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 bound by 664 Sargent Avenue to the north, Agnes Street to the east, 576 Agnes Street to the south and the Public Lane to the west in the City Centre Community pursuant to Development Application No. DAZ 214/2026.

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-L MATURE COMMUNITIES PDO-1" is hereby zoned as an "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) 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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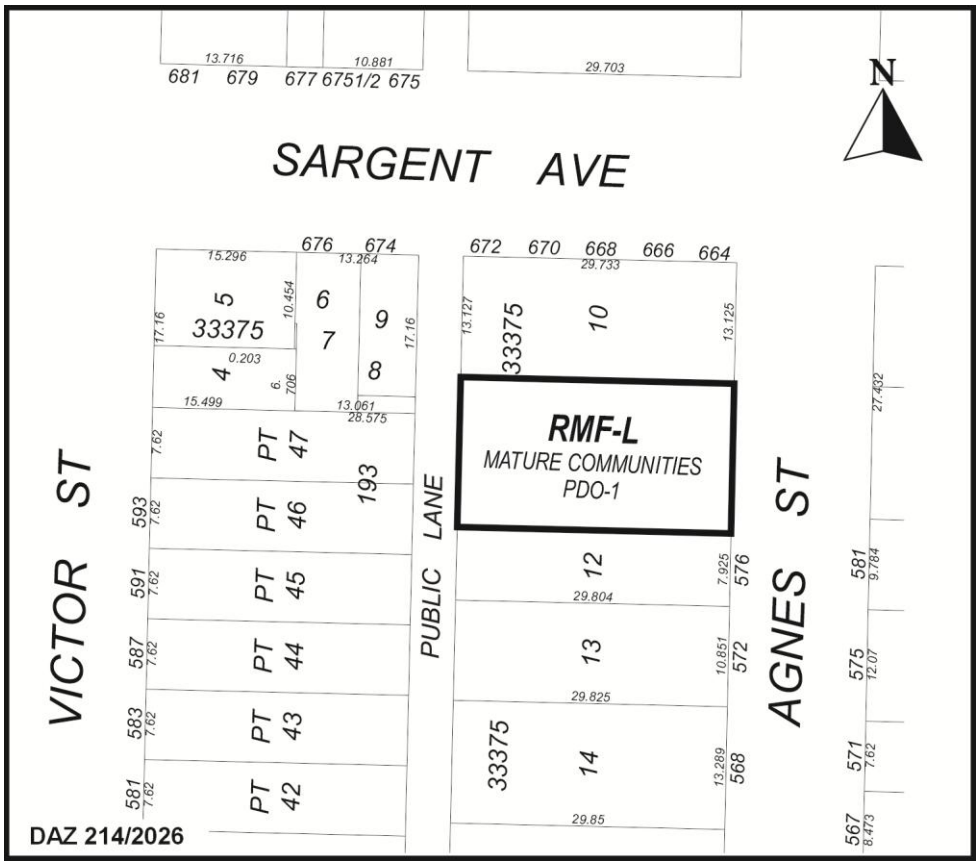
SARGENT AVE
VICTOR ST
AGNES ST
PUBLIC LANE
RMF-L
MATURE COMMUNITIES
PDO-1
N
DAZ 214/2026

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 two years 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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