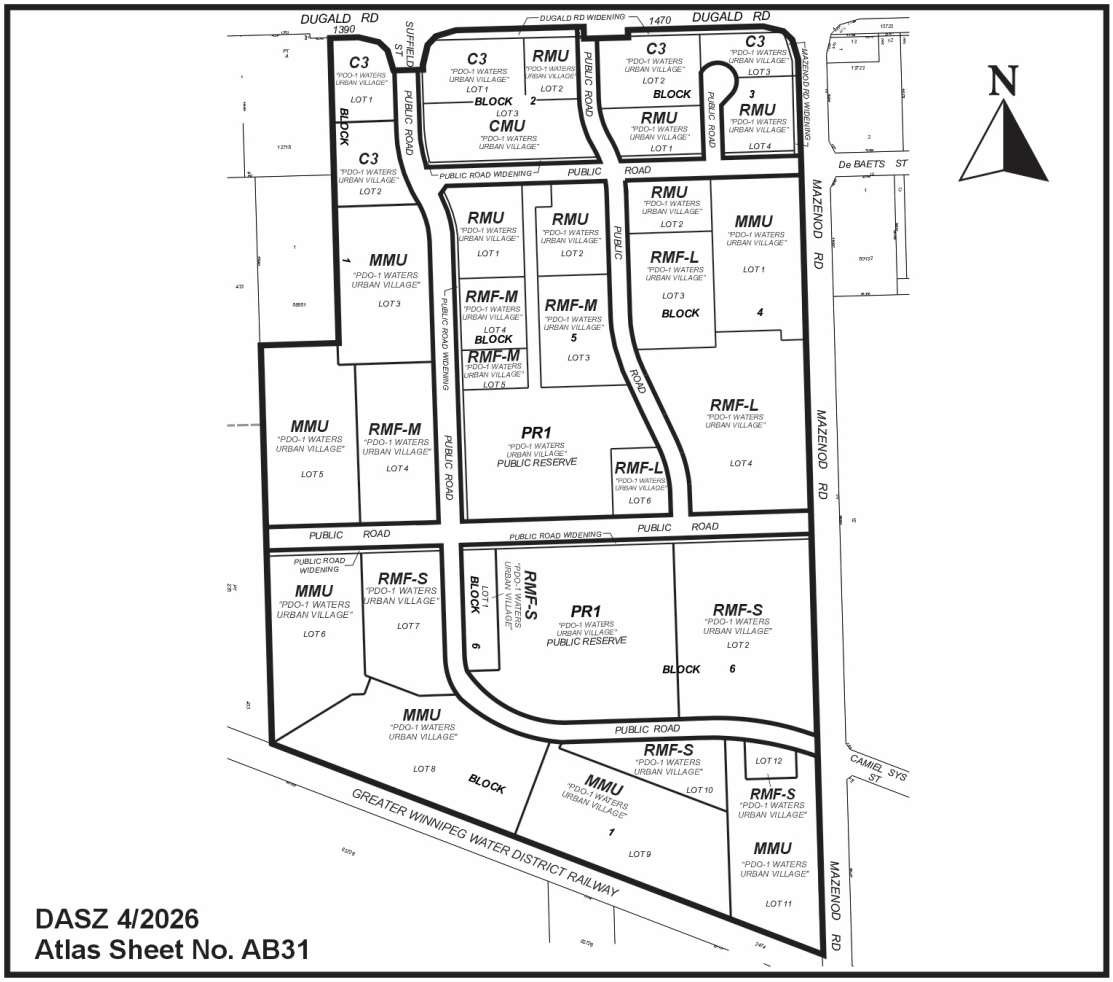
(a) Adding the Waters Urban Village Planned Development Overlay 1, attached to this by-law as Schedule “A”, as the next available schedule;

(b) Adding the following to section 2 of Schedule “B” 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:

- *“RMF-S PDO-1 Waters Urban Village” is hereby zoned as an RMF-S PDO-1 Waters Urban Village” Residential Multi-Family (Small) District,*
- *“RMF-M PDO-1 Waters Urban Village” is hereby zoned as an RMF-M PDO-1 Waters Urban Village” Residential Multi-Family (Medium) District,*
- *“RMF-L PDO-1 Waters Urban Village” is hereby zoned as an RMF-M PDO-1 Waters Urban Village” Residential Multi-Family (Large) District,*
- *“RMU PDO-1 Waters Urban Village” is hereby zoned as an RMU PDO-1 Waters Urban Village” Residential Mixed Use District,*
- *“CMU PDO-1 Waters Urban Village” is hereby zoned as an CMU PDO-1 Waters Urban Village” Commercial Mixed Use District,*
- *“C3 PDO-1 Waters Urban Village” is hereby zoned as an “C3 PDO-1 Waters Urban Village” Commercial Corridor District,*
- *“MMU PDO-1 Waters Urban Village” is hereby zoned as an “MMU PDO-1 Waters Urban Village” Manufacturing Mixed Use District, and*
- *“PR1 PDO-1 Waters Urban Village” is hereby zoned as an “PR1 PDO-1 Waters Urban Village” Parks and Recreation 1 (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.



Coming into force

3 This By-law will come into force when a plan of subdivision prepared in accordance with section 1 and the zoning agreement required pursuant to section 2 are 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 and the said zoning agreement have 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) if

(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 (September 10, 2026)
for Director of Legal Services
and City Solicitor

SCHEDULE A