Rural Municipality of
Lac Du Bonnet

ZONING BY-LAW

By-Law No. 02-26

MRA planning + development

How to Use This Zoning By-Law

This zoning by-law regulates the use, size, height and location of buildings on properties within the RM of Lac du Bonnet. There is a simple four-step process to determine uses and structures permitted on a specific piece of property.

STEP 1

What zone is your property located in?

- Use the Zoning Maps [in Schedule B] to determine the zoning for your property.
- Reference Part 6: Zoning Districts for a description of the intent of that particular zone.
- Look in the Development Plan and any Secondary Plan that applies to your property to confirm your proposal fits with the applicable policies in those documents.

STEP 2

What uses are permitted in your zone?

- Find the Use Table for the zone of your property in Part 6: Zoning Districts.
- Uses marked with the letter “P” are permitted uses and may be developed once you have received a development permit.
- Uses marked with the letter “C” are conditional uses that may or may not be acceptable in a zone depending on the particular circumstances of a proposed development. Conditional uses require a public hearing process and may have extra conditions imposed on the use to make it acceptable for the location.
- Uses marked with the letter “A” are accessory uses that are allowed when a principal use is established on the same lot.
- Uses marked with a [*] have use-specific requirements that are provided below each bulk table.

STEP 3

How and where can you develop properties in your zone?

- Find the Bulk Table for the zone of your property in Part 6: Zoning Districts.
- The Bulk Table provides information on the allowable height of buildings and structures, required yards, and other spatial requirements for a property.
- To understand the specific details of these requirements, you may need to reference the Regulations found in Parts 3 through 6.

STEP 4

What kind of permits do you need?

- In most cases, you will need a development permit before you start any change in land use or any development (including construction of a building) on a property.
- You are responsible for finding out any other provincial or federal regulations applying to your development, as well as any other required local permits, including building permits, plumbing permits, electrical permits, demolition permits, etc.

List of Amendments

The following table lists all of the amending by-laws to the Rural Municipality of Lac Du Bonnet Zoning By-law, by by-law number, in ascending numerical order, beginning with the adoption of this By-law. This list is updated on a regular basis.

Rural Municipality of Lac Du Bonnet Zoning By-law amended by:		
By-Law No.	**Affected Site/Provisions Description**	**Adoption Date**

SCHEDULE A

1.0 DEFINITIONS 2

1.1 Classification of Uses 2
1.2 Rules of Construction 2
1.3 General Definitions 3
1.4 Land-Use Definitions 9

2.0 SCOPE AND APPLICABILITY 29

2.1 Title 29
2.2 Effective Date 29
2.3 Scope 29
2.4 Application 29
2.5 Compliance 30
2.6 Administration and Enforcement 31
2.7 Transition From Previous By-law 32

3.0 ZONING REGULATIONS 35

3.1 Treaty Land Entitlement 35
3.2 Multiple Uses of Provisions 35
3.3 Access and Frontage 35
3.4 Water and Wastewater Infrastructure Connections 37
3.5 Moving and Demolition Structures 37
3.6 Excavation, Stripping, and Grading 37
3.7 Lands Subject to Flooding 38
3.8 Lands Subject to Erosion or Bank Instability 38
3.9 Setbacks along Water Bodies and Wetlands 39
3.10 Standards for Campgrounds or RV Parks 40
3.11 Setbacks from Provincial Trunk Highways and Roads 40
3.12 Setbacks from Public Services 41
3.13 Setbacks from Airports 41
3.14 Setbacks from Pipelines, Transportation, and Transmission Lines 42
3.15 Setbacks Reduced by Subdivision 42
3.16 Setbacks for Condominium, Consolidated Lot Developments, and Planned Unit Developments (PUD) 42
3.17 Setbacks for Infill Dwellings 43
3.18 Setbacks for Corner Lots 44
3.19 Setbacks Corner Lot Sight Triangle Area 45
3.20 Setbacks for Commercial or Industrial near Residential Land-Uses 46
3.21 Permitted Projections into Setbacks 46
3.22 Permitted in Front and Rear but Not Side Yards 49
3.23 Permitted Projections Above the Height Limit 49
3.24 Temporary Buildings, Structures, and Uses 50
3.25 Cover-all Buildings and Fabric Buildings 51
3.26 Shipping Containers (Sea Cans) 52
3.27 Accessory Buildings, Structures and Uses 52
3.28 Garages and Carports 54
3.29 Abandoned or Derelict Buildings and Structures 54
3.30 Home Enterprises 54
3.31 Buffering and Screening 57
3.32 Fences And Hedges 58
3.33 Decks, Patios, Balconies, Patio Covers, Sunrooms, Screen Enclosures 59
3.34 Pools And Hot Tubs 59
3.35 Wood Burning Stove 59

3.36 Lighting 60
3.37 Apiculture (Beekeeping) 61
3.38 Livestock 62

4.0 PARKING, LOADING, AND SIGNAGE 68

4.1 Minimum Parking Requirements 68
4.2 Parking Reductions 69
4.3 Parking Stall Widths and Lengths; and Aisle Specifications 69
4.4 Outside Storage 72
4.5 Outside Storage of Hazardous Uses [Dangerous Goods] 73
4.6 Loading Space Requirements 74
4.7 Surfacing of Parking and Loading Areas 74
4.8 Signage Regulations 75

5.0 PROVISIONS FOR INFILL RESIDENTIAL HOUSING 82

5.1 Accessory Dwelling Units 82
5.2 Conversion of Residential Buildings 84
5.3 Rooming and Boarding Houses 84
5.4 Community Care Facilities 85
5.5 Flag Lots 85
5.6 Splitting Attached Dwellings on to Separate Lots 86
5.7 Bungalow Clusters 88
5.8 Bungalow Courts 89
5.9 Dwelling Unit, Live Work 90
5.10 Dwelling Units, Commercial Zones 90
5.11 Dwelling Units, Industrial and Institutional Zones 91
5.12 Dwelling Units, Agriculture Limited Zones 91
5.13 Mobile Homes and Mobile Units 92
5.14 Trailer Parks and Tourist Camps 94
5.15 Not Considered Dwelling Unit 94

6.0 ZONING DISTRICTS 96

6.1 Establishing Zones for Land-Uses 96
6.2 Allowable Uses: Permitted and Conditional 96
6.3 Bulk Regulations 97
6.4 Planned Development Overlay Districts 97
6.5 Land-Use Table 100
6.6 Agriculture General – AG 108
6.7 Agriculture Limited – AL 111
6.8 Open Space and Institutional Zone – OI 115
6.9 Waterfront Development – WD 119
6.10 Commercial Recreational - CR 121
6.11 Residential – R 124
6.12 Rural Residential – RR 127
6.13 Residential Mobile Home – RM 130
6.14 Commercial Highway – CH 132
6.15 Industrial General – M 137
6.16 Industrial Airport – IA 143
6.17 Resource Development Zone – RD 145
6.18 Open Space Shoreland Zone - OS 148

SCHEDULE B: MAPS 150

List of Tables

Table 1. Permitted Projections into Required Setbacks 47
Table 2. Maximum Density of Bee Colonies in Non-Agricultural Zoning Districts 61
Table 3. Animal Units by Category of Livestock 64
Table 4. Minimum Separation Distances for Siting Livestock Operations 66
Table 5. Required Parking Stalls 68
Table 6. Parking Stall Widths and Lengths; and Aisle Specifications 70
Table 7. Accessible Parking Stall Requirements 71
Table 8. Loading Space Requirements 74
Table 9. District Specific Sign Regulations 79
Table 10. Zoning Districts 96
Table 11. Land-Uses - Permitted, Conditional and Accessory 100
Table 12. "AG" Bulk Standards 108
Table 13. "AL" Bulk Standards 111
Table 14. "OI" Bulk Standards 115
Table 15. "WD" Bulk Standards 119
Table 16. "CR" Bulk Standards 121
Table 17. "R" Bulk Standards 124
Table 18. "RR" Bulk Standards 127
Table 19. "RM" Bulk Standards 130
Table 20. "CH" Bulk Standards 132
Table 21. "M" Bulk Standards 137
Table 22. "IA" Bulk Standards 143
Table 23. "RD" Bulk Standards 145
Table 24. "OS" Bulk Standards 148

List of Figures

Figure 1. Determined Front Yard Setbacks for Infill Dwellings 43
Figure 2. Determined Front Yard Setbacks for Reverse Corner Lots 44
Figure 3. Corner Lot Sight Triangles 45
Figure 4. Example Projections into Required Yards (Permitted and Not Permitted) 49
Figure 5. Typical Deck Elevation Plan 59
Figure 6. Parking Stall and Aisle Way Dimensions, Angled 70
Figure 7. Parking Stall and Aisle Way Dimensions, Parallel 70
Figure 8. Parking Stall and Aisle Way Dimensions, 90o 70
Figure 9. Accessible Parking Stall and Walk Aisleway Dimensions 71
Figure 10. Splitting Semi-Detached Dwellings on to Separate Lots 87
Figure 11. Splitting Multiple Attached Dwellings On To Separate Lots 87
Figure 12. Bungalow Cluster 88
Figure 13. Bungalow Court, Parking 89
Figure 14. Bungalow Court, Loop Lane 89

1.0 Definitions

1.0 DEFINITIONS

1.1 Classification of Uses

(1) The list of land-uses in this By-law is not exhaustive, nor is it intended to be exhaustive. New types of land-uses will develop and forms of land-uses not anticipated may seek to locate in the Rural Municipality. Any person may apply to the Development Officer for an interpretation as to whether a proposed land-use falls within any of the land-use categories or use types in this By-law, and, if so, which one. The North American Industry Classification System (NAICS) Canada should provide a valuable resource in determining land-uses into classes and zones since version (2017 V 2.0) was used extensively to define the land-uses.

(2) The Development Officer must provide the interpretation in writing, and shall take into account the nature of the proposed land-use and its potential impacts, including but not limited to: whether it involves dwelling units, sales; processing, type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; excessive noise, odour, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public services.

(3) The Development Officer shall have the authority to provide an interpretation of a land-use but shall not have the authority to add a new permitted or conditional use to this By-law without the appropriate public hearing for an amendment to the text of this By-law.

(4) An appeal of the Development Officer's interpretation may be made to Council.

1.2 Rules of Construction

The following rules of construction apply to the text of this By-law.

(1) Words, phrases, and terms defined herein shall be given the defined meaning.

(2) Words, phrases, and terms not defined herein, but defined in *The Planning Act*, *The Municipal Act*, and *The Buildings Act*, shall be construed as defined in such Acts and By-Laws, as the context indicates.

(3) Words, phrases, and terms neither defined herein nor in the Building, Electrical, or Plumbing By-laws of the R.M. of Lac du Bonnet shall be given their usual or customary meaning, except where, in the opinion of Council, the context clearly indicates a different meaning.

(4) The phrase "used for" includes "arranged for," "designed for," or "occupied for."

(5) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," or "either-or," the conjunction shall be interpreted as follows:

(i) "And" indicates that all the connected items, conditions, provisions, or events shall apply in any combination.

(ii) "Or" indicates that the connected items, conditions, provisions, or events shall apply singly or in any combination.

(iii) "Either-or" indicates that the connected items, conditions, provisions, or events shall apply singly, but not in combination.

(6) The word "includes" or "including" shall not limit a term to the specified examples, but is intended to extend the meaning to all instances or circumstances of like kind or character.

(7) "R.M." shall also mean "Rural Municipality."

1.3 General Definitions

Words, phrases, and terms not defined below, but defined in this By-law's Land-Use Definitions (Section 1.4), shall be construed as defined there.

Abandoned or **Derelict Building** or **Structure** means a building or structure that:

(a) is not in a safe or suitable condition for its lawful use or occupancy;

(b) shows evidence that its owner has ceased to maintain, use, or occupy it; or (c) is vacant and has been left exposed to the elements, vandalism, or deterioration.

Accessory when used in this By-law, has the meaning given to "Accessory Use or Structure."

Accessory Building means a subordinate building located on the same lot as the principal building or use, the use of which is secondary, incidental, and subordinate to that of the principal building or use.

Accessory Building, Detached means an accessory building which is not attached to the principal building, and in determining the required yards, the requirements for accessory uses, buildings, and structures as shown in the applicable Bulk Table shall be used.

Accessory Use or **Accessory Structure** means a use or structure on the same lot as, and of a nature customarily secondary, incidental, and subordinate to, the principal use or structure.

Alter or **Alteration** means a change or modification to an existing building, structure, or use which, unless otherwise provided for herein, does not increase the exterior dimensions with respect to height and area.

Animal Unit (A.U.) means the standard unit used to compare the manure and nutrient output of different categories and classes of livestock, calculated using the Animal Units (AU) Produced by One Animal factors set out in Table 3: Animal Units by Category of Livestock.

Building means a building as defined in The Planning Act, except that it does not include a well, pipeline, excavation, cut, fill, or transmission line.

Building, Height of means the vertical distance measured from grade to: the highest point of the roof structure, if a flat roof; the deck of a mansard roof; and the mean height level between eaves and ridge for a gable, hip, or gambrel roof.

Building, Principal means a building which contains the principal use permitted on a particular lot in a particular zone.

Carport means an attached or detached accessory building open on at least two sides, used for the shelter of privately owned automobiles.

Conditional Use means a use of land, buildings, or structures which may be permitted in a particular zoning district, subject to conditions, and requiring review and approval in accordance with the procedures of Provincial legislation.

Council means the Council of the Rural Municipality of Lac du Bonnet.

Development Officer means the person appointed as Development Officer by the Lac du Bonnet Planning District Board, and designated as an officer for the purposes of *The Planning Act*.

Enlargement means an addition to the floor area of an existing building or structure, or an increase in that portion of a lot occupied by an existing use.

Extension means an increase in the amount of existing floor area used for an existing use, within an existing building.

Factory Built House(s) means a factory-built, manufactured dwelling, whether of modular (built in two or more sections) or unitary construction, which complies with the National Building Code. For the purposes of this By-law, a Factory Built House does not include a Mobile Home or Mobile Unit as defined herein.

Floor Area means the sum of the gross horizontal areas of the several floors of all buildings and structures on the lot, measured from the exterior faces of the exterior walls or from the centreline of party walls, and includes:

(a) basements (including bi-level dwellings), when used for residential, commercial, or industrial purposes, but not space used for storage or the housing of mechanical or central heating equipment, or accessory off-street parking spaces;

(b) floor space used for mechanical equipment (with structural headroom of six (6) feet or more), except equipment, open or enclosed, located on the roof;

(c) elevator shafts and stairwells at each storey, except shaft and stair bulkheads and exterior unroofed steps or stairs; and (d) penthouses, mezzanines, and attics where there is a structural headroom of seven (7) feet or more.

Garage means a building or portion thereof in which a motor vehicle, or motor vehicles, are stored, repaired, washed, or serviced.

Grade means, for the purpose of determining building or structure height, the average level of finished ground adjoining a building or structure at all exterior walls, as determined by the Development Officer.

Lane means a public thoroughfare, other than a public road, that provides secondary vehicular access to the rear or side of a lot.

Loading Space means an off-street space on the same lot as a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or material, and which has access to a public road or lane or other appropriate means of access.

Lot Area means the computed area of a lot contained within its lot lines.

Lot Coverage means that part or percentage of a lot occupied by buildings, including accessory buildings. Structures below the finished grade of the lot, including sewage lagoons, water reservoirs, below-grade parking structures, and similar structures, are not included in Lot Coverage.

Lot Depth means the horizontal distance between the midpoints of the front and rear lot lines.

Lot Frontage means that portion of a lot fronting on a public road, measured between the side lot lines.

Lot Line means the boundary of a lot, and includes:

(a) Front Lot Line, which, in the case of an interior lot, is the lot line abutting an existing or designated public road, and in the case of a corner lot, is the shortest lot line abutting an existing or designated public road, except that where an interior lot abuts a corner lot, the front lot line of the corner lot shall be the line that is a continuation of the front lot line of the interior lot;

(b) Rear Lot Line, which is the lot line most nearly parallel to the front lot line, except that in the case of a lot in which the side lot lines intersect, such as a triangular lot, it means a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line; and

(c) Side Lot Line, which is any lot line that is not a front or rear lot line. Where an irregular-shaped lot cannot have its lot lines defined by the foregoing, the front, rear, and side lot lines shall be determined by the Development Officer, having regard to the lot lines and required yards of abutting properties.

Lot Width means the horizontal distance between the side lot lines, measured perpendicular to the lot depth at a point midway between the front and rear lot lines; provided that in no case shall the lot frontage of a lot be less than the applicable minimum lot frontage specified in the Bulk Table for the zone in which the lot is located.

Lot, Corner means a lot situated at the intersection of two (2) public roads, the interior angle of such intersection not exceeding 135 degrees.

Lot, Interior means a lot other than a corner lot or a through lot.

Lot, Key means the first lot to the rear of a reversed corner lot.

Lot, Reversed Corner means a corner lot, the flanking public road lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

Lot, Zoning means an area of land which:

(a) is occupied, or intended to be occupied, by a principal building or a group of such buildings and accessory buildings, or is utilized for the principal use, together with such open spaces as are required under this By-law, and has frontage on a public road;

(b) in the case of a non-conforming lot existing on the date of adoption of this By-law, has a lawful means of access satisfactory to Council; and

(c) is of sufficient size to provide the minimum requirements of this By-law for a permitted or conditional use in the zone in which it is located.

Manure Storage Facility means a structure, reservoir, earthen storage facility, molehill, or tank for storing livestock manure, and includes both earthen and non-earthen manure storage facilities (such as above- or below-grade tanks, whether covered or uncovered), but does not include:

(a) field storage;

(b) a vehicle or other mobile equipment used for the transportation or disposal of livestock manure; or

(c) under-barn concrete storage pits used for the short-term containment of livestock manure.

Mobile Home Site means a lot in a mobile home subdivision for the placement of a mobile home, and where permitted, a factory built house.

Mobile Home Space means a space in a mobile home park for the placement of a mobile home, and where permitted, a factory built house.

Modular Home means a dwelling which is factory built, manufactured, or fabricated off-site in two or more near-complete, standardized sections or units, and attached or joined together on a foundation at the building site.

Municipality means the Rural Municipality of Lac du Bonnet, or R.M. of Lac du Bonnet.

Non-Conformity means one, or a combination of one or more, of the following:

(a) a lot or parcel of land;

(b) a building or structure; or

(c) a use of a building, structure, or land, which lawfully existed prior to the effective date of this By-law, or amendments thereto, but does not now conform to the provisions contained within this By-law or amendments thereto.

Owner means an owner as defined in *The Planning Act*.

Parcel of Land means a parcel as defined in *The Planning Act*.

Parking Area means an open area of land, other than a public road or lane, or an area within a structure, used for the parking of vehicles. This is distinct from a Parking Lot, which is a parking area that is itself the principal use of a lot.

Parking Space means a space on a parking area, public parking area, or lot, for the temporary parking or storage of a vehicle, with adequate provision for vehicular entry, exit, and maneuverability, sized in accordance with Table 6: Parking Stall Widths and Lengths; and Aisle Specifications.

Party Wall means a wall forming part of a building and used for the separation of adjoining buildings occupied, constructed, or adapted to be occupied by different persons or businesses.

Planned Unit Development (PUD) means a planned unit development as defined in *The Planning Act*.

Premises means an area of land with or without buildings.

Public Road means a public thoroughfare, other than a lane, that has been dedicated, established, or maintained as such by a public authority, and includes a proposed road allowance and a registered road allowance as described in Section 3.2.

Setback means the required minimum distance a building, structure, or use must be located from a lot line or wall, measured parallel, perpendicular, and equidistant from that lot line or wall, as specified for the applicable Yard in the Bulk Table for the zone in which the lot is located. “Setback” and “Yard” are used interchangeably in this By-law to describe this same required minimum distance.

Sign means any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, or trademark), banner, pennant, or any other figure of similar character, which:

(a) is a structure or part thereof, or is attached to, painted on, or otherwise represented on or in a building or other structure;

(b) is used to identify, direct attention to, or advertise; and

(c) is visible from outside a building, but does not include a show window display.

Sign, Advertising means a sign directing attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same lot where the sign is maintained, including a billboard sign.

Sign, Construction means a sign which identifies a construction project and information relative thereto.

Sign, Fascia or Wall means any sign attached against the surface of, or against or within a recess in, the wall, a column, or other perpendicular portion of a building, in a position essentially parallel to that wall, column, or other perpendicular position, and includes a Wall Sign as that term is used in Table 9. A Fascia or Wall Sign also includes any sign attached to the walls of two or more buildings and spanning the space between them.

Sign, Freestanding means a sign supported by a vertical column or columns placed in the ground, with the sign surface area above ground level.

Sign, Identification means a sign that identifies the business, owner, or resident, or the street address, and which sets forth no other advertisement.

Sign, Illuminated means a sign designed to give forth artificial light, or to reflect light from an artificial source. A “non-illuminated sign” means a sign that is not illuminated.

Sign, Marquee means a sign attached to a marquee, canopy, or awning projecting from and supported by a building, and includes a Canopy Sign and an Awning Sign as those terms are used in this By-law.

Sign, Projecting means any sign, other than a fascia or wall sign, which is attached to a building and extends beyond the surface of the portion of the building to which it is attached.

Sign, Roof means any sign erected, constructed, and maintained wholly upon or over the roof of a building, with its principal support on the roof structure.

Sign, Surface Area means the entire area within a single continuous perimeter enclosing the extreme limits of the writing, representation, emblem, or other figure forming part of a sign display, calculated in accordance with Sections 4.8.2(4) and (5) of this By-law.

Sign, Temporary means a sign, with or without a structural frame, intended for a limited period of display, and includes a mobile sign.

Storey means that portion of a building which is situated between the top of any floor and the top of the floor next above it, or, if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Storey, First means the storey with its floor closest to grade and having its ceiling more than six (6) feet above grade.

Structure means anything constructed or erected with a fixed location on or below the ground, or attached to something having a fixed location on the ground, and includes buildings, walls, fences, signs, billboards, poster panels, light standards, and similar items.

Topsoil means the surface layer, or "A" horizon, of soil characterized by the natural enrichment or accumulation of organic matter, and is further defined as:

(a) Mineral Topsoil, consisting predominantly of mineral matter with an enrichment of less than 30% organic matter on a dry weight basis; and

(b) Peat Topsoil, consisting largely of organic residues accumulated under more or less water-saturated conditions through the deposition and incomplete decomposition of primarily plant remains which support, or are capable of supporting, plant life.

Travel Trailer means a vehicle without motive power, designed to be drawn by a motor vehicle, used as a transient living accommodation facility for travel, recreation, business, trade, vacation, and construction work, designed for frequent moves, but not for long-term residential occupation, and capable of being licensed under The Highway Traffic Act. "Travel Trailer" includes motor homes, tent trailers, and similar recreational vehicles.

Use means:

(a) any purpose for which a building, other structure, or lot may be designed, arranged, intended, maintained, or occupied; or

(b) any activity, occupation, business, or operation carried on, or intended to be carried on, in a building or other structure or on a lot.

Yard means an open area on the same lot as a building or structure, which is unoccupied and unobstructed from the ground to the sky, except as otherwise permitted herein. See also "Setback."

Yard, Exterior Side means a side yard which adjoins a public road, on a corner lot.

Yard, Front means a yard extending along the full width of the front lot line between the side lot lines, the depth of which is measured parallel, perpendicular, and equidistant from the front lot line. Where a public road or right-of-way does not cross or abut the entire width of a lot, the minimum front yard shall be a line within the lot, measured back parallel, perpendicular, and equidistant from the nearest point where the public road or right-of-way abuts or extends into the lot.

Yard, Interior Side means a side yard which is adjacent to another lot, or to a lane separating that side yard from another lot, or to a wall of a building adjacent to the wall of another building in a planned unit development.

Yard, Rear means a yard extending along the full length of the rear lot line between the side lot lines, the depth of which is measured parallel, perpendicular, and equidistant from the rear lot line.

1.4 Land-Use Definitions

The North American Industry Classification System (NAICS), *The Planning Act*, and the Provincial Planning Regulations are used extensively to define and classify land-uses in this By-law. The following are the land-uses that are classified into the zoning districts in this By-Law:

Aggregate means a quarry mineral that is used solely for construction purposes or as a constituent of concrete other than in the manufacture of cement and includes sand, gravel, clay, crushed stone, and crushed rock.

Aggregate quarry means a quarry from which aggregate is produced.

Agri-Business means establishments primarily engaged in providing goods and services to Agriculture Operations including:

Wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise that includes mainly land-uses under 'Agricultural supplies merchant wholesalers' includes:

- Agricultural feed merchant wholesalers
- Seed merchant wholesalers
- Agricultural chemical and other farm supplies merchant wholesalers
- Storage and distribution of fertilizers such as retailers of anhydrous ammonia
- Retailing fuels (except heating oil and liquefied petroleum gas) via direct selling in large quantities or to large vehicles [Bulk Fuel Sales Depot].
- Storage of petroleum products or other flammable liquids legally stored within a structure or establishment [Bulk Fuel Storage]

Support activities for crop production includes:

- Agricultural product sterilization service
- Crop dusting and spraying service, with or without fertilizing
- Crop harvesting service
- Crop planting or seeding services
- Farm labour contractors
- Farm management service (crop production)
- Farm product (crop) sorting, grading or packing service (for the grower)
- Fertilizer application service
- Fruit picking service, hand (e.g., apple, strawberry, blueberry, cherry)
- Grain drying service
- Soil preparation services (e.g., hoeing, ploughing, rototilling, weeding), agricultural
- Threshing service, agricultural crop and plant

Support activities for animal production includes:

- Artificial insemination services, animal specialties and livestock
- Breeding services for livestock

- Cattle registration service
- Farriers (horseshoeing)
- Horses, boarding (except racehorses)
- Milk testing for butterfat
- Sheep dipping and shearing services

Farm product merchant wholesalers primarily engaged in wholesaling livestock, grain and other farm products includes:

- Live animal merchant wholesalers
- Auctioning livestock
- Livestock merchant wholesalers
- Oilseed and grain merchant wholesalers
- Nursery stock and plant merchant wholesalers
- Other farm product merchant wholesalers
- Farm, lawn and garden machinery and equipment merchant wholesalers engaged in wholesaling new or used farm, lawn and garden machinery, equipment and parts
- Live animal merchant wholesaler establishments primarily engaged in wholesaling live animals including auctioning livestock, with own facilities, and livestock merchant wholesaler
- Farm product warehousing and storage means establishments primarily engaged in operating farm product warehousing and storage facilities, except refrigerated including grain elevators (storage only), and farm product warehousing and storage

Agriculture Operations means an agricultural, horticultural or silvicultural operation that is conducted in order to produce agricultural products on a commercial basis, and includes:

(a) the production of crops, including grains, oil seeds, hay and forages, and horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs and greenhouse crops;

(b) the use of land for livestock operations and grazing;

(c) the production of eggs, milk and honey;

(d) the raising of game animals, fur-bearing animals, game birds, bees and fish;

(e) the processing necessary to prepare an agricultural product for distribution from the farm gate;

(f) the operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or aerial application; or

(g) the storage, use or disposal of organic wastes for agricultural purposes.

Agri-Industrial means establishments primarily engaged in manufacturing agricultural chemicals, including nitrogenous and phosphoric fertilizer materials; mixed fertilizers; and agricultural and household pest control chemicals. Includes mainly land-uses under 'Pesticide, fertilizer and other agricultural chemical manufacturing' includes:

(a) Fertilizer manufacturing

(b) Chemical fertilizer (except potash) manufacturing

(c) Mixed fertilizer manufacturing

(d) Pesticide and other agricultural chemical manufacturing

(e) Nitrogenous, phosphatic or potassic fertilizers, made by mixing purchased materials

(f) Nitrogenous fertilizer materials, manufacturing

(g) Fertilizers, mixed, made in plants producing nitrogenous or phosphatic fertilizer materials

Agri-Manufacturing means establishments primarily engaged in producing food for human or animal consumption in a manufacturing process using agricultural products provided by an agricultural operation. Also includes the production of food crops and non-food crops grown under cover inside greenhouses or warehouses. Land-uses includes:

(a) Animal food manufacturing

(b) Grain and oilseed milling

(c) Flour milling and malt manufacturing

(d) Oilseed processing

(e) Fat and oil refining and blending

(f) Fruit and vegetable preserving and specialty food manufacturing

(g) Frozen food manufacturing

(h) Fruit and vegetable canning, pickling and drying

(i) Dairy product manufacturing

(j) Fluid milk manufacturing

(k) Butter, cheese, and dry and condensed dairy product manufacturing

(l) Meat product manufacturing

(m) Animal slaughtering and processing

(n) Rendering and meat processing from carcasses

(o) Poultry processing

(p) Bakeries and tortilla manufacturing

(q) Bread and bakery product manufacturing

(r) Commercial bakeries and frozen bakery product manufacturing

(s) Cookie and cracker manufacturing

(t) Flour mixes, dough, and pasta manufacturing from purchased flour

(u) Snack food manufacturing

(v) Coffee and tea manufacturing

(w) Beverage and tobacco product manufacturing including Breweries, Distilleries, and Wineries

(x) Greenhouse, nursery and floriculture production including: Food crops grown under cover; Mushroom production; Other food crops grown under cover; Nursery and floriculture production; Nursery and tree production; and Floriculture production

Agri-Tourism means a use secondary to an agricultural operation that promotes and/or educates the public about farming and agricultural activities. This use includes farm produce stands, corn or hay mazes, petting zoo (subject to the livestock requirements of this by-law), hayrides, sleigh rides, buggy or carriage rides, and seasonal activities. This use does not include campgrounds or travel trailer parks. [Bylaw 04/21]

Airport Operations means establishments primarily engaged in operating international, national and other civil airports. The activities involved in operating airports include renting hangar space, and providing air traffic control services, baggage handling, cargo handling and aircraft parking services.

Animal Keeping means the keeping of livestock (excludes household pets such as domesticated dogs and cats) as defined in the Livestock and Livestock Production Act C.C.S.M. c 170 and in quantities, cumulative across all livestock species, less than 10 Animal Units.

Apiculture (Beekeeping) means establishments primarily engaged in raising bees, collecting and gathering honey, and performing other apiculture activities.

Auction House means a building or portion of a building used for the public sale of goods, merchandise, or equipment, other than livestock, vehicles or heavy equipment, to the highest bidder.

Auction Yard means a place where vehicles or heavy equipment (operable or inoperable) are offered for sale to the highest bidder.

Automobile Dealers means establishments primarily engaged in retailing new and used automobiles, sport utility vehicles, and light-duty trucks and vans, including mini-vans. Excludes retailing recreational vehicles (RV), watercraft, motorcycles and snowmobiles.

Automotive Repair and Maintenance means establishments primarily engaged in repairing and maintaining motor vehicles, such as cars, trucks, vans and commercial trailers. Includes Automotive mechanical and electrical repair and maintenance; General automotive repair; and Car washes.

Bed and Breakfast means establishments primarily engaged in providing short-term lodging in facilities known as bed and breakfast homes. Bed and breakfast homes are characterized by a highly personalized service, and usually the inclusion in the room rate, of a full breakfast, served by the owner or owner-supervised staff.

Boat Dock, Private means a private non-commercial wharf or pier where boats can remain for loading, unloading or storage and shall include the water space occupied by any boat.

Boat Dock, Public or **Shared** means a wharf or pier, other than a Boat Dock, Private, that is used or intended to be used by more than one dwelling, lot, or owner, or by the public, for the loading, unloading, or storage of boats, and includes the water space occupied by any boat.

Boat House means a detached accessory building or structure for the storage of watercraft and watercraft related equipment but does not include open walkways or uncovered docking facilities or kitchen and bathroom facilities, and is not for human habitation.

Boat Port means an unenclosed accessory building or structure, which is used to place a boat into or take a boat out of a water body or used to moor, berth or store a boat. This definition may include a boat launching ramp, boatlift, or dock, but shall not include any building used for human habitation nor any boat service, repair or sales facility or retail use.

Boat Slip means a single parking space for a boat or other marine vessel, forming part of a dock, boathouse, boat port or other mooring facility.

Bungalow Clusters [Bare Land Condominium] are dwellings units organized around a defined private open green space held as a common area that is shared, and where the zoning provisions for building setbacks to lot lines shall apply only to the external lot lines of the overall plan of condominium, not to the internal lot condominium unit lines resulting from the registration of any phase of a plan of condominium.

Bungalow Courts [Bare Land Condominium] are dwellings units organized around a defined private lane held as a common area that is shared for vehicle access to a public right-of-way, and where the zoning provisions for building setbacks to lot lines shall apply only to the external lot lines of the overall plan of condominium, not to the internal lot condominium unit lines resulting from the registration of any phase of a plan of condominium.

Cannabis means cannabis as defined in the *Cannabis Act (Canada)*.

Cannabis Cultivation means the micro-cultivation or standard cultivation Federal license holder under the *Cannabis Act* for growing of cannabis plants and harvesting material from those plants, as well as associated activities.

Cannabis Nursery means the nursery cultivation Federal license holder under the *Cannabis Act* for growing of cannabis plants to produce starting material (seed and seedlings) and associated activities.

Cannabis Processing means the legal small-scale or large-scale manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities.

Cannabis Store means the premises specified in a retail cannabis licence where the retail sale of cannabis is authorized under the *Liquor, Gaming and Cannabis Control Act*.

Car Washes means an establishments primarily engaged in washing and cleaning motor vehicles including: auto detail shop, automobile washing and polishing, mobile wash unit (trucks, autos), waxing and polishing. Considered as Automotive Repair and Maintenance.

Cemeteries means establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains.

Child Day-Care Services means establishments primarily engaged in providing day-care services for infants or children. These establishments may care for older children when they are not in school and may also offer pre-kindergarten educational programs.

Community Care Facilities means establishments primarily engaged in providing residential and personal care services for persons who are unable to fully care for themselves or who do not desire to live independently. In some instances, these establishments provide skilled nursing care for residents in separate on-site facilities. Includes the provision of room, board, supervision and assistance in daily living services such as housekeeping.

Community Centre means a multi-purpose facility for recreational, social, day care, or cultural uses where patrons are primarily participants and any spectators are incidental and attend on a non-recurring basis. Examples include recreation and leisure centres, hockey and skating rinks, curling, and community halls.

Community Garden means a communal garden provided for the sole use of or consumption by the individual or individuals working the garden.

Community Health Centres means establishments, with medical staff, primarily engaged in general out-patient care, which provides the services of a variety of health practitioners within the same establishment. These establishments are often referred to as clinics or centres and must not be confused with the offices of health practitioners.

Community Housing Services means establishments primarily engaged in providing short-term shelter for victims of domestic violence, sexual assault or child abuse; temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crisis; and transitional housing for low-income individuals and families.

Contractor Services means a place of business for persons employed in trades, such as construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support services areas shall be accessory to the principal Contractor Service use.

Crematorium means establishments fitted with the proper appliances for the purposes of the cremation of human or animal [not including livestock] remains.

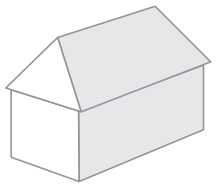
Cultural Centre means a building or portion of a building dedicated to the celebration and promotion of a cultural group or groups. A cultural centre is distinct from a private club on the basis of a broader range of uses typically available to customers and guests, including restaurants, retail sales, personal services, theatres, and banquet halls. In addition, customers and guests are not required to be members of a non-profit organization.

Drinking Places (alcoholic beverages) means establishments, known as bars, taverns or drinking places, primarily engaged in preparing and serving alcoholic beverages for immediate consumption. Includes bars, beer parlours or taverns, brasseries, cocktail lounges, nightclubs.

Drinking Water System means a system used to pump, store, treat and distribute drinking water, and includes the facilities and services used in the provision of drinking water.

Drive-Through Facility means establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking aisles. A drive-through facility may be in combination with other uses, such as a bank, credit union, restaurant or gas station.

Dwelling Unit means a building or part of a building occupied or capable of being occupied, in whole or in part as the habitable space, home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or seasonally, irrespective of tenure or ownership, but shall not include recreational vehicle, camping tents, trailer or motor home. Dwelling Units include:



Dwelling Unit

(a) **Dwelling Unit, Attached Accessory** which means a room or rooms in which kitchen, sanitary conveniences and sleeping quarters are provided for the exclusive use of the occupants and with a private entrance from outside the building or from a common corridor or stairway inside the building. Includes:

(iv) Secondary Suite means an accessory dwelling unit constructed within and accessory to a single detached dwelling, including an attached garage.

(b) **Dwelling Unit, Detached Accessory** means a dwelling unit that is in a separate building or structure which is accessory to and located on the same lot as the principal use, building or structure, but not including a building or structure which is used as a dwelling unless specifically permitted. Includes:

(i) Garage Suites means an accessory dwelling unit constructed above a detached Garage (above grade); or a single-storey attached to the side or rear of, a detached Garage (at-grade) that is accessory to a principal use.

(ii) Garden Suites means an accessory dwelling unit located in a detached accessory structure to a principal use.

(c) **Dwelling Unit, Live Work** means a unit that contains one Dwelling, in addition to dedicated floor space for the purpose of conducting a business. The work component may or may not be separate and distinct from the Dwelling. The Dwelling may be accessed through the business space. This Use does not include a Home-Based Business.

(d) **Dwelling, Converted** means a residential use building that has been altered, but not demolished and replaced, to increase the number of dwelling units to three or more.

(e) **Single Detached Dwelling** means a detached building containing one dwelling unit only.

(f) **Semi-detached Dwelling** means a residential use building divided vertically into two separate dwelling units each of which has an independent entrance.

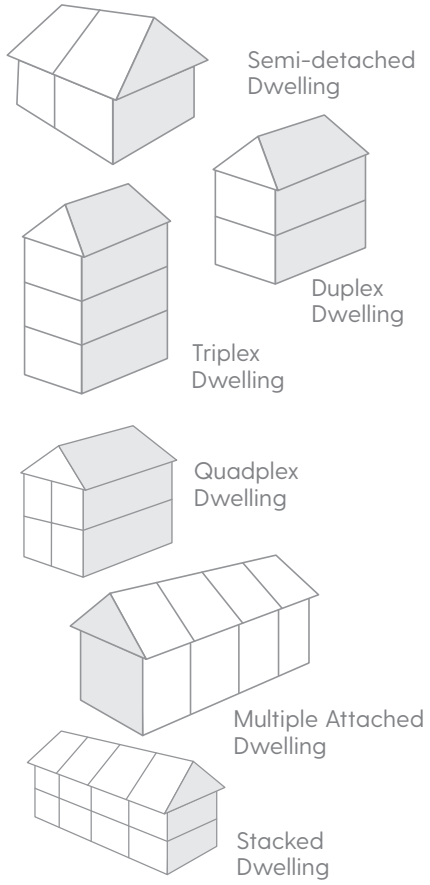
(g) **Duplex Dwelling** means the whole of a two-storey building divided horizontally into two separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

(h) **Triplex Dwelling** means whole of a three-storey building divided horizontally into three separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

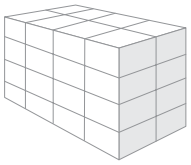
(i) **Quadplex Dwelling**, means only four (4) dwelling units in either a Multiple Attached or Stacked typology.

(j) **Multiple Attached Dwelling** means the whole of a residential use building containing three or more dwelling units that are divided vertically, each of which has an independent entrance. For the purpose of this By-law, a rowhouse is considered to be a multiple attached dwelling.

(k) **Stacked Dwelling** means a residential use building containing four or more dwelling units, where the units in each pair are divided horizontally, and the pairs are divided vertically, and in which each dwelling unit has an independent entrance.



(l) **Apartment Dwelling** means a building containing four or more dwelling units, in which dwelling units have a common entrance from street level and are served by a common corridor.



Apartment Dwelling

Educational Services means establishments primarily engaged in providing instruction and training in a wide variety of subjects. Specialized establishments, such as schools, colleges, universities and training centres, provide this instruction and training. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.

Equestrian Establishment means an area of land, which is used as an educational centre for horse training, handling, care, or for the lodging of horses.

Exploration Projects [Advanced] is as defined in the *Mines and Minerals Act*.

Fabric Buildings [Cover-all Buildings, Portable Fabric Structures, Fabric Tension Buildings] means buildings constructed using a rigid frame—which can consist of timber, steel, rigid plastic, or aluminum—and a sturdy fabric outer membrane is stretched over the frame. The fabric cover is tensioned to provide the stable structural support of the building. The fabric is tensioned using multiple methods, varying by manufacturer, to create a tight fitting cover membrane.

Finance and Insurance means establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions.

Fitness and Recreational Sports Centres means establishments primarily engaged in operating health clubs and similar facilities featuring exercise and other active physical fitness conditioning, or recreational sports activities including athletic clubs, physical fitness facilities, gymnasiums, physical fitness centres or studios, and health spas.

Forestry and Logging means establishments primarily engaged in growing and harvesting timber on a long production cycle (of ten years or more).

Funeral Homes means establishments primarily engaged in preparing the dead for burial or interment and conducting funerals. Including funeral parlours, morticians or undertakers.

Gasoline Stations means establishments primarily engaged in retailing motor fuels, whether or not the gasoline station is operated in conjunction with a convenience store, repair garage, restaurant or other type of operation. Establishments that operate gasoline stations on behalf of their owners and receive a commission on the sale of fuels are also included. Excludes retailing marine fuels at marinas.

Gasoline Stations with Convenience Stores means establishments primarily engaged in retailing automotive fuels combined with the retail sale of a limited line of merchandise, such as milk, bread, soft drinks and snacks in a convenience store setting.

Golf Courses and Country Clubs means establishments primarily engaged in operating golf courses and country clubs that operate golf courses along with dining facilities and other recreational facilities.

Gun Club, Archery Range, and Similar Use means establishments primarily engaged in operating shooting and archery ranges.

Health Care Offices means establishments primarily engaged in providing health care by diagnosis and treatment. Includes Ambulatory health care services, Offices of physicians, dentists, chiropractors, optometrists, mental health practitioners, and physical, occupational, and speech therapists and audiologists; and other health practitioners.

Heavy Equipment Sales, Rental and Servicing means a facility that is engaged in the sales, rental or repair of heavy equipment typically used in agricultural, commercial or industrial operations, including tractors, trucks with a gross vehicle weight of over 15,000 pounds, Truck Tractor/Trailer Combinations, harvesters, loaders and tracked vehicles as well as sales of parts, whether new or used, for heavy equipment.

Heritage Institutions means establishments primarily engaged in preserving and exhibiting objects, sites and natural wonders of historical, cultural and educational value. Includes Non-commercial art museums and galleries, History and science museums, planetariums, halls of fame and wax museums.

Heritage Resources means a heritage site, a heritage object, and any work or assembly of works of nature or human endeavour that is of value for its archaeological, paleontological, prehistoric, historic, cultural, natural, scientific or aesthetic features, and may be in a form of sites or objects or combination of them.

Home Based Business means an occupation, professions or business use secondary to a Dwelling Unit, and which may generate more than one business associated visit per day. There may also be non-resident employees, and a limited use of unenclosed areas by the use.

Home Occupation means an occupation, professions or business use secondary to a Dwelling Unit, and which is conducted entirely within the dwelling unit or accessory structure to a dwelling unit. No aspects of the business operations shall be detectable from outside the property.

Hospital means establishments, licensed as hospitals, primarily engaged in providing diagnostic and medical treatment services, and specialized accommodation services to in-patients. These establishments have an organized medical staff of physicians, nurses and other health professionals, technologists and technicians. Hospitals use specialized facilities and equipment that form a significant and integral part of the production process. Hospitals may also provide a wide variety of out-patient services as a secondary activity.

Hostels means an establishment providing short-term semi-private accommodations for travelers.

Hotels means establishments primarily engaged in providing short-term lodging in facilities known as hotels. These establishments provide suites or guest rooms within a multi-storey or high-rise structure, accessible from the interior only, and they generally offer guests a range of complementary services and amenities, such as food and beverage services, parking, laundry services, swimming pools and exercise rooms, and conference and convention facilities.

Housekeeping Cottages and Cabins mean establishments primarily engaged in providing short-term lodging in facilities known as housekeeping cottages and cabins. These establishments are designed to accommodate vacationers and may include access to private beaches and fishing.

Hunting and Fishing Camps mean establishments primarily engaged in operating hunting and fishing camps. This includes a range of services, such as access to outpost camps or housekeeping cabins, meals and guides as well as providing transportation to the facility, and sale of food, beverages, and hunting and fishing supplies.

Information and Cultural Industries means establishments primarily engaged in producing and distributing (except by wholesale and retail methods) information and cultural products. Establishments providing the means to transmit or distribute these products or providing access to equipment and expertise for processing data are also included. The land-uses include: publishing industries, the motion picture and sound recording industries, the broadcasting industries, the telecommunications industries, and the data processing and hosting services industries.

Interpretive Centre means a building or group of buildings that provides interpretation of a place of interest, such as the natural environment through a variety of media, such as video displays, information panels and exhibitions of material, and which may also include facilities such as a refreshment stand or gift shop.

Libraries means an establishments primarily engaged in maintaining collections and facilitating the use of such documents (regardless of its physical form and characteristics) as are required to meet the informational, research, educational or recreational needs of their users.

Light Equipment Sales, Rental and Servicing means a facility that is engaged in the sales, rental or repair of light machinery and equipment including automotive tools, cleaning equipment, concrete and masonry equipment, electric tools and accessories, gasoline generators, painting and decorating equipment, home and garden equipment, home appliances, plumbing tools and other similar tools and accessories.

Livestock Operation means a permanent or semi-permanent facility or non-grazing area where livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart. Includes:

(a) Livestock Operation Uses, 10 AU > 199 AU; and

(a) Livestock Operation Uses, 200 AU to 299 AU; and

(b) Livestock Operations Uses, Large Scale, +300 Animal Units.

Manufacturing means establishments primarily engaged in the chemical, mechanical or physical transformation of materials or substances into new products. These products may be finished, in the sense that they are ready to be used or consumed, or semi-finished, in the sense of becoming a raw material for an establishment to use in further manufacturing. Related activities, such as the assembly of the component parts of manufactured goods; the blending of materials; and the finishing of manufactured products by dyeing, heat-treating, plating and similar operations are also treated as manufacturing activities. Manufacturing establishments are known by a variety of trade designations, such as plants, factories or mills. Land-Uses includes:

(a) Textile product mills

(b) Clothing manufacturing

(c) Leather and allied product manufacturing

(d) Footwear manufacturing

(e) Wood product manufacturing

(f) Sawmills and wood preservation

(g) Veneer, plywood and engineered wood product manufacturing

(h) Paper manufacturing

(i) Printing and related support activities

(j) Petroleum and coal product manufacturing

(k) Chemical manufacturing
(l) Pharmaceutical and medicine manufacturing
(m) Plastics and rubber products manufacturing
(n) Non-metallic mineral product manufacturing
(o) Cement and concrete product manufacturing
(p) Primary metal manufacturing
(q) Fabricated metal product manufacturing
(r) Machinery manufacturing
(s) Computer and electronic product manufacturing
(t) Electrical equipment, appliance and component manufacturing
(u) Transportation equipment manufacturing
(v) Furniture and related product manufacturing
(w) Medical equipment and supplies manufacturing

Marinas mean establishments, known as marinas, primarily engaged in operating docking and storage facilities for pleasure-craft owners, with or without related activities, such as retailing fuel and marine supplies, boat repair and maintenance, and rental services.

Medical and diagnostic laboratories means establishments primarily engaged in providing analytic or diagnostic services. These services are generally provided to the medical profession, or to the patient on referral from a health practitioner.

Micro-Brewery / Distillery / Winery means an establishment completely contained within a structure where beer, wine or liquor produced on-site and sold to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry-outs or on-site tap-room or restaurant sales.

Mining, quarrying, and oil and gas extraction means establishments primarily engaged in extracting naturally occurring minerals. These can be solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. The term mining is used in the broad sense to include quarrying, well operations, milling (for example, crushing, screening, washing, or flotation) and other preparation customarily done at the mine site, or as a part of mining activity.

Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector. Establishments performing similar activities, on a contract or fee basis, are also included. Land-uses include:

(a) Oil and gas extraction
(b) Mining and quarrying (except oil and gas, and Aggregate quarry)
(c) Support activities for mining, and oil and gas extraction

Mobile Food Services means establishments primarily engaged in preparing and serving meals and snacks for immediate consumption from motorized vehicles or non-motorized carts without limiting the generality of the foregoing, wagons, trailers and trucks.

Mobile Home or Mobile Unit means a portable dwelling unit that is designed or used for residential occupancy, built upon or having a frame or chassis to which wheels may be attached for transportation purposes, whether or not such structure actually has at any time such wheels, or is jacked up or skirted.

Mobile Home Park means a parcel of land under single ownership or management that has been planned, developed, and improved for the placement of two (2) or more mobile homes for residential occupancy, together with internal roads, open space, service facilities, and utilities.

Motels (Motor Hotels) means establishments primarily engaged in providing short-term lodging in facilities known as motels. These establishments are designed to accommodate clients travelling by motor vehicle, and provide short-stay suites or guest rooms, within a one or two-storey structure, characterized by exterior access to rooms and ample parking areas adjacent to the room entrances. Limited complementary services and amenities may also be provided.

Motor Vehicle and Parts Dealers means establishments primarily engaged in retailing motor vehicles and providing complementary services, and retailing motor vehicle parts and accessories. The establishments of this subsector are generally specialized in the retailing of particular types of vehicles or in the retailing of particular types of parts and accessories. Excludes heavy duty trucks, farm equipment and heavy equipment over 15,000 pounds.

Motorcycle, Boat and Other Motor Vehicle Dealers means establishments primarily engaged in retailing new and used motorcycles, watercraft and other vehicles, such as snowmobiles, off-road all-terrain vehicles, utility trailers, and aircraft. These establishments also typically retail replacement parts and accessories, and provide repair services.

Motor Vehicle Towing means establishments primarily engaged in towing motor vehicles. Establishments engaged in providing light and heavy towing services, both local and long distance, to the general public, commercial, transportation and other sectors, are included. These establishments may offer incidental services, such as tire repair, battery boosting and other emergency road service.

Movie Theaters or Motion Picture and Video Exhibition are establishments primarily engaged in exhibiting motion pictures.

Municipal Fire-Fighting Services means establishments of local governments primarily engaged in the prevention, investigation, and extinction of fires.

Nature Parks means establishments primarily engaged in operating, maintaining, and protecting nature parks, nature reserves or conservation areas. Included are conservation areas, national parks, provincial parks, nature reserves, and natural wonders.

Nursing and Residential Care Facilities means establishments primarily engaged in providing residential care combined with either nursing, supervisory or other types of care as required by the residents. In this sub-sector, the facilities are a significant part of the production process and the care provided is a mix of health and social services, with the health component being largely nursing services.

Office means uses focusing on professional, scientific, and technical services primarily engaged in activities in which human capital is the major input and where the knowledge and skills of their employees, often on an assignment basis, are made available. Includes:

(a) Legal services
(b) Accounting
(c) Tax preparation
(d) Bookkeeping and payroll services
(e) Architectural, engineering, and related services
(f) Specialized design services
(g) Computer systems design and related services
(h) Management, scientific and technical consulting services
(i) Insurance agencies and brokerages
(j) Real estate agents and brokers
(k) Scientific research and development services
(l) Advertising, public relations, and related services
(m) Ancillary uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Excludes banks, credit unions and health care offices.

Off-Leash Dog Area means an outdoor fenced facility where residents have the opportunity to exercise and socialize their dogs off leash within a controlled environment.

Outside Display means an outside display of goods and/or materials for sale, accessory to a retail principal use. Merchandise may be directly available to the consumer for purchase.

Outside Storage means an unenclosed area where goods or materials including automobiles, equipment or supplies are stored. Includes storage of materials in a structure with a roof, but no walls, and storage of a shipping container is considered outside storage.

Park means a non-commercial, not-for profit site characterized by open space with natural vegetation or landscaping amenities that may be available to the public for recreational, educational, cultural, or aesthetic uses. May include recreational facilities or sports venues designed to serve the leisure and amateur competition of the community with accessory uses including clubhouses, maintenance facilities, concessions, and parking. May include school and religious institution's ballfields, football fields, and soccer fields. May include passive areas with woodlots and vegetation, and critical and significant wildlife habitat.

Parking Lot means a parking area that is the principal use on the lands and not accessory to any other principal building or land-use.

Pavilion means a non-habitable structure with a roof and no walls associated with a tourist area for the purpose of temporary sheltering people during events such as weddings, birthdays, and the like that may also contain enclosed within walls, bathrooms, or shower facilities.

Performing Arts Companies means establishments primarily engaged in producing live presentations that involve the performances of actors and actresses, singers, dancers, musical groups and artists, and other performing artists. Examples of establishments in this industry group are theatre companies, dance companies, musical groups and artists, circuses, and ice-skating shows.

Personal and Household Goods Repair and Maintenance means establishments primarily engaged in repairing and maintaining personal and household goods, such as home and garden equipment, appliances, furniture, footwear and leather goods, garments, watches, jewelry, musical instruments, bicycles, and recreational boats.

Personal Service Shops means establishments used for the provision of personal services to an individual for personal grooming, or the cleaning and repair of personal effects. This use includes barbershops, hairdressers, beauty salons, tattoo and piercing parlours, spa, tanning salon, tailors, dressmakers, and dry-cleaning establishments and laundromats. This Use does not include Health Care Offices.

Pet Care Services (except veterinary) means establishments primarily engaged in grooming, boarding, and training pet animals. Includes animal shelters, boarding kennel service, humane society facilities (animal shelters), pet grooming services, pet sitting services, and pet training services.

Picnic Shelter means a non-habitable structure with a roof and support posts without walls that is used for the purposes of picnicking, lounging or food preparation, not for overnight accommodation or storage of chattels.

Place of Worship means development used for worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

Postal Service means establishments primarily engaged in operating the postal service. Establishments of the Post Office, other than those primarily engaged in providing courier services, are classified in this industry, as well as establishments that carry on one or more functions of the postal service on a contract basis, except the delivery of mail in bulk.

Private Clubs means development used for the meeting, social or recreational activities of members of non-profit philanthropic, civic, political, ethnic, retirement association, social service, athletic, business or fraternal organization, without on-site residences. Private Clubs may include rooms for eating, drinking and assembly.

Private Stables means a building in which horses are kept (also sometimes other livestock) can be maintained privately for an owner's own horses, or operated as a public business where a fee is charged for keeping other people's horses.

Public Works Yard means any land, building or structure operated by a government entity for the storage, manufacture, maintenance or repair of materials, equipment, heavy machinery, or motor vehicles used in connection with public works such as roads or parks maintenance. Includes the outside storage of road maintenance material such as gravel or sand.

Racing Facilities means establishments primarily operating race tracks and presenting or participating in racing events, other than horse race tracks and horse racing events.

Recreational and Vacation Camps (except hunting and fishing) means establishments primarily engaged in operating overnight recreational camps, such as children's camps, family vacation camps, and outdoor adventure retreats that offer trail riding, white-water rafting, hiking, and similar activities.

Recreational Vehicle Dealers means establishments primarily engaged in retailing new and used recreational vehicles (RVs), such as motor homes, recreational trailers, and campers. These establishments also typically retail replacement parts and accessories and provide repair services.

Recreational Vehicle (RV) Parks and Campgrounds means establishments primarily engaged in operating serviced or un-serviced sites to accommodate campers and their equipment. Includes tents, tent trailers, travel trailers and recreational vehicles being provided access to facilities, such as washrooms, laundry rooms, recreation halls and facilities, and stores and snack bars.

Resorts means establishments primarily engaged in providing short-term lodging in facilities known as resorts. These establishments feature extensive indoor and/or outdoor leisure activities on the premises on a year-round basis. Resorts are designed to accommodate vacationers and provide full-service suites and guest rooms, typically in a non-urban setting next to lakes, rivers or mountains. Establishments of this type often provide access to conference facilities. Include resorts with integrated health spa facilities.

Restaurants means establishments primarily engaged in providing food services to patrons who order and are served while seated and pay after eating, or who order or select items at a counter, food bar or cafeteria line (or order by telephone) and pay before eating. Includes Full-service restaurants; and limited service eating places such as coffee shops, doughnut shops, fast food restaurants, ice cream parlour, take-out restaurants. Excludes Mobile Food Services.

Retail Store [store retailers] means establishments operating as a permanent, fixed point-of-sale location for Retail Trade, located and designed to attract a high volume of walk-in customers. Typically sell merchandise to the general public for personal or household consumption, but some also serve businesses and institutions and includes uses such as:

(a) Food and beverage stores
(b) Grocery stores
(c) Supermarkets and other grocery
(d) Convenience Stores
(e) Specialty Food Stores
(f) Meat markets
(g) Fish and seafood markets
(h) Fruit and vegetable markets
(i) Baked goods stores
(j) Confectionery and nut stores
(k) Beer, wine and liquor stores
(l) Health and personal care stores
(m) Pharmacies and drug stores
(n) Cosmetics, beauty supplies and perfume stores
(o) Optical goods stores
(p) Food (health) supplement stores
(q) Clothing and clothing accessories stores
(r) Jewelry, luggage or leather goods stores

(s) Sporting goods, hobby, book or music stores
(t) General merchandise stores
(u) Department stores
(v) Warehouse clubs
(w) Home and auto supplies stores
(x) Gift, novelty and souvenir stores
(y) Used merchandise stores
(z) Furniture and home furnishings stores
(aa) Electronics and appliance stores

Excludes the following:
(a) Cannabis
(b) Gasoline stations
(c) Gasoline stations with convenience stores
(d) Mobile home dealers
(e) Motor vehicle and parts dealers
(f) Motorcycle, Boat and Other Motor Vehicle Dealers
(g) Recreational Vehicle Dealers
(h) Individuals or an immediate family member or employee(s) of the individual who sells produce grown in Manitoba.

Retail Trade [non-store retailers] means establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise; retailers are therefore organized to sell merchandise in small quantities to the general public. Retail Trade is non-store retailers that are mobile, temporary uses, or accessory uses to non-commercial uses such as manufacturing, industrial, and warehousing; and includes uses such as:
(a) Those found in Retail Store;
(b) Electronic shopping and mail-order houses
(c) Heating oil dealers
(d) Liquefied petroleum gas (bottled gas) dealers
(e) Other fuel dealers, such as diesel fuel, delivered to customers' premises
(f) Other gasoline stations such as: Cardlock Stations (except petroleum tank farms)

Excludes the following:
(a) Air transportation
(b) Rail transportation
(c) Water transportation
(d) Truck transportation
(e) Individuals or an immediate family member or employee(s) of the individual who sells produce grown in Manitoba.

Rooming and Boarding Houses means establishments primarily engaged in operating rooming and boarding houses and similar facilities. A building or part of building, used for congregate living, containing Sleeping Units and four or more persons, and where there is no provision of on-site care, treatment, or professional services of a physical or mental health nature. May provide complementary services, such as housekeeping, meals, and laundry service; may provide temporary or longer-term accommodation, which, for the period of occupancy, may serve as a principal residence.

Scenic and Sightseeing Transportation means establishments primarily engaged in providing recreational transportation, such as sightseeing or dinner cruises, steam train excursions, horse-drawn sightseeing rides, air-boat rides, or hot-air balloon rides. These establishments often use vintage or specialized transportation equipment. The services provided are local in nature, usually involving same-day return. Establishments that provide charter fishing services are included.

Scientific Research and Development Services means establishments primarily engaged in conducting original investigation, undertaken on a systematic basis to gain new knowledge (research), and in the application of research findings or other scientific knowledge for the creation of new or significantly improved products or processes (experimental development). The industries within this industry group are defined on the basis of the domain of research; that is, on the scientific expertise of the establishment.

Self-Storage Mini-Warehouses means establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.

Shipping Containers [Sea Cans] mean an intermodal container designed and built for intermodal freight transport.

Sleep Cabin means a building accessory to and subordinate to a cottage use, that is designed to provide additional sleeping quarters for occasional guests of the owner and without kitchen facilities.

Slaughter and Meat Processing means establishments primarily engaged in slaughtering beef cattle, hogs, poultry and other animals; preparing processed meats and meat by-products; or rendering animal fat, bones and meat scraps.

Specialized Agricultural Operation means a commercial agricultural operation in which high value, lower volume, intensively managed agricultural products are produced on a smaller land holding than the minimum size required for general agriculture.

Sports Arena/Stadiums facilities means establishments primarily engaged in operating sports stadiums and other sports facilities and organizing and promoting sports events or similar events held in these facilities. Includes:

(a) Promoting and presenting sports tournaments, in their own facilities

(b) Professional, semi-professional or amateur athletes primarily engage in performing before a paying audience

(c) Professional, semi-professional, or amateur sports clubs primarily engaged in presenting or participating in sporting events before a paying audience.

Testing Laboratories means establishments primarily engaged in providing physical, chemical, and other analytical testing services. The testing activities may occur in a laboratory or on-site.

Truck Transportation means establishments primarily engaged in the truck transportation of goods. These establishments may carry general freight or specialized freight. Specialized freight comprises goods that, because of size, weight, shape, or other inherent characteristics, require specialized equipment for transportation. Establishments may operate locally, that is within a metropolitan area and its hinterland, or over long distances, that is between metropolitan areas.

Tourist campsites (campground) means establishments primarily with fixed camp sites for the seasonal, temporary use of tents and pop-tent trailers, and may provide other amenities, such as food services, recreational facilities, and equipment, organized recreational activities, washrooms, laundry rooms, recreation halls and facilities, vending machines, and snack bars.

Utilities means establishments primarily engaged in operating electric, gas, and water utilities. These establishments generate, transmit, control, and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities. Includes: Electric power generation, transmission, and distribution; and Natural gas distribution.

Vacation Farm means establishments primarily engaged in operating overnight recreational camps, such as children's camps, family vacation camps, and outdoor adventure retreats. This includes recreational vehicles sites and rental cabins provided on same site as the farm operation.

Veterinary Services means establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals includes:

(a) Animal hospitals

(b) Consulting and visiting services, veterinary

(c) Herd inspecting and testing services, veterinary

(d) Surgery services, veterinary

(e) Veterinary practices or clinics

(f) Veterinary testing laboratories

Warehousing and Storage means establishments primarily engaged in operating general merchandise, refrigerated and other warehousing and storage facilities. Included in this sub-sector are third-party warehouses serving retail chains and wholesalers. Establishments in this sub-sector provide facilities to store goods for customers. They do not take title to the goods they handle.

These establishments take responsibility for storing the goods and keeping them secure. They may also provide a range of services, often referred to as logistics services, related to the distribution of a customer's goods. Logistics services can include labelling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing and transportation arrangement. However, establishments in this sub-sector always provide storage services in addition to any logistics services. Furthermore, the storage of goods must be more than incidental to the performance of a service such as price marking.

Waste Disposal Grounds means a parcel of land that is used for the disposal of solid or industrial waste [Landfill].

Wastewater Management System means a system used to collect, store, treat, distribute, and dispose of wastewater, and includes the facilities and services associated in the management of wastewater [Sewage treatment facilities].

Wholesale Trade means establishments primarily engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The wholesaling process is an intermediate step in the distribution of goods. Many wholesalers are organized to sell merchandise in large quantities to retailers, and business and institutional clients. However, some wholesalers, in particular those that supply non-consumer capital goods, sell merchandise in single units to final users. Includes:

(a) Petroleum and petroleum products merchant wholesalers

(b) Food merchant wholesalers

(c) Beverage merchant wholesalers

(d) Cigarette and tobacco product merchant wholesalers

(e) Personal and household goods merchant wholesalers

(f) Motor vehicle and motor vehicle parts and accessories merchant wholesalers

(g) Building material and supplies merchant wholesalers

(h) Machinery, equipment and supplies merchant wholesalers

(i) Building material and garden equipment and supplies dealers

(j) Recyclable material merchant wholesalers

(k) Paper, paper product and disposable plastic product merchant wholesalers

(l) Chemical (except agricultural) and allied product merchant wholesalers

(m) Business-to-business electronic markets, and agents and brokers

Zoo, Wildlife Preserves, and Game Farm means establishments primarily engaged in constructing and maintaining displays of live plant and animal life for public viewing.

2.0
Scope and Applicability

2.0 SCOPE AND APPLICABILITY

2.1 Title

This By-law shall be known as the Rural Municipality of Lac Du Bonnet Zoning By-law and may be cited by its long title (Rural Municipality of Lac Du Bonnet Zoning By-law), its short title ("Zoning By-law" or "ZBL"), or its by-law number "**By-law No. 02-26**", and any such citation is to be taken as meaning this By-law as amended.

2.2 Effective Date

This by-law comes into force on the 28th day of September, 2026.

2.3 Scope

2.3.1. This By-law shall apply to all the lands in the Rural Municipality of Lac Du Bonnet as included on Map A of Schedule B of this By-law.

2.3.2. This By-law does not apply within public roads, public lanes, public paths or pathways, or public walks opened as legal rights-of-ways within a zoning district.

2.3.3. This By-law does not apply to the construction, maintenance, or operation of public service works within a public utility right-of-way.

2.3.4. The provisions of this By-law do not apply to the following lands and resources:

- **a.** The provincial and federal Crown lands within the municipality;
- **b.** Provincial Parks designated by the Legislative Assembly of Manitoba;
- **c.** Manitoba Hydro works as defined under *The Manitoba Hydro Act*;
- **d.** National Parks designated by Parliament;
- **e.** Railway activities and railway lands operated by a railway company under the legislative authority of Parliament;
- **f.** Pipelines as defined in the *Federal Legislation*;
- **g.** First Nations' reserve lands as designated by Parliament;
- **h.** Radiocommunication and Broadcasting Antenna Systems as regulated under *Federal Legislation*.

2.4 Application

2.4.1. This by-law implements the planning policies of the *Lac du Bonnet: Growing Together Development Plan By-law 01-2026* (Development Plan).

2.4.2. This by-law regulates:

- **i.** All uses of buildings, structures, and lands.

j. The construction, erection, or placement of buildings, structures, or mobile or modular homes.

k. The enlargement, alteration, relocation, or conversion of buildings or structures.

l. The establishment, change, extension, and enlargement of uses of lands, buildings, or structures.

2.5 Compliance

USE AND DEVELOPMENT OF LAND AND BUILDINGS MUST COMPLY

2.5.1. No land, building, or structure shall be used or occupied, and no building or structure shall be used, occupied, constructed, erected, altered, enlarged, relocated, removed, demolished, or placed except in accordance with this Zoning By-law.

2.5.2. No development or use of land or a building may take place or be maintained except in conformity with this By-law and with any development agreement, variance, conditional use approval, condition or permit issued under this By-law.

2.5.3. The duty to comply with this By-law is imposed on the owner of a parcel or a building and on any person who has charge or control of the parcel or building, whether as lessee, tenant, occupier, agent or otherwise.

2.5.4. The approval of a development application, the issuance of a development permit, the approval of drawings and specifications, or completion of inspections does not relieve a person from the responsibility to comply with this By-law or any other by-law.

2.5.5. Buildings, structures, and uses which were lawfully in existence before this by-law, or before an amendment to it came into effect, may continue to exist in accordance with the provisions of *The Planning Act*.

RESTRICTIONS IN OTHER BY-LAWS OR FEDERAL AND PROVINCIAL LAWS

2.5.6. Whenever a provision of another by-law, or an agreement with the Rural Municipality or a law or regulation of the Provincial or Federal Governments, contains a restriction governing the same subject matter contained in this Zoning By-law, or imposes contradictory regulations with respect to uses, buildings, or structures, the most restrictive or highest standard shall prevail.

2.5.7. Nothing in this Zoning By-law shall exempt any person from complying with the requirements or from obtaining any license, permission, permit, authority, or approval required by this by-law or any other by-law of the municipality or any law of Canada or the Province of Manitoba. Where requirements in this by-law are in conflict with those of other municipal, provincial, or federal requirements, the more stringent regulations shall prevail.

2.5.8. A declaration by a court of competent jurisdiction that a section, clause or provision of this Zoning By-law, including anything shown on the Zoning Map is invalid, shall not affect the validity of the By-law or any part of the By-law other than the section, clause, or provision, or part of the Zoning Map declared to be invalid.

2.6 Administration and Enforcement

2.6.1. This by-law shall be administered in accordance with the provisions of *The Planning Act*.

2.6.2. The R.M. of Lac du Bonnet shall have all of the powers of inspection, remedy and enforcement provided under Part 12 of *The Planning Act*. If a contravention of this zoning by-law is enforced, the costs of the enforcement action may be placed on the tax roll for the subject property.

APPLICATION FOR AMENDMENTS, VARIANCES AND CONDITIONAL USES

2.6.3. An application for a variance, conditional use, or an amendment to this by-law must be in the proper form and must be accompanied by the fee prescribed by council. Application may be made by the owner(s) or with the owner's written authorization. The application must also be accompanied by the following information, where applicable:

- **a.** A Building Location Certificate (for variance applications only), prepared by a Manitoba Land Surveyor within eighteen months of the date of application;
- **b.** Plans drawn to scale showing the shape and dimensions of the affected property;
- **c.** Plans drawn to scale showing the location and dimensions of existing buildings and structures;
- **d.** Plans drawn to scale showing the location and dimensions of the proposed building, structure, enlargement or alteration;
- **e.** A description of the use or uses of each existing and proposed building or structure, or of the land and the area to be occupied by each use;
- **f.** A description of the reason why the variance, conditional use, or amendment to this by-law is being requested; and
- **g.** Any other information required by the Development Officer to determine compliance with, and to provide for enforcement of, this by-law.

DEVELOPMENT AGREEMENTS

2.6.4. Where an application is made for a variance, conditional use or an amendment to this by-law, Council may require the owner or the person entitled to be registered as owner of the land, building or structure to which the amendment shall apply, as a condition to its enactment to enter into a development agreement with the Rural Municipality of Lac du Bonnet in respect to that land as well as contiguous land owned or leased by the applicant.

THE DEVELOPMENT OFFICER

2.6.5. The person appointed as Development Officer by the Board shall be a designated officer for the purposes of *The Planning Act*.

2.6.6. The Development Officer shall have the authority to:

- **a.** Issue development permits, zoning memoranda, non-conforming certificates and similar documents.

b. Exercise the powers of administration, inspection, remedy and enforcement provided in Part 12 of *The Planning Act*.

c. Refuse to issue a development permit where:

(i) The development permit application, or any information accompanying the development permit application, is incorrect or incomplete; or

(ii) The proposed building, structure or use does not, to the Development Officer's knowledge, comply with this zoning by-law, the R.M. of Lac du Bonnet Building By-law or with any other law.

d. Revoke a development permit where the development permit was issued in error.

e. Make a minor variance order, without the need for a public hearing, for any proposed change that varies:

(i) Any height, distance, area, size or intensity of use requirement in the zoning by-law by no more than **15 percent**; or

(ii) The number of parking spaces required by no more than **15 percent**.

2.7 Transition From Previous By-law

2.7.1. Zoning By-Law Transitions

(1) Development permits for buildings or structures that were in compliance with the previous Zoning By-law prior to the effective date of this By-law shall be permitted if acted upon within 12 months of issuance.

(2) The adoption of this by-law shall not prevent any actions to abate, nor pending or future prosecution of, violations under the former zoning by-law, provided said violations are also violations of this By-law.

(3) Any use of land or a building lawfully in existence under applicable laws, plus a Variance or Conditional Use Order or both, upon enactment of this By-law that becomes non-conforming under this By-law is considered a lawfully existing non-conforming use governed by *The Planning Act*.

(4) Any use lawfully in existence prior to this By-law, which did not require a Conditional Use Order prior to this By-law, but that would require a Conditional Use Order to comply with this By-law, shall be considered a lawfully existing non-conforming use governed by *The Planning Act*. Any addition, enlargement or expansion of the use must comply with the applicable requirements of this By-law.

(5) A development for which final approval was granted prior to the effective date of this By-law may be completed in accordance with the provisions of the Zoning By-law under which it was approved, or the approved plan, subdivision documents, and any other approved order, permits and conditions.

(6) Non-conformities, as defined in this by-law, shall be regulated in accordance with and subject to the provision of *The Planning Act*, unless otherwise provided for in this by-law.

(7) A non-conforming site or parcel may be occupied by any building, structure or use provided:

a. That the building, structure or use is listed as a permitted or conditional use within the zone in which said parcel is located;

b. That all other requirements of the zone in which the parcel is located are complied with;

c. Variation orders have been obtained to alter the requirements within the particular zone.

(8) A variation order shall not be required where a site or parcel is being increased in size or area so as to decrease its non-conformity, even where the enlarged site or parcel does not confirm with the site area and width requirements of this by-law. The enlargement of said site or parcel shall not cause an increase in non-conformity of an abutting or adjoining site or parcel.

3.0
Zoning Regulations

3.0 ZONING REGULATIONS

Effecting Site Areas and Governing Land-Uses

3.1 Treaty Land Entitlement

3.1.1. Treaty Land Entitlement (TLE) lands within the Rural Municipality are recognized as lands designated to fulfill outstanding treaty obligations to First Nations. Once designated as reserve lands, TLE lands fall under federal jurisdiction and are therefore not subject to the provisions of this Zoning By-law.

3.1.2. The Lands Branch maintains a spatial dataset showing TLE Sites by First Nations as outlined by the TLE Agreements in Manitoba, pursuant to *The Crown Lands Act* 5(1)(d).

3.2 Multiple Uses of Provisions

3.2.1. Where land, a building, or a structure is used for more than one purpose, all provisions of this bylaw relating to each use must be satisfied. Where more than one provision in this bylaw is applicable, the higher or more stringent requirement shall apply unless specified otherwise.

3.3 Access and Frontage

3.3.1. Public Right-Of-Way

(1) Uses allowed under this By-Law shall only be established, erected or constructed on lands that have frontage on, and unobstructed, safe and convenient access to:

a. Registered Road – a registered road allowance is a public road that is developed as an all-weather road and is maintained year-round.

b. Proposed Road – a proposed road allowance is an unimproved public road that is to be registered or is already registered, which will be developed as an all-weather road and maintained year round, for which a road development agreement has been entered into with the Rural Municipality for the construction of the proposed road.

c. Condominium Plan – where the units created through a bare land condominium plan have a common element, as defined in *The Condominium Act* (Manitoba), as the private access route connected to either (a) or (b) above.

3.3.2. Land Locked Parcels Permitted

(1) Notwithstanding access and frontage requirements listed herein, new developments may be allowed on lands without direct access or frontage onto a built public road:

a. Where the land has access onto a public road being provided by way of a caveat or master or declaratory easement registered and maintained in perpetuity on title in favour of the subject land with the owners of other lands so as to ensure cross-access at all times by motor vehicles.

b. Where the land is deprived of frontage on a public road as a result of land acquisition or expropriation by an authority having the power of expropriation or acquisition, or authorization pursuant to Provincial Legislation, subject to access onto a registered road being provided by way of an existing private right-of-way registered on title in favour of the subject lot.

c. Where the land abuts lands held by the Rural Municipality or the Province for future road-widening or public reserve purposes, subject to access onto a registered road being provided by way of an existing private right-of-way registered on title in favour of the subject lot, and subject to compliance with other applicable requirements of this Zoning By-law as if said future road allowance was already in existence.

d. Where the land is to accommodate advanced exploration projects as defined in *The Mines and Minerals Act*.

e. Where the land is intended to be held by the Rural Municipality or the Province for future road-widening, future road allowance, existing heritage resource use, as a development control strip or for public reserve purposes.

f. Where the land abuts a navigable waterway, or is adjacent to a water body only being separated by land held by the Rural Municipality, the Province or is a road allowance.

g. Where the land is a Development Control Strip.

h. Where the land and its resources fall under the purview of the Crown.

3.3.3. Seasonal Public Roads

(1) Notwithstanding access and frontage requirements listed herein, developments that are cottages, or land-uses intended to be used seasonally or on a part-time basis may be allowed where the land abuts or is traversed by a seasonally maintained public road; however, owners of said lands should not expect the same level of municipal services as owners of lands with frontage and access to a registered road allowance that is developed as an all-weather road and is maintained year round.

3.3.4. Future Public Roads

(1) No building or structure shall be erected upon any proposed road allowance that is to be registered and developed under a Development Agreement. Any development adjacent to a proposed road allowance shall comply with the requirements of this By-law as if the future public road was already physically in existence.

3.3.5. Access to Provincial Highways

(1) All development proposed adjacent to Provincial Trunk Highways and Provincial Roads shall comply with the regulations and controls stipulated in Provincial Legislation and other policies established by the Province of Manitoba, and set out in the *Lac du Bonnet Growing Together Development Plan*.

3.4 Water and Wastewater Infrastructure Connections

(1) All principal buildings, and all dwelling units constructed or erected on land served by municipal drinking water systems, or municipal sewer systems, shall be connected to such systems; or shall be required to construct a new private well or private drinking water system based on Provincial Legislation.

(2) Drinking water systems or wastewater management system connections shall be made within the time limit specified in a Development Agreement or a by-law.

(3) Where municipal drinking water systems, or wastewater management systems are not available, or cannot be extended in a fiscally sound manner as determined by the Development Officer, private services may be permitted in accordance with the appropriate regulation.

(4) Where systems and connections are within a declared highway right-of-way or a controlled area of a declared highway, permits must be obtained from the applicable provincial authority prior to installations of any water and wastewater infrastructure.

3.5 Moving and Demolition Structures

(1) No person shall move any structure or part thereof off his/her property to any other location unless that structure or part is made to conform to the provisions of this By-law applicable to the zone to which it is to be moved.

(2) Before moving a building or portion to a new off-site location, the owner shall obtain a development permit and if required by the Development Officer enter into an agreement with the Rural Municipality containing an undertaking of the owner to pay all damages arising out of the move and such other terms and conditions as a Development Officer deems necessary.

(3) Upon completion of the removal of a building from a site, the old foundation shall be removed, any excavation shall be filled, the ground shall be leveled and the site shall be put in a safe condition to the satisfaction of the Development Officer.

(4) A permit from the Provincial Government may be required for the demolition or removal of structures within the controlled area adjacent to a declared provincial highway, except where a structure is being replaced within the same footprint.

3.6 Excavation, Stripping, and Grading

(1) For the purpose of this Section, excavation shall mean excavation other than for construction or building purposes, including but not limited to, sand and gravel mining, topsoil stripping, and construction of artificial water bodies.

(2) The removal of topsoil, or other organic surface material on lands designated for agricultural use shall not be permitted unless approval has been granted by the Development Officer. This is not intended to restrict excavation for the purposes of water control works, road construction, building sites or similar work, or gaining access to aggregate and other quarry minerals.

(3) A person wishing to excavate, strip or grade land in any zone shall provide the following details in a development application:

a. The location and area of the site on which the excavation, stripping or grading is to take place;

b. The existing land use and vegetation;

c. The type and dimensions of the excavation to be made, and the effect on existing drainage patterns; and

d. The condition in which the excavation is to be left when the operations is complete, or the final disposition to be made of the area from which the topsoil is to be removed, including the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling or lessening the creation of erosion or dust.

(4) The Development Officer shall consider every application for a permit to excavate land, and shall not issue a permit unless he or she is satisfied that:

a. The operation will be carried out so as to create a minimum of dust and environmental disturbance;

b. The operation will not affect the integrity of water control features, such as a drainage ditch; and

c. The operations are one which, in the opinion of the Development Officer, is reasonably necessary for the use and development of the land in question.

3.7 Lands Subject to Flooding

(1) No building or structure shall be erected upon lands that could subject to flooding, which means lands that:

a. Have been inundated by floods up to and including the 200-year flood, or the flood of record, whichever is greater;

b. Has a known history of flooding;

c. Below the high water level mark from the past 50 years; or

d. Experiences flooding during a flood event of a magnitude specified by the applicable provincial authority in areas protected by flood control works.

3.8 Lands Subject to Erosion or Bank Instability

(1) No building or structure shall be erected upon lands subject to erosion or bank instability, which means lands that:

a. Within a 50-year period, the lands would be eroded or become unstable due to the action of water contained in an adjacent water body; or

b. Lands where actual effects of such hazards have occurred, are occurring, or have been predicted by engineers to occur.

(2) Where a specific flood, erosion, or bank instability hazard has not been identified, all principal buildings and structures shall maintain a minimum setback of 30.5 metres from the top of bank of any waterbody, watercourse, stream, or drain, with greater setbacks required where geotechnical studies indicate unstable slopes, high groundwater tables, or elevated erosion risk.

3.9 Setbacks along Water Bodies and Wetlands

Notwithstanding other sections of this by-law, the following provisions shall apply:

3.9.1. Principal Buildings and Structures along Water Bodies

(1) All new subdivisions and waterfront developments shall maintain a minimum riparian setback of 30 metres from the normal high-water mark of natural water bodies, unless a greater setback is required under this By-law, the Development Plan, or by the applicable provincial authority.

(2) A minimum buffer of 15 metres shall be maintained upslope from the normal high-water mark of lower-order drains and retention ponds

(3) In areas where specific flood, erosion and bank instability hazards have been determined, new principal buildings and structures shall be set back a minimum of 30 metres from all water bodies. An engineering investigation shall be required only where

a. The municipality or provincial authority have identified potential hazards that warrant further evaluation of a setback greater than 30 m.

b. The proponent seeks to reduce this setback. Any reduction shall be supported by the engineering investigation and shall be subject to approval by the Planning District and, where applicable, the provincial authority.

(4) The setbacks limiting development adjacent to water bodies established above may be reduced subject to geotechnical, engineering or environmental assessment by a professional engineer, and at the discretion of the Planning District, and/or the applicable provincial authority.

a. Developments that create minor disturbances to the natural vegetative cover of riparian areas (such as docks, boathouses, and pathways) may be allowed within the riparian and wetland area, provided no more than 25 percent of the length of a lot's shoreline is affected.

b. Notwithstanding the restrictions in a. Development shall not result in alteration to permanent or semi-permanent wetlands by the consolidation of wetlands or by ditching, filling pumping, subsurface drainage or other works or means, unless it is for the purpose of flood mitigation. Flood mitigation must maintain the natural boundaries of permanent or semipermanent wetlands.

(5) Where a lot is separated from a navigable waterway by land owned by the Rural Municipality or the Province, the lot shall be considered for the purpose of permitted land uses and required setbacks in this Zoning By-law as if it abuts the navigable waterway.

3.9.2. Accessory Buildings and Structures along Water Bodies

(1) The lot line abutting the public right of way, determined open space and water storage areas, is the front property line. Waterway would be the rear property line.

(2) Accessory buildings and structures shall be limited to boat house, boat port, gazebo, picnic shelter, pavilion, storage building, pump house, dock, shoreline deck, including for commercial and industrial uses. The following provisions shall apply:

a. No minimum yard setbacks are required on the lot line that abuts a navigable waterway.

b. Only one of a boat house or boat port is permitted per lot, which shall not exceed **520 square feet** in area, measured independently of any other accessory building, use, or structure permitted in this section.

(3) Within a required riparian buffer, shoreline alteration shall be limited to a maximum of 25% of the shoreline length of each lot and shall be restricted to accessory or incidental uses such as docks, staircases, pathways, boathouses, boat ports, shoreline decks, pump houses, shoreline access, and erosion protection works.

(4) Site Plan Approval shall be required by the Development Officer, prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

(5) No stream, shoreline, wetland, or waterbody alteration shall be undertaken unless all applicable municipal, provincial, and federal approvals have been obtained.

3.10 Standards for Campgrounds or RV Parks

(1) A campground or recreational vehicle (RV) park must meet the following standards:

a. More than one camp space or recreational vehicle (RV) may be permitted on a zoning lot in a campground RV park.

b. A campground or RV park must provide a roadway with an all-weather surface that serves all dwellings with a driving surface a minimum of **13 feet wide**.

c. A campground or RV park must provide storage of refuse in a secured garbage enclosure at a location not more than **500 feet** from camping spaces.

d. A campground or RV park must provide clear numbered identification of each camping space.

e. A campground or RV park must provide a centrally located recreation area equivalent to a minimum area of **215 square feet** per camping space.

(2) Recreational vehicle (RV), travel trailers or other moveable equipment used for an accommodation shall not occupy or be parked in lieu of cottage structure on sites designated for a cottage.

3.11 Setbacks from Provincial Trunk Highways and Roads

(1) Any structure/construction proposed above, below or at ground level, or a proposal to change or intensify an existing structure, within 125 feet from the edge of the right-of-way of provincial trunk highways or provincial roads, or within the control circles of a Provincial Road Intersections; and any tree, shrub, or hedge within 50 feet, requires a permit from the Provincial Government.

(2) Energy Generating System shall be setback 1.5 times of the total height of the structure from the provincial highway right-of-way.

3.12 Setbacks from Public Services

Notwithstanding other sections of this by-law, the following provisions shall apply:

3.12.1. Drinking Water Systems and Wastewater Infrastructure

(1) No new residential developments shall be located within **1,500 feet** of the boundary line of a public wastewater treatment lagoon.

(2) No new industrial developments shall be located within **200 feet** of a Water Treatment Plant building as measured from the building face.

(3) No new developments shall be located within **3,000 feet** of the boundary line with the wells or a reservoir providing raw water to a Water Treatment Plant for a public drinking water system.

3.12.2. Waste Disposal Grounds

(1) No building shall be constructed within **1,320 feet** of the property line of any landfill as measured from the wall of the building unless:

a. A Certified Professional Engineer of Manitoba determines that there will be no migration of methane gas; and

b. Approval has been obtained from the Provincial Government.

3.12.3. Provincial Water Infrastructure

(1) Any new non-farm developments, including the building of permanent structures, should be generally directed away from provincial water infrastructure lands under *The Water Resources Administration Act*.

3.13 Setbacks from Airports

Transport Canada - TP 1247- Land Use in the Vicinity of Airports establishes the following setback guidelines. All setback distances referenced in this section shall be measured as a horizontal radius from the Aerodrome Reference Point (ARP) of the airport.

(1) The following land uses shall be prohibited within **8.0 kilometres** of the Aerodrome Reference Point:

a. Putrescible waste landfills, including garbage dumps, food-waste disposal sites, and similar waste handling or storage facilities;

b. Fish processing or fish packing plants, including facilities involving the handling, storage, or disposal of fish waste.

(2) The following land uses shall not be permitted within **3.2 kilometres** of the Aerodrome Reference Point unless it can be demonstrated, to the satisfaction of the Development Officer and Transport Canada, that the use will not create a wildlife hazard:

a. Livestock operations involving food waste, including but not limited to hog farms or piggeries that utilize food waste or by-products as feed;

b. Wildlife refuges, including managed or enhanced natural areas intended to attract or sustain wildlife populations, particularly migratory birds;

c. Waterfowl feeding stations, whether permanent or seasonal.

3.14 Setbacks from Pipelines, Transportation, and Transmission Lines

Notwithstanding other sections of this by-law, the following provisions shall apply:

(1) The habitable space in new residential structures shall be setback, as measured from the habitable space in the structure, a minimum **50 feet** from the property line of a right-of-way or corridor established for pipeline transportation or transmission lines in excess of 115 kilovolts.

(2) Notwithstanding the underlying zoning, secondary uses independent from the utility infrastructure, such as active and passive recreation, agriculture operations, community gardens, other utilities and uses such as parking lots and outdoor storage are allowed on transmission corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the transmission and distribution facilities and that such secondary uses require technical approval from the transmission provider.

3.15 Setbacks Reduced by Subdivision

(1) Where an existing building or structure's setback is reduced or proposed to be reduced by a subdivision of land, and the proposed new setback for the building contravenes the required setback regulations of this By-law, a variance shall be required.

(2) Where an existing building or structure's setback is reduced or proposed to be reduced by a subdivision of land, any new structures constructed on the lots shall be subject to all the zoning by-law regulations regarding setbacks.

3.16 Setbacks for Condominium, Consolidated Lot Developments, and Planned Unit Developments (PUD)

(1) Where two or more abutting lots owned by the same entity are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations, provided that development on the consolidated lots complies with all applicable regulations of this By-law.

(2) Where a comprehensive plan of condominium has received draft plan approval, the lands to which the draft approved plan of condominium is to be located shall be deemed to be one lot for the purposes of applying the provisions of the By-law. Zoning provisions for building setbacks to the lot lines shall apply only to the external lot lines of the overall plan of condominium, not to internal lot lines resulting from the registration of any phase of a plan of condominium.

(3) Where a comprehensive Planned Unit Development [PUD] has received draft plan approval, the lands shall be deemed to be one lot for the purposes of applying the provisions of the By-law. Zoning provisions for building setbacks to the lot lines shall apply only to the external lot lines of the overall PUD, not to internal lines resulting from the registration of any phase of a PUD.

3.17 Setbacks for Infill Dwellings

Notwithstanding other sections of this By-law, the following provisions shall apply:

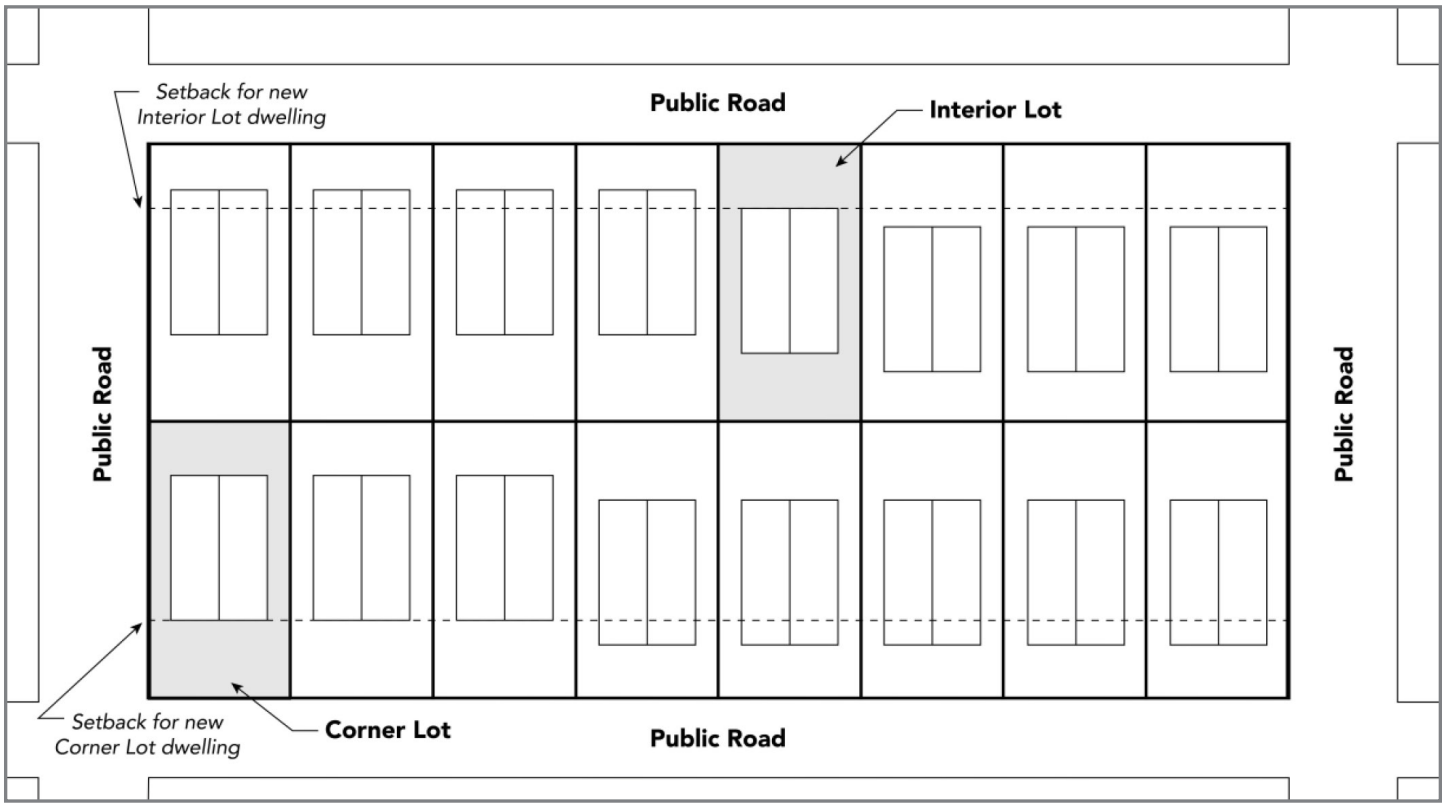
(1) Where any new dwelling as a principal building or addition to any type of dwelling in a principal building is proposed within a street block where at least **80 percent** of the lots have been developed with dwelling units in principal structures, and the front yard setback required by the regulations for the underlying zoning district is inconsistent with the majority of existing front yard setbacks for the developed dwellings on the street block:

a. In the case of interior lots, the new structure shall be developed with a front yard consistent with the average of the existing front yards facing the same public road and within the same side of the block the new dwelling is being erected.

b. In the case of a corner lot, the average of the front yard setback for the two nearest lots on each side of the reverse corner lot; or for corner lots all the lots facing the same public road on the same block may be used for calculating the allowed setback.

c. In the case of a key lot, the average of the yard setbacks of the two nearest properties on each side of the key lot.

Figure 1. Determined Front Yard Setbacks for Infill Dwellings



3.18 Setbacks for Corner Lots

Notwithstanding other sections of this By-law, the following provisions shall apply:

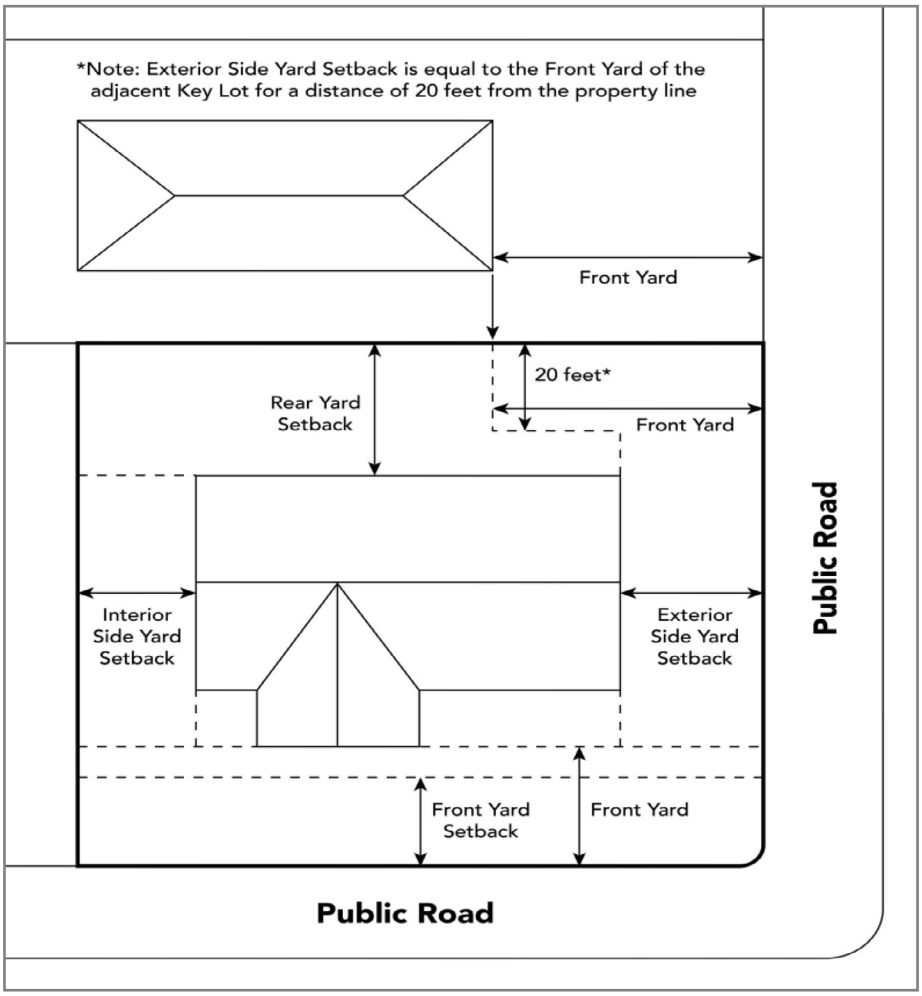
(1) The Development Officer may require any corner lot to provide an additional Front Yard or Yards other than that required, having regard to the orientation and access of any development, and the Front Yard requirements of adjacent properties.

3.18.1. Setbacks for Reverse Corner Lots

(1) The front yard setback of the key lot shall denote the exterior side yard setback of the reverse corner lot for a distance of 20 feet from the edge of the common property line. After 20 feet, the setback will revert to the rear yard setback.

(2) Structures or buildings proposed on corner lots adjacent to the controlled area of a declared provincial highway may require increased setbacks beyond the minimum requirements to preserve sight lines and ensure traffic safety.

Figure 2. Determined Front Yard Setbacks for Reverse Corner Lots

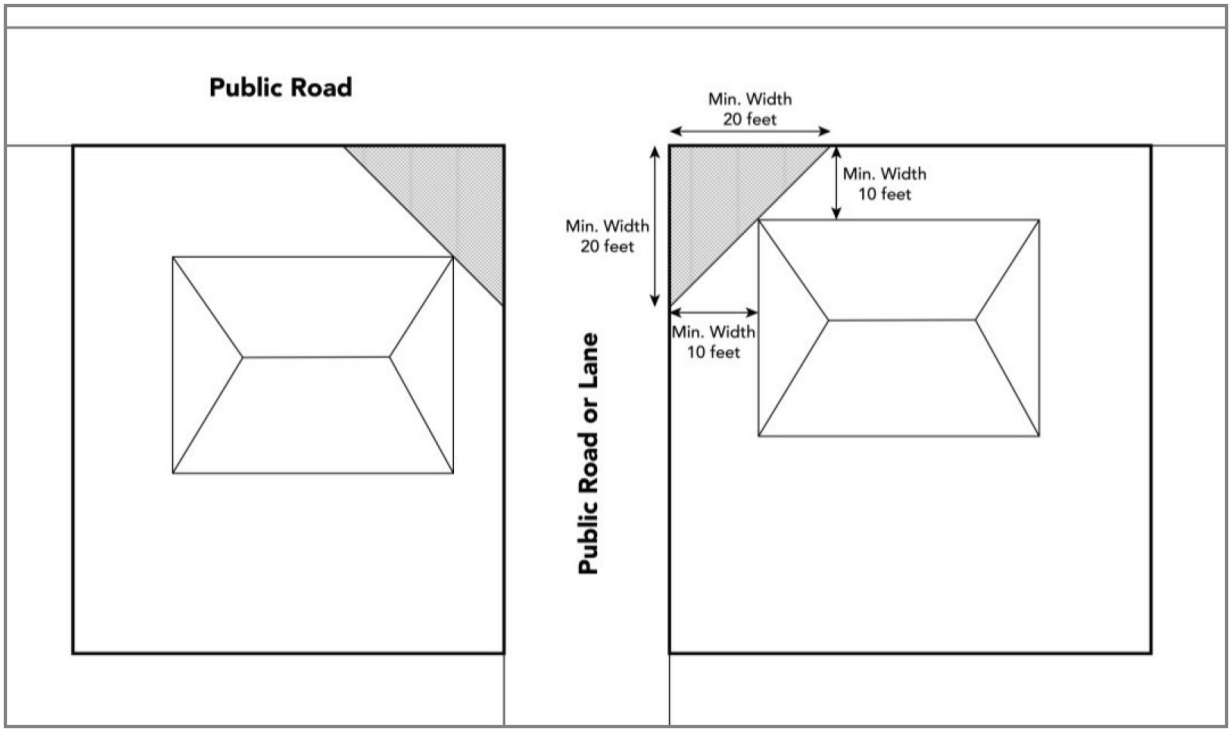


3.19 Setbacks Corner Lot Sight Triangle Area

Notwithstanding other sections of this Zoning By-law, the following provisions shall apply to all zones:

(1) On any corner lot, no building or structure shall be erected, and no fence, hedge, shrub, bush, tree or other plant shall be permitted to a height greater than **2.5 ft** above the grade of the roadways that abut the lot, within a triangular area formed by the part of the lot lines measured along each property line from the intersection of those lines at the corner of the property closest to the public road corner and a line joining points on the property lines at a distance of 20 ft from the point of intersection.

Figure 3. Corner Lot Sight Triangles



3.20 Setbacks for Commercial or Industrial near Residential Land-Uses

The following shall not apply to residential land-uses in industrial or commercial zones:

(1) Notwithstanding any other provisions of this By-law, where a lot in any **Commercial Zone** or **Industrial Zone** shares a common property line abutting a residential land-use, the following provisions shall apply:

- **a.** A setback of **20 feet** must be provided along the common lot line in the commercial zoning district.
- **b.** A setback of **30 feet** must be provided along the common lot line in the industrial zoning district.
- **c.** If the adjoining residential land-use front yard setback requirement is greater than the underlying commercial or industrial zoning districts front yard setback, the minimum front yard setback shall be the same as the front yard requirement for the adjoining residential land-use, for a minimum distance of **50 feet** from the common property line.
- **d.** The required yard setbacks must be landscaped and must not be used for parking areas or loading areas, outside storage, garbage enclosures, or commercial or industrial activities of any kind.
- **e.** Notwithstanding the above, an enclosed portion of a principal building on lands zoned commercial or industrial may extend to the common property lines if the underlying zoning standards for setbacks provide for such.

(2) Notwithstanding any other provisions of this By-law, where a lot in any **Commercial Zone** or **Industrial Zone** is adjacent to a residential land-use, separated only by a public right-of-way, the following provisions shall apply:

- **a.** A setback of **5 feet** must be provided along the property line in the commercial zoning district that is adjacent to the residential land use.
- **b.** The setback must be landscaped and must not be used for parking areas or loading areas, outside storage, garbage enclosures, or commercial or industrial activities of any kind.
- **c.** Notwithstanding the above, an enclosed portion of a principal structure on lands zoned commercial or industrial may extend to the property line, if the underlying zoning standards for setbacks provide for such.

3.21 Permitted Projections into Setbacks

(1) This section does apply to:

- **a.** The projection of any listed feature into the minimum required building setback from **Water Bodies, Public Services, Railways, Pipelines, Transportation and Transmission Lines; and Accessory buildings**.

(2) This section does not apply to:

- **a.** Setbacks for Commercial and Industrial near Residential Land-Uses;
- **b.** Setbacks from Provincial Trunk Highways and Roads; and
- **c.** Setbacks for Corner Lot Sight Triangle Area.

(3) Should the projection exceed the size allowed for that type of projection, the projection is then considered to be the principal building when attached to the principal building; and the dimensional standards of detached accessory structures apply when the projection is detached from the principal building, as such, variances are required to alleviate compliance with the setback regulations.

(4) Permitted Projections. Despite any other provision to the contrary, the following features are permitted to project into a required setback in accordance with **Table 1: Permitted Projections into Required Setbacks**.

Table 1. Permitted Projections into Required Setbacks

Feature		Projections Permitted		
		i. Front Yard	ii. Side Yard	iii. Rear Yard
(a)	Alcoves, bay, oriel windows, vestibules, and similar additions creating livable floor area, limited to one storey	5 feet	4 feet, but no closer than 2 feet to property line.	5 feet
(b)	Air conditioning units, Pool filters, pumps and heaters	**NOT PERMITTED**	**PERMITTED** only in interior side yards and a minimum 10 feet measured laterally from operable window of a habitable room on an adjoining lot.	**PERMITTED**, and a minimum 10 feet measured laterally from operable window of a habitable room on an adjoining lot.
(c)	Balconies	5 feet	5 feet but no closer than 2 feet to property line.	5 feet
(d)	Open arbours, trellises, landscape architectural features, flag poles, lighting fixtures and lamp posts	**PERMITTED**, but no closer than 2 feet to property lines.		
(e)	Clotheslines, clothesline poles	**NOT PERMITTED**	**PERMITTED**	
(f)	Cantilevers	No more than 3 feet projection and no more than 10 feet along a building wall.		
(g)	Chimneys/chases, and fireplaces	No more than 3 feet projection provided that any projection is not closer than 1 foot from the side or rear site line.		
(h)	Fences and Hedges	**PERMITTED**		
(i)	Exterior wall finishes including brick and stone facing	1 foot		

Feature		Projections Permitted		
		i. Front Yard	ii. Side Yard	iii. Rear Yard
(j)	Garbage Enclosures (Commercial and Multi-Dwelling Land-uses)	**NOT PERMITTED**	**PERMITTED** when less than 5 feet in height.	**PERMITTED** when adjacent to a lane and less than 5 feet in height.
(k)	Ornamental structures: Veranda, porches, sills, belt courses, portico, shade projections, awnings, canopies, cornices, pilasters or similar incidental building architectural features.	3 feet but no closer than 2 feet to side lot line.		
(l)	Open Patios and Decks	15 feet permitted	No closer than 2 feet from lot line	No closer then 2 feet lot line
(m)	Pools And Hot Tubs	**NOT PERMITTED**	No closer than 5 feet to side or rear lot line.	
(n)	Roofs over exterior entrances (may not be enclosed except by railing)	5 feet but no closer than 2 feet from side lot line.		
(o)	Unclosed walks, wheelchair landings and ramps.	**PERMITTED**		
(p)	Unenclosed stoops, porches, landings, steps, landings, and fire escapes	15 feet permitted	No closer than 2 feet from lot line	No closer then 2 feet from lot line
(q)	Energy Generating System	**NOT PERMITTED**	**NOT PERMITTED**, and 15 feet from the exterior side lot line of corner lot.	**PERMITTED**

Notes:

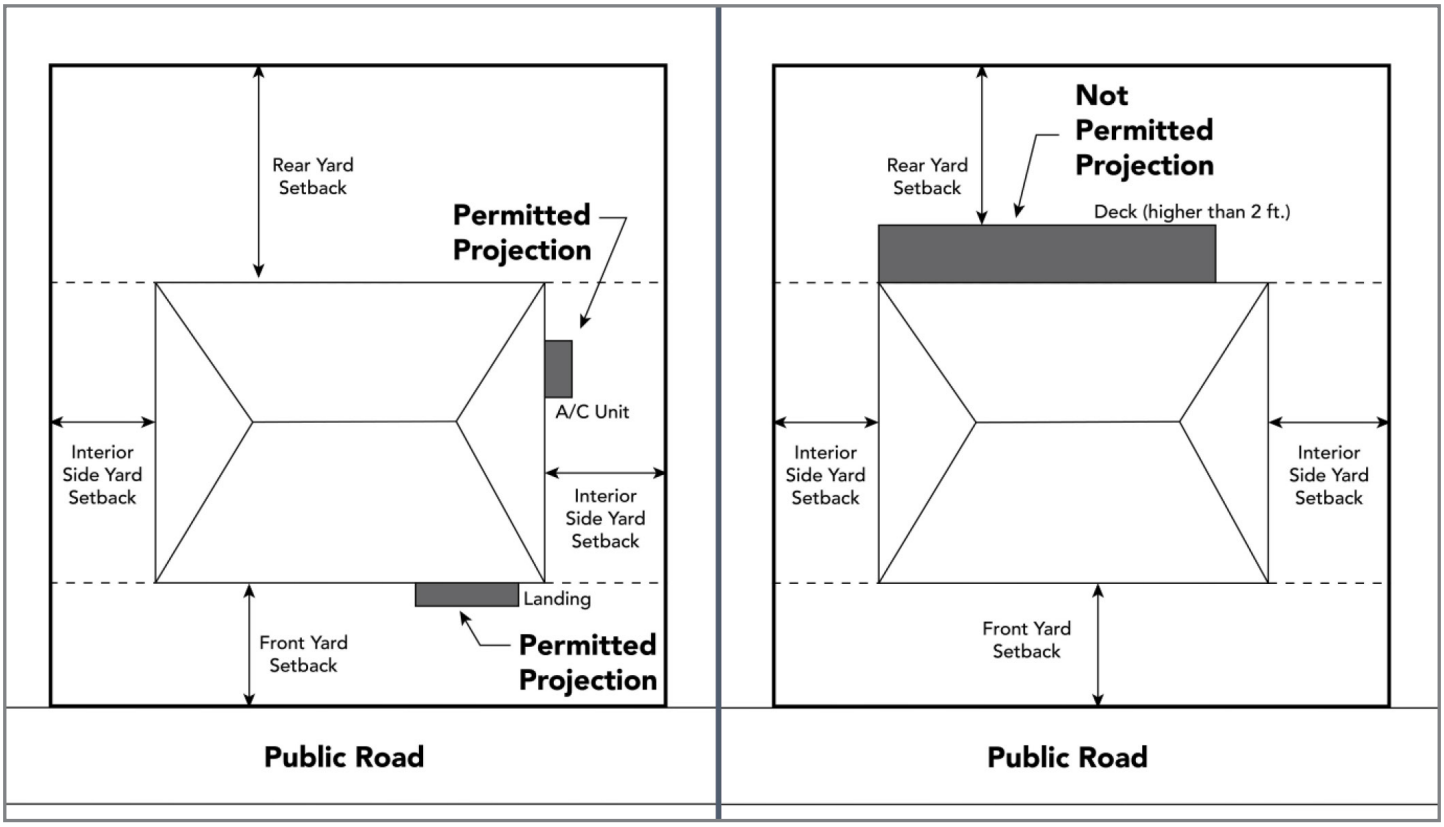
i. Fencing, Energy Generating System, and Communication Towers proposed within a controlled area of a declared provincial highway will require a permit from the Provincial Government.

ii. Plantings proposed within 15 metres of a declared provincial highway will require a permit from the Provincial Government.

3.22 Permitted in Front and Rear but Not Side Yards

(1) Any building or structure, or projection that is permitted in a front or rear yard setback; or where the front or rear yard setback has no requirement in the underlying zoning district regulations, the building or structure, or projection shall still adhere to any applicable side yard setback requirements.

Figure 4. Example Projections into Required Yards (Permitted and Not Permitted)



3.23 Permitted Projections Above the Height Limit

(1) The maximum height limits do not apply to the structures listed below, or to any other similar structures that may require a height in excess of maximum height limits, unless otherwise specified in this By-law and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve, to the satisfaction of the Development Officer:

- **a.** Barn, silo, or other accessory buildings or structures associated with an agricultural operation;
- **b.** Chimney, smokestack or flutes;
- **c.** Clock tower, church spire, steeple or belfry;
- **d.** Construction equipment during the construction process;
- **e.** Flagpole with a flag;
- **f.** Grain elevators, terminals, feed mills, seed plants;

g. Hydro and other utility transmission and distribution towers, Utility poles and high voltage transmission lines;

h. Landscaped areas, roof-top gardens and terraces and associated safety guards and access structures;

i. Ornamental dome, skylight, cupola, gables or parapet not exceeding 5 feet above the roof deck;

j. Television, radio or telecommunication antenna, excluding a satellite dish or tower antenna accessory to a permitted use in a residential zone;

k. Water tower;

l. Energy Generation Systems on the roof shall be no more than 15 feet above the rooftop.

3.24 Temporary Buildings, Structures, and Uses

(1) Temporary buildings, structures or uses may be permitted in all zones on a non-permanent basis for a period of six months subject to the issuance of a development permit under the following conditions:

a. A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by Council.

b. Each development permit issued for a temporary building, structure or use shall be valid for a period of **6 months** and may not be renewed for more than two successive periods at the same location.

(2) The following temporary buildings, structures or uses shall be permitted in all Zones when the use-specific standards are met:

a. Temporary buildings, structures, and uses are permitted on a site in connection with the construction or maintenance of public services, and only for the following purposes:

(i) Office space for the contractor, developer, or project supervisor;

(ii) Temporary accommodation for a caretaker, security guard or construction workers;

(iii) Temporary placement of asphalt and concrete batch plants; or

(iv) Storage of construction materials and equipment.

(3) Retail Trade as a Temporary Uses shall not exceed **400 square feet.**

(4) Retail Trade as a Temporary Uses shall be limited to the items allowed as Retail Store.

(5) Temporary buildings, structures or uses located within the controlled area adjacent to a declared provincial highway must obtain a permit from the Provincial Government.

3.24.1. Temporary Buildings Use Specific Standards

(1) Temporary buildings, structures, and uses shall not be detrimental to public health, safety, convenience, and general welfare.

(2) The temporary buildings, structures, and uses must not result in permanent alterations to the site.

(3) All temporary signs associated with the temporary use or structure must be removed when the activity ends.

(4) The temporary use or structure must not violate any applicable conditions of approval that apply to a principal use on the site.

(5) Temporary buildings, structures, and uses established under this By-law in connection with construction or development of a site, shall be removed within one (1) month of the completion of construction or development on the site unless otherwise noted in this By-law.

(6) The temporary building, structure or use shall be located in compliance with the setback requirements as specified in this By-law for accessory buildings except:

a. Temporary buildings, structures or uses may be located in the front yard of a principal building with a minimum setback of **3 feet** from the front property line; and pose no land use conflict.

b. Temporary buildings, structures or uses may be located on a site with no principal buildings and with a minimum setback of **3 feet** from the front property line and pose no land use conflict.

(7) Temporary buildings or structures used as Real Estate Sales Offices and Model Sales Homes shall not be used as a dwelling during the time it is being used as a real estate sales office or model home.

3.24.2. Permit Required for Temporary Buildings and Uses

(1) A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by Council or the Development Officer and approval pursuant to the Development Procedures Section of this By-law.

(2) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than 6 months.

(3) A request for 6 months extension to a temporary permit is subject to approval from either Council or the Development Officer.

3.24.3. Permit Exemptions for Temporary Buildings and Uses

(1) The following temporary uses are exempt from the requirement for development permit approval, provided that the proposed temporary use complies with the Use Specific Standards of temporary buildings, structures, include the following uses: (RV while building). A building permit for the structure or dwelling must be in place.

3.25 Cover-all Buildings and Fabric Buildings

(1) Cover-all Buildings and Fabric Buildings as subject to the zoning table and subject to the following:

a. Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site location(s) of the Cover-all Buildings and Fabric Building(s) and the exterior finishing materials for the structures, all of which shall be maintained to the satisfaction of the Development Officer.

b. Must be located in the side or rear yard and located behind the front of the principal dwelling and in conformity with all setback requirements for accessory use on the subject property.

(2) The gross floor area of Cover-all Buildings and Fabric Buildings shall be counted in determining the maximum Lot Coverage allowed on a lot.

3.26 Shipping Containers (Sea Cans)

(1) Shipping containers mean an intermodal container designed and built for intermodal freight transport and shall only be permitted where outdoor storage, rail terminals and rail yards, truck terminals are permitted by right; or are allowed for agricultural operations.

(2) Shipping containers may serve as temporary buildings or structures on a site in connection with construction with an approved building permit.

(3) A shipping container when used as a temporary structure shall:

a. Be used exclusively for the storage of goods and materials subject to improvements for egress and ventilation, and shall not be used as a garage, or as human habitation.

b. Meet the setback requirements for temporary structures.
Site Plan Approval shall be required by the Development Officer or Council, prior to the issuance of any building or development permits, for the on-site

c. Cannot be used for flammables.

(4) Shipping containers shall not be permanently stored or used in a residential zoning district unless on a site over **2 acres** and subject to the following:

a. Locations and designs of sea can shall be maintained to the satisfaction of the Development Officer.

(5) Limited to 1 on a rural residential or highway commercial zone site and up to 3 for agricultural or industrial zoned site.

3.27 Accessory Buildings, Structures and Uses

(1) A development permit for an accessory buildings or structures shall be required unless otherwise noted in this By-law, and subject to such terms and conditions as required by Council.

(2) An accessory use is allowed in any zone if:

a. It is on the same lot as the principal use to which it is accessory; and

b. It exists to aide and contribute to the principal use to carry out the function of that principal use.

(3) Accessory developments are permitted when accessory to a permitted use.

(4) Accessory development associated with a permitted use or an approved conditional use is permitted where it complies with this By-law and, where applicable, the terms and conditions of the Conditional Use Order, unless the accessory use is specifically identified in this By-law as a conditional use.

(5) Detached accessory buildings, structures or uses shall cease to be allowed on a site when a principal building or land-use also ceases, unless otherwise provided in this By-law as a temporary building or use.

(6) Detached accessory buildings, structures or uses located within the controlled area adjacent to a declared provincial highway may require a permit from the Provincial Government.

3.27.1. Attached to Principal Building

(1) Where the accessory building or structure is attached to the principal building by a roof, floor (except slab on grade or foundation), or an open or enclosed structure, the accessory building shall be located in compliance with the setback requirements for the principal building as specified in the bulk table for each zone.

3.27.2. Performance Standards for Accessory building, structure or use

(1) Site Plan Approval shall be required by the Development Officer, prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

3.27.3. Building Separation between Accessory buildings located within property

(1) Detached accessory buildings, excluding detached decks, above ground pools and hot tubs, shall be located a minimum of **3 feet** clear of all projections from other detached accessory buildings.

3.27.4. Easement or Right-of-Way

(1) Detached accessory buildings and structures shall not be located within a dedicated easement or right-of-way.

3.27.5. Setbacks from Lot Lines

(1) Detached accessory buildings and structures shall be located in accordance with the following:

a. When a detached accessory buildings or structures built to the rear of the principal structure, it shall not come closer than **2 feet** to the side property line and **2 feet** from the rear property lines, unless the rear property line abuts a rear public lane in which case the rear yard setback shall be **3 feet**.

b. The cumulative gross floor area for all detached accessory structures on the lot shall not exceed **15%** of the total building coverage area of the lot.

(2) If a detached accessory structure is not located to the rear of the rear wall of the principal building, the minimum setbacks of the principal building apply to that portion of the structure not to the rear of the rear wall of the principal building.

(3) For the purpose of this regulation, the rear wall of the principal building is the wall furthest from the wall with the facade facing the fronting public road.

3.27.6. Height of Accessory building, Structure or Use

(1) Detached accessory buildings and structures shall not exceed **17 feet** in height except in association with a Garage Suite or with agricultural operations where accessory structures may exceed this height.

3.27.7. Building Coverage of Accessory building, Structure or Use

(1) The cumulative gross floor area of all Detached accessory buildings and structures shall be counted in determining the maximum Lot Coverage allowed on a lot.

3.28 Garages and Carports

Garages and carports are detached accessory buildings or structures that shall be constructed as follows:

(1) The maximum height allowable for a garage, carport or any accessory structure is **15 feet** as determined for different roof styles as shown in this By-law except for a garage that contains a Garage Suite in which case the maximum height shall be **26 feet**.

3.29 Abandoned or Derelict Buildings and Structures

3.29.1. If the Development Officer determines that a building or structure is abandoned and/or derelict as defined in this by-law, the Development Officer may require:

a. Submission of an engineer's report, at the expense of the owner, that the derelict building/structure is in a safe and suitable condition for habitation prior to occupancy; and/or

b. That the building be adequately secured or demolished at the owner's expense.

3.30 Home Enterprises

This section shall not apply to an agricultural producer operating an Agricultural Operation or Agri-Tourism in the Agricultural General Zone. Home Enterprises are accessory land-uses to the principal land-use, a dwelling unit, and are regulated in such a manner to ensure the scale of the home enterprise does not dominate and surpass the primary, principal land-use.

3.30.1. Requirements For All Home Enterprises

(1) Shall be operated by an occupant of the dwelling unit.

(2) The exterior residential character of the dwelling unit should not be altered or changed in any way as a result of the home enterprise.

(3) The home enterprise shall not create or become a nuisance by way of noise, fumes, dust, odour, traffic or otherwise interfere with the enjoyment of the residential amenities of the surrounding neighbourhood.

(4) Where a home enterprise is located completely below the first storey of a Dwelling Unit (other than stairways or a common landing), the below grade floor area (excluding the area covered by stairways) shall not exceed the gross floor area of the first storey of the associated principal dwelling.

(5) Any portion of a home enterprise located below the first storey of a Dwelling Unit shall not be used in calculating the maximum size of the home enterprise.

(6) Where a home enterprise is developed completely or partially above grade, the floor area (excluding the area covered by stairways) of the home enterprise in the principal structure shall not exceed **25%** of the gross floor area of the building containing the associated principal dwelling, nor **400 square feet** whichever is the lesser.

(7) Where a home enterprise is developed in a detached accessory building, the floor area of the home enterprise shall not exceed the building envelope of a detached accessory building allowed on the site.

(8) Where a home enterprise is developed in a detached accessory building, any overhead doors visible from an adjacent lot or site containing a residential use must remain closed when not being used for entry or exit of vehicles.

(9) Shall not include adult entertainment; dating and escort service; body modification; on-site auto body painting, body repairs, or other repairs to automobiles, trucks, boats, trailers, or motorized vehicles; vehicle towing operations; dispatch centres for auto-oriented services; sales of firearms or ammunition; any business utilizing radio transmission equipment; any business storing or retailing petroleum or liquefied petroleum gas; any business storing fertilizer or dangerous goods; and any business engaged in the sales and rental of automobiles, light trucks or motorcycles.

(10) Shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

(11) Two or more home enterprises per dwelling unit may be allowed, and shall be deemed as a single home enterprise subject to all the applicable regulations for a single home enterprise.

(12) Should a home occupation and a home-based business both be established in a dwelling unit where the underlying zoning allows such uses, the regulations of each type of home enterprise shall apply though the cumulative above grade floor area shall not exceed the maximum restrictions of a home-based business.

(13) May allow greenhouse, nursery and floriculture production including Food crops grown under cover; Other food crops grown under cover; Nursery and floriculture production; Nursery and tree production; Floriculture production but shall not allow Mushroom production.

(14) Individuals or an immediate family member or employee(s) of the individual who sells produce grown in Manitoba shall not require a license, permit or approval.

(15) Not more than two (2) customers may attend at one time, unless otherwise noted.

(16) Where a home enterprise is within Setbacks from Provincial Trunk Highways and Roads, a permit may be required from the Province to change or intensify the use of an existing structure or to intensify the use of an existing access to a provincial highway (excluding those portions where the local jurisdiction is responsible for access and structure setbacks).

3.30.2. Home Occupations

(1) Where home occupations are permitted subject to the individual zones, the following shall apply:

a. The maximum size of a home occupation, above grade in both principal and accessory structures is **25%** of the gross floor area of the principal building.

b. Must not have non-resident employees.

c. There shall be no outside storage or display of materials, containers, or finished products, and no mechanical equipment used except that of a type used for housekeeping purposes and/or recreational hobbies.

d. Work or activity must be conducted entirely within the principal building or accessory building.

e. Where a home occupation is the office of a veterinarian, physician, or dentist, the use shall be for consultation and emergency treatment only and not as a clinic or hospital.

f. There shall be no signage, other than one (1) non-illuminated sign of less than 2 square feet in size, attached to the principal building, to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential.

g. Where a home occupation is a **Home-Based Child Care** that cares for more than four (4) children, the use must comply with the following requirements:

(i) The provider must be a resident, and be licensed by the Province of Manitoba under *The Community Child Care Standards Act* as a home-based child care provider.

(ii) The number of children, including the caregiver's own under age twelve (12), shall not exceed the maximum allowed by provincial standards.

(iii) An outdoor play space may be provided which shall be completely enclosed by a fence with a minimum height of 5 ft and any gates in the fencing shall be self-closing with a lockable latch to prevent unauthorized exiting.

(iv) Any in-ground or above-ground pools and hot tubs must be fenced separately from the outdoor play space, and have a locked gate, or other locked device.

(v) Must provide a pick-up/drop-off area, which may be a driveway, sufficient to ensure the safety of people when entering and leaving the premises.

(vi) Home-Based Childcare facilities are not subject to the maximum floor area restrictions of home occupations.

h. Where a home occupation is a Bed and Breakfast, the use must comply with the following requirements:

(i) The bed and breakfast shall form part of a single detached dwelling, either in the principal or accessory building.

(ii) A new bed and breakfast shall meet the provisions of the zone in which it is located.

(iii) A bed and breakfast shall only be operated by a live-in owner with a maximum of four (4) guest rooms.

(iv) A bed and breakfast shall not change the residential character of an existing dwelling unit.

(v) Bed and breakfast facilities are not subject to the maximum floor area restrictions of home occupations.

i. No business-related materials, including machinery or commercial vehicles, shall be visible at any time on any lot upon which a home occupation is carried out, nor shall any machinery or commercial vehicles be parked or stored on the lot unless completely enclosed within a building.

3.30.3. Home Based Businesses

(1) Where home-based businesses are allowed subject to the underlying zone, the following shall apply:

a. The maximum size of a home-based business, above grade in both principal and accessory structures, and outside of the structures shall be a cumulative **5%** or **8,000 square feet**, which is lesser, of the total lot area.

b. A maximum of three non-resident employees shall be permitted on site.

c. A maximum of one licensed motor vehicle, which may be a commercial vehicle, between 10,000 pounds and 33,000 pounds gross vehicle weight rating (GVWR) is allowed on the lot provided that the vehicle:

(i) Is parked further from the public road than the front wall of the structure,

(ii) Is either parked in an enclosed structure or shielded from view from adjacent properties through the use of landscaping or fencing,

(iii) The width of the driveway, or any area dedicated to off-street parking on the premises, shall not exceed **40%** of the width of the front lot line, and

(iv) There is no semi-trailer parking or storage on-site.

d. Sales areas are restricted to within the principal dwelling unit and accessory buildings only with no outside display.

e. Outdoor storage shall be located behind the rear wall of the principal building. For the purpose of this regulation, the rear wall of the principal building is the wall furthest from the wall with the facade facing the fronting public road.

f. Outdoor storage shall be screened from view from any abutting public road or abutting property with an opaque screen or fence, with a minimum height of **6 feet**.

g. There shall be no signage, other than one (1) non-illuminated sign of less than **8 square** feet in size, to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential.

h. No part of any garage or accessory building used for a home based business shall be located closer than **82 feet** from any dwelling unit (other than a dwelling of the owner or occupant), **50 feet** from the site boundary and **164** feet from a public road.

3.31 Buffering and Screening

(1) Buffering shall be required between incompatible land uses. The size and structure of the buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to provide visual screening and noise reduction, to the satisfaction of the Development Officer.

(2) Buffers may include constructed berms, fencing, and landscaping, as necessary to achieve the required buffering function.

(3) Where a commercial or industrial use abuts a residential use or public area, a minimum buffer width of **6 metres** shall be provided.

(4) Buffering or screening, such as fencing (other than agricultural fences) located within the controlled area adjacent to a declared provincial highway, and any plantings proposed within **15 metres** of a declared highway may require a permit from the Provincial Government.

3.32 Fences And Hedges

(1) Fences shall not include barbed wire fences except in Agricultural, Industrial and Commercial Highway zones where three (3) strands of barb wire are permitted on-top of the allowable fence height; and shall not include electric fences except in agricultural zones.

(2) Fences and horticulture landscape features including hedges that create a fence like effect, shall be permitted in all yard setbacks.

(3) Fences and hedges in Residential zones or the Commercial Recreational zone shall not be higher, measured from the general ground level 1.6 feet back of the property line of the site on which the fence or hedge is to be constructed, than:

a. 4 feet in a required front yard; and

b. 6.6 feet in a required side or rear yard.

(4) Fences and hedges in any Industrial or Commercial Highway zones shall not be higher, measured from the general ground level 1.6 feet back of the property line of the site on which the fence or hedge is to be constructed, than:

a. 4 feet in a required front yard;

b. 6.6 feet in a required side yard; and

c. 8 feet in a required rear yard.

(5) Notwithstanding the above, the maximum height of a fence or hedge located in an Institutional District, Open Space District, public utility service site, hazardous use, or public park shall be 10 feet.

(6) Where a fence or a hedge (excluding agricultural operation's fencing) is located within the controlled area of a Provincial Trunk Highway and Road, a permit may be required from the Province.

3.32.1. Fence Design Standards

(1) Permitted materials for the construction of fences in any zoning district shall include:

a. Wood or PVC products;

b. Concrete; Brick; or Ornamental block;

c. Metal;

d. Combination of the above materials; or

e. Any other material, subject to an illustration by a certified engineer, architect or landscape architect to the satisfaction of the Development Officer; and

f. Shall not contain scrap metal or industrial waste material.

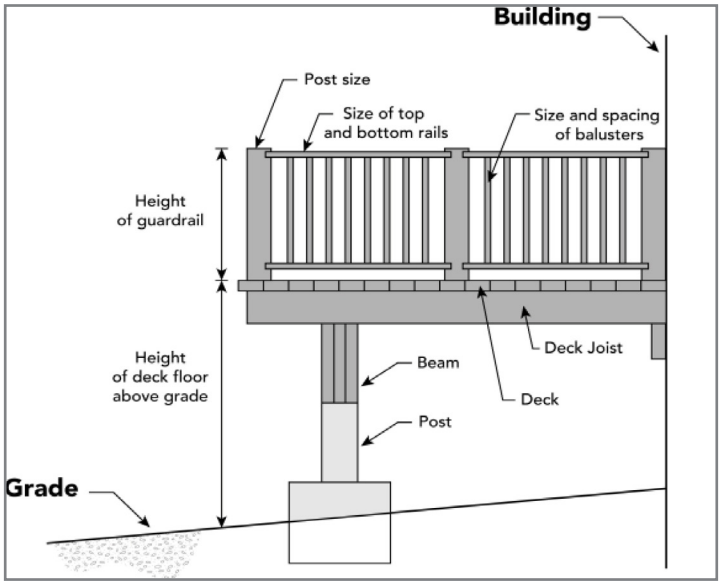
(2) Notwithstanding the above, a snow fence is allowed to be erected on a temporary basis between November 1 and April 15 of the following year, provided the snow fence is properly maintained, located a minimum of 10 feet from any property line.

(3) No fence shall be maintained or caused to be maintained in a damaged or disrepair state or condition by reason of fire, decay or otherwise; and all fences shall be constructed or caused to be constructed in a sound manner and shall be maintained by painting or other suitable means, and shall be straight and true.

3.33 Decks, Patios, Balconies, Patio Covers, Sunrooms, Screen Enclosures

(1) Unenclosed decks, patios and balconies, shall be permitted in any front, side yard or rear yard setback when **4 feet or less** in height as measured from the ground to the deck floor.

Figure 5. Typical Deck Elevation Plan



3.34 Pools And Hot Tubs

Private swimming pools and hot tubs shall comply with the regulations listed hereunder.

3.34.1. Location on Site

(1) Shall provide a minimum of 2-foot rear and side yards setbacks.

3.34.2. Setbacks for Pool Equipment

(1) Pool filters, pumps and heaters and the like may project into any side or rear yard setback provided that the projection is not closer than 1 foot from the side or rear site line, and the minimum distance from filters, pumps, heaters, or related equipment to an operable window of a habitable room on an adjoining lot is 10 feet (measured laterally).

3.35 Wood Burning Stove

(1) Where an outdoor wood stove or furnace is established for heating of the principal building or structure, it shall be considered as part of such building or structure and all yard requirements of a principal building shall apply in the applicable zone.

(2) All outdoor wood-burning stoves and furnaces are subject to the following provisions:

a. Shall be supported by a non-combustible base or foundation that is designed according to the manufacturer's instructions to support the weight of the appliance. The non-combustible base must in all cases extend a minimum of 1 foot in all directions from the appliance on all sides.

3.36 Lighting

(1) Lighting requirements are:

a. Wall-mounted lights must have fully shielded luminaries to direct light downward;

b. No owner may install or maintain a light source that is directed outward toward property boundaries or adjacent rights-of-way;

c. Lighting must be directed downward except for low-voltage architectural, landscape and decorative lighting, which is subject to subsection below;

d. Architectural, landscape and decorative lighting may be directed upward to illuminate flags, statues or any other objects but must use a narrowly directed light whose light source does direct light onto adjacent residential properties;

e. All light sources must be shielded to prevent glare; and

f. Lighting used to illuminate accessory off-street parking areas shall be arranged and shielded so as not to reflect directly onto residential lots.

g. Placement of any lighting structure within the controlled area adjacent to a declared provincial highway, a permit will be required from the Provincial Government.

3.36.1. Height of Light Standards

(1) Within any residential zoning district, the maximum permitted height of light poles is 20 feet.

(2) Within any commercial or manufacturing zoning district, the maximum permitted height of light poles is 25 feet when within 50 feet of residential uses.

3.36.2. Prohibited Lighting

(1) No person shall install or maintain strobe lights that are visible from another property, unless required by a governmental aviation authority.

(2) No person shall install or maintain red, blue, or yellow rotating lights designed to imitate lighting on police, fire, or emergency vehicles that are visible from another property.

3.37 Apiculture (Beekeeping)

(1) The maximum density of bee colonies permitted in non-agricultural zoning districts shall be relative to lot size using **Table 2.**

(2) The following requirements must be met for Beekeeping non-Agricultural zones:

a. Beehives, also known as apiaries, shall only be sited in the rear yard.

b. The setback distance from all property lines for beehives cannot be less than **25 feet**.

c. Beehives shall maintain a minimum setback distance of **82 feet** from all structures (other than a dwelling of the owner or occupant).

d. Beehives shall be on a site or in a yard completely encircled by a fence or a hedge with a minimum height of **6 feet**, when the beehive is less than **82 feet** from a property line. A principal or accessory building may be utilized as a part of the encircling fence to enclose the beekeeping structures.

e. Beehives shall be permitted as a Conditional Use within Institutional and Parks and Recreational zones.

Table 2. Maximum Density of Bee Colonies in Non-Agricultural Zoning Districts

Lot/Acreage	Number of Bee Colonies
(a) Up to 1/4 acre 1/4 acre = 10,890 sq. ft.	2 hives plus 1 nucleus hive
(b) More than 1/4 acre, less than 1/2 acre 1/2 acre = 21,780 sq. ft	4 hives plus 1 nucleus hive
(c) More than 1/2 acre, less than 1 acre 1 acre = 43,560 sq. ft	6 hives plus 1 nucleus hive
(d) 1 acre or more	8 hives plus 1 nucleus hive

3.38 Livestock

3.38.1. Animal Keeping, Farm Animals

These are regulations for the hobbyist or backyard farmer on the management of small herds and flocks of farm animals less than 10 animal units, cumulative across species; it is not intended as a regulation for large-scale or commercial livestock operations, and it is not deemed an 'agricultural operations' or an 'agri-business' as defined under this Zoning By-law.

(1) The following regulations apply for calculating the number of animals in the categories of livestock as well as other farm animals:

- **a.** The total number Animal Units of livestock, cumulative across species, is limited to a maximum of less than **10 Animal Units**.
- **b.** No Animal Units of livestock as prescribed in **Table 3: Animal Units by Category of Livestock**, shall be allowed on a lot size less than **5.0 acres**.
- **c.** Not more than four (4) Animal Units of livestock, cumulative across species, shall be allowed on the first **5.0 acres** with **0.5 Animal Units** allowed for every additional acre to a maximum of less than **10 Animal Units**.

(2) The following regulations apply for governing Animal Keeping sites:

- **a.** Any ground-level structure intended for the keeping of Farm Animals or waste storage areas shall maintain a minimum setback distance of **82 feet** from any dwelling unit (other than a dwelling of the owner or occupant), **15 feet** from the property boundary and **164 feet** from a public road.
- **b.** Farm Animal feed must be properly stored in enclosed vessels, and areas or enclosures intended for the keeping of animals must be properly cleaned and maintained to prevent odours from spreading onto abutting properties.
- **c.** Farm Animals (with the exception of household pets) shall be kept enclosed by fences or corrals, which may be non-opaque.
- **d.** **Animal Keeping, Farm Animals** may be allowed in association with a **Home Enterprise**.

3.38.2. Private Stables

(1) Private stables for horses may be allowed as an Accessory Structure subject to the following conditions:

- **a.** The maximum number of horses shall be one horse per two and a half acres of site area to a maximum of **8 horses.**
- **b.** The animal shelter (stable) and the manure storage area shall maintain a minimum setback distance of **164 feet** from any dwelling unit (other than a dwelling of the owner or occupant), **50 feet** from the site boundary and **164 feet** from a public road.
- **c.** Horses shall be kept enclosed by fences or corral, which may be non-opaque.
- **d.** Horse enclosures, paddock, corrals, or exercise yards shall maintain a minimum setback distance of **164 feet** from any dwelling unit (other than a dwelling of the owner or occupant).

3.38.3. Equestrian Establishments

(1) Equestrian Establishments may be allowed as a Home-Based Business subject to the following conditions:

a. A maximum of three non-resident employees shall be permitted on site.

b. Students may attend the home-based business only six (6) days a week.

c. Not more than three (3) students for every one (1) horse may attend at one time.

d. There shall be no signage, other than a non-illuminated sign of less than 16 square feet in size, to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential.

e. The requirements of Private Stables shall apply.

3.38.4. Livestock Operation Uses, 10 AU > 299 AU

(1) The Animal Units (AU) Produced by One Animal and the Number of Animals to Produce One Animal Unit by category of Livestock shall be determined using **Table 3: Animal Units by Category of Livestock**.

(2) Livestock operations greater than 10 AU and less than 299 AU shall:

a. Meet the separation distances as stipulated in the criteria outlined in **Table 4: Minimum Separation Distances for Siting Livestock Operations**. Mutual separation distances to dwelling units will be measured to the building itself; and separation distances to designated areas will be measured to the boundaries of the designated areas found in the Development Plan, not the buildings within.

(3) Livestock operations greater than 199 AU shall be treated as a Conditional Use.

3.38.5. Livestock Operation Uses, Large Scale +300 Animal Units

(1) An application for the conditional use approval of a livestock operation involving 300 or more animal units (cumulative across species) in an Agricultural Zone shall:

a. Be sent to the Minister for referral to the Technical Review Committee for review.

b. Be subject to the measures to implement the recommendations of the Technical Review Committee.

c. Be subject to the following measures to reduce odours from the operation:

(i) covering manure storage facilities; and

(ii) the establishment of shelterbelts.

d. Enter into a Development Agreement regarding one or more of the following:

(i) the timing of construction;

(ii) the control of traffic;

(iii) the construction and maintenance of roads, fencing, landscaping drainage works, shelterbelts; or

(iv) the payment of a sum of money to the Rural Municipality to be used by Council to construct any of the items mentioned above.

Table 3. Animal Units by Category of Livestock

Animal	Type	Animal Units (AU) Produced by One Animal	Number of Animals to Produce One AU
(a) Dairy	(i) Milking Cows	2	0.5
(b) Beef	(i) Beef Cows	1.25	0.8
	(ii) Backgrounder	0.5	2
	(iii) Summer pasture/ replacement heifers	0.625	1.6
	(iv) Feeder Cattle	0.769	1.3
(c) Hogs	(i) Sows, farrow to finish	1.25	0.8
	(ii) Sows, farrow to weanling	0.25	4
	(iii) Sows, farrows to nursery	0.313	3.2
	(iv) Weanlings	0.033	30
	(v) Growers / finishers	0.143	7
	(vi) Boars (artificial insemination operations)	0.2	5
(d) Chickens	(i) Broilers	0.005	200
	(ii) Roasters	0.01	100
	(iii) Layers	0.0083	120
	(iv) Pullets and Broiler Breeder Pullets	0.0033	300
	(v) Broiler Breeder Hens	0.01	100
(e) Turkeys	(i) Broilers and Heavy Hens	0.01	100
	(ii) Heavy Toms	0.02	50
(f) Horses	(i) Mares, including associated livestock	1.333	0.75
	(ii) Large	1	1
	(iii) Small to medium	0.667	1.5
	(iv) Miniature	0.222	4.5
(g) Sheep	(i) Ewes, including associated livestock	0.2	5
	(ii) Feeder Lambs	0.063	16
(h) Alpacas	(i) Llamas and associated livestock	0.17	6
(i) Bison	(i) Cows and associated livestock	1.25	0.8
(j) Ducks	(i) Growing for meat	0.017	58
	(ii) Mature	0.024	42
(k) Emu	(i) Emu and associated livestock	0.06	16
(l) Geese	(i) Growing for meat	0.024	42
	(ii) Mature	0.045	22

Animal	Type	Animal Units (AU) Produced by One Animal	Number of Animals to Produce One AU
(m) Goats	(i) Miniature	0.22	4.5
	(ii) Mature	0.14	7
	(iii) Goats and associated livestock	0.2	5
(n) Mink	(i) Minks and associated livestock	0.005	219
(o) Ostrich	(i) Ostriches and associated livestock	0.14	7
(p) Ponies	(i) All	0.4	2.5
(q) Rabbits	(i) Does and associated bucks and litters	0.1	10

Source: Appendix 2, Provincial Planning Regulation 81/2011 *THE PLANNING ACT* (C.C.S.M. c. P80).

Table 4. Minimum Separation Distances for Siting Livestock Operations

Size of Livestock Operations in Animal Units (A.U.)	Separation Distance in Feet from Dwelling Unit		Separation Distance in Feet from Designated Areas	
	i. To Earthen Manure Storage Facility or Feedlot	ii. To Animal Confinement Facility and Non-earthen Manure Facility	i. To Earthen Manure Storage Facility or Feedlot	ii. To Animal Confinement Facility and Non-earthen Manure Facility
(a) **10-100**	656	328	2,625	1,739
(b) **101-200**	984	492	3,937	2,625
(c) **201-300**	1,312	656	5,249	3,511
(d) **301-400**	1,476	738	5,906	3,937
(e) **401-800**	1,640	820	6,561	4,364
(f) **801-1600**	1,968	984	7,874	5,249
(g) **1601-3200**	2,297	1,148	9,186	6,135
(h) **3201-6400**	2,625	1,312	10,499	6,988
(i) **6401-12,800**	2,953	1,476	11,811	7,874
(j) **> 12,800**	3,281	1,640	13,123	8,760

Source: Appendix 1, Provincial Planning Regulation 81/2011 THE PLANNING ACT (C.C.S.M. c. P80).

Notes:

i. Excludes residence of the owner or operator or any residence accessory to the livestock operation; however, dwellings shall be a minimum of 200 feet from an animal enclosure on the same site, and if less than 10 AU, a minimum of 100 feet from an animal enclosure on the same site containing.

ii. Includes barns and non-earthen manure storage such as above or below grade tanks which may be covered or uncovered.

3.38.6. Designated Areas

(1) The following areas, as identified within the Lac du Bonnet Planning District Development Plan, are subject to the separation distances in **Table 4: Minimum Separation Distances for Siting Livestock Operations**:

a. Urban Areas, Rural Residential Areas, and Waterfront Development Areas identified in *the Lac du Bonnet Growing Together By-law*;

b. In addition to minimum separation distance requirements, buffering is considered within 2,000 feet between the ordinary high water mark of Lac du Bonnet Lake, Winnipeg River, Lee River, Pinawa Channel and new livestock operations.

c. Within 3,500 metres of an Urban Area identified in the Lac du Bonnet Planning District Development Plan, no new livestock operation involving 200 animal units or more shall be permitted. An expansion of an existing livestock operation within this area may be considered only through the approval of a conditional use application.

4.0
Parking, Loading, and Signage

4.0 PARKING, LOADING, AND SIGNAGE

4.1 Minimum Parking Requirements

(1) Accessory off-street parking spaces shall be provided according to the minimum number of spaces as calculated for uses within the Zones and Use Categories indicated in **Table 5: Required Parking Stalls** by taking the number of units for residential uses; the number of classrooms; or the floor area and multiplying by the required number of parking stalls.

(2) All accessory off-street parking spaces shall be located on the same site as the principal use, unless specifically permitted to locate elsewhere.

(3) There are no parking requirements for zones or land-uses not in **Table 5: Required Parking Stalls**.

Table 5. Required Parking Stalls

Zone	Required Parking Stalls
(a) OI	(i) Elementary School: 1.5 per classroom (includes portables) (ii) Secondary School: 4 per classroom (includes portables) (iii) Other Educational: 3.4 per 1,075 square feet of gross floor area (iv) Hospitals: 1 per 1,075 square feet of gross floor area (v) Community Care Facilities and Nursing and Residential Care Facilities: 0.25 per sleeping unit or 4 beds plus 1 per 1,075 square feet of floor area used for medical, health or personal services
(b) RR	(i) 1 per unit
(c) R, RM	(ii) 1 per unit for 2 units or less (iii) 0.66 per unit for 3 units (iv) 0.8 per unit for 4 units or more (v) Community Care Facilities and Nursing and Residential Care Facilities: 0.25 per dwelling unit or per sleeping unit, plus 1 per 1,075 square feet of floor area used for medical, health or personal services
(d) CH, M	(i) 1 per 1,000 square feet of gross floor area

4.1.1. Existing Use

(1) Where an existing building is enlarged or altered, or a change in use occurs that results in a more intensive use, adjustments for parking shall be made accordingly.

(2) Where a building or use lawfully existed before enactment of this By-law, the existing provision of parking spaces shall not be affected by enactment of this zoning unless a change as per (a) above occurs, at which time adjustments for parking spaces shall be made according to the requirements contained herein.

4.1.2. Parking Requirements Based on Floor Area

(1) Where parking requirements are based on the "floor area" of the use, the term "floor area" in this section means the gross floor area of the principal building, excluding:

a. Any area used for parking within the principal building.

b. Any area used for incidental service storage, mechanical equipment, or similar uses.

c. Any area used for bicycle parking.

d. Residential dwelling units.

4.1.3. Minimum Visitor Parking

(1) Visitor parking shall be provided for the following:

a. Apartment Dwellings, Multiple Attached Dwellings, Stacked Dwellings, Bungalow Clusters, and Bungalow Courts with 14 or more dwelling units on one lot shall provide a minimum visitor parking of 0.3 spaces per dwelling unit.

b. Community Care Facilities and Nursing and Residential Care Facilities where the minimum visitor parking shall be 0.2 spaces per dwelling unit or for every 4 sleeping units when there are 14 or more required parking stalls.

4.2 Parking Reductions

The following may be used to reduce the required number of parking spaces:

4.2.1. Combination of Uses

(1) Where more than one type of principal use is located within a single building (for example: retail and service uses in a hotel or office building, or offices combined with warehousing uses), the number of parking spaces required is reduced to 80% of the aggregate of the accessory off-street parking spaces required for each use established on the zoning lot.

4.3 Parking Stall Widths and Lengths; and Aisle Specifications

(1) All off-street parking areas and spaces and below grade parking areas and spaces shall be designed, constructed and maintained in accordance with **Table 6** and the following provisions:

a. Each regular or angled parking space shall have a minimum width of **8 feet** and a minimum length of **20 feet**, and shall be visibly designated and marked except:

(i) Parking stalls abutting side-by-side with a fence, property line or wall shall be a minimum of width of **10 feet**.

(ii) A maximum of **25%** of the total number of parking stalls without direct access to a public lane for non-residential uses, and a maximum of **33%** of the total number of parking stalls without direct access to a public lane for multi-family residential uses, may be reduced in length to **16 feet** and designated for small cars only.

b. Each parallel parking space shall have a minimum width of **9.5 feet** and a minimum length of **20 feet**.

c. Driveways used for ingress and egress hall be clearly marked.

Table 6. Parking Stall Widths and Lengths; and Aisle Specifications

Angle of Parking Spaces	i. Parking Space Width (Minimum) feet	ii. Parking Space Length (Minimum) feet	iii. Aisle Width (Minimum) feet
(a) 61° - 90°	8	20	20
(b) 46° - 60°	8	20	18
(c) Less than 45°	8	20	12
(d) Parallel	9.5	20	10

Figure 6. Parking Stall and Aisle Way Dimensions, Angled

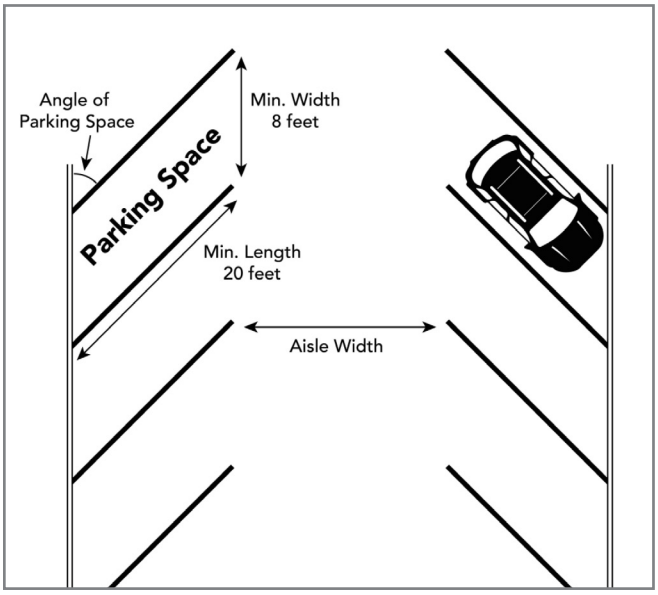


Figure 7. Parking Stall and Aisle Way Dimensions, Parallel

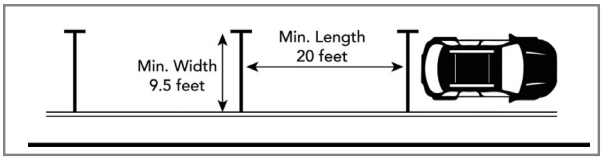
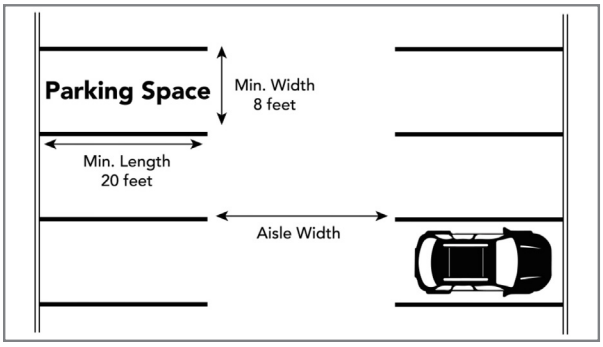


Figure 8. Parking Stall and Aisle Way Dimensions, 90o



4.3.1. Accessible Parking Spaces

(1) Accessible parking spaces shall be provided for all land-uses within Highway Commercial and Industrial zone, when vehicle parking is being provided voluntary; or when vehicle parking is provided as a requirement under this By-law and results in 11 or more parking stalls.

(2) The provision of accessible parking spaces shall be counted towards the required number of parking spaces when vehicle parking is required as per this By-law.

(3) The number of accessible parking spaces shall be in accordance to the minimum number of spaces specified by **Table 7: Accessible Parking Stall Requirements**.

(4) Each accessible parking space shall have a minimum width of 12 feet and a minimum length of 20 feet.

(5) Accessible parking spaces shall be located within 200 feet of the principal building's main entrance normally used by employees, or the public.

(6) Accessible spaces must be clearly marked and reserved for the exclusive use of people with mobility issues.

(7) At least 1 curb ramp must be located within 200 horizontal feet of the auto parking space closest to each entrance to a principal or accessory building that is not a service entrance.

(8) If two adjacent spaces are designated for barrier-free, then the total width of both spaces together shall be 20 feet if a 4 foot aisleway separates the two spaces.

(9) For every 50 parking stalls in a parking area, there shall a barrier-free parking stall [to service a van] that should be 8 feet in width with an abutting 8 foot wide aisleway on the driver side.

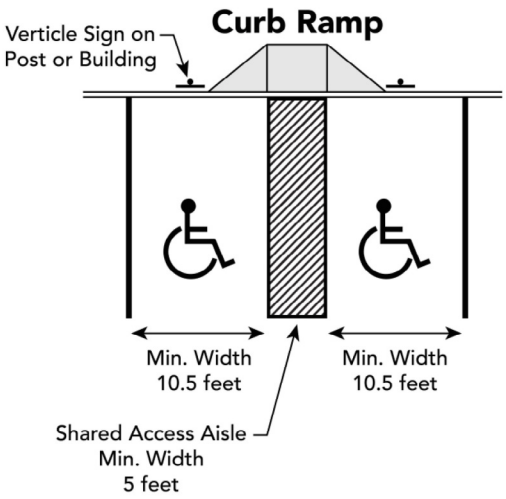


Figure 9. Accessible Parking Stall and Walk Aisleway Dimensions

Table 7. Accessible Parking Stall Requirements

Capacity of Public Parking Area (Number of Parking Spaces)	Minimum Number of Barrier-Free Parking Spaces
(a) 1-10	0
(b) 11-25	1
(c) 26-50	2 [one being van accessible]
(d) 51-75	3 [one being van accessible]
(e) 76-100	4 [two being van accessible]
(f) More than 100	3% total a maximum of 10 spaces with 5 being van accessible

4.4 Outside Storage

(1) No rubbish, salvage materials, junk, hazardous waste materials, including inoperable vehicles and parts thereof and any combustible matter shall be openly stored, allowed to accumulate or kept in the open unless the underlying zoning allows for such a use and the outside storage is screened from view from any public roadway, and from adjacent sites, by building walls, landscape materials, berms, fences or a combination of these.

(2) A portion of a site or an entire site with storage of goods or vehicles outside of enclosed structure shall be surrounded by a fence of solid opaque materials of not less than **6.6 feet** and up to a maximum height of **8 feet** where such property abuts or is adjacent to a residential zone when the underlying zoning allows outside storage.

(3) If an outside storage area is used only for outside storage, and not for operations and maintenance related to the principal use or structure, the outside storage area must be located to the rear of a line adjacent to and parallel with the rear wall of the principal building.

(4) If the outside storage area is also used for operations and maintenance related to the principal use or the structure, then the outside storage area must be located to the rear of a line adjacent to and parallel with the rear wall of the principal building.

(5) Outside storage of sand, gravel, soil, or other loose aggregate is prohibited within **300 feet** of the boundary of any residential zone.

(6) Outside storage areas shall be surfaced with the same or similar material of the public right-of-way to which the outside storage area takes access from.

(7) Outside storage is not permitted in any required yard setbacks.

(8) All loading, service, garbage and recycling, outside storage areas, and approach aprons in industrial and commercial zones shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway, and from adjacent sites, by building walls, landscape materials, berms, fences or a combination of these.

(9) The size, location, screening and landscaping of the outdoor storage areas for a principal or accessory use shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearance of site design of surrounding developments.

4.5 Outside Storage of Hazardous Uses [Dangerous Goods]

(1) No commercial-related or industrial-related dangerous goods, including Anhydrous Ammonia Facilities, shall be stored in significantly large quantities in a location within the following Measurement of Distances:

- **a.** **5,000 feet** from any building that has under the Manitoba Building Code or the Manitoba Fire Code, an Occupancy Class of Group A (Division 1, 2, and 3); Group B (Division 1, 2, and 3), and Group C.
- **b.** **5,000 feet** from a Water Treatment Plant, and property line with the wells or the reservoir that provide the raw water to a Water Treatment Plant.
- **c.** **5,000 feet** from the boundaries of an Urban Area, Rural Residential Areas, Waterfront Development Area, and Natural as defined in the Development Plan.
- **d.** **5,000 feet** from the Winnipeg River, Lee River, and Pinawa Channel.
- **e.** **1,640 feet** from a building with habitable spaces.
- **f.** **300 feet** from the edge of the rights-of-way of Provincial Trunk Highways, Provincial Roads as well as all Provincial Access Roads.

(2) In this section, the Measurement of Distances means the distance is to be measured from:

- **a.** The dangerous goods storage container of the dangerous good.
- **b.** When applicable, from the dangerous goods storage container to the nearest wall of a residential, commercial, institutional or industrial building.

(3) For sites that do not meet separation requirements above, the operators must engage annually with the Development Officer regarding emergency preparedness sessions, and any further expansion or enlargement shall require a conditional use.

(4) Notwithstanding other provisions of this by-law, all sites with the outside storage of dangerous goods shall be encircled with a minimum **6.6 foot** high chain link fence with three strands of barbed wire, and shall provide means of emergency egress and be locked when the site is not in use.

(5) All sites with the storage of dangerous goods shall have some form of outdoor security lighting.

(6) All sites with the storage of dangerous goods must be posted with a Dangerous Goods warning signage approximately **16 to 32 square feet** in size and located at the entrance to the storage operation that includes the following:

- **a.** Warn of the presence of dangerous goods;
- **b.** The hazard class of dangerous goods is indicated either by its class (or division) number or name;
- **c.** 24-hour contact for the company;
- **d.** 24-hour contact for emergency services; and
- **e.** Nearest Location of a publicly available phone.

4.6 Loading Space Requirements

(1) All loading spaces shall be designed, constructed and maintained in accordance with the following provisions:

a. Each loading space shall have a minimum width of **10 feet**, a minimum length of **30 feet** and a minimum vertical clearance of **14 feet**, and each space shall be visibly designated and marked.

b. Driveways used for ingress and egress shall be clearly marked.

c. Loading spaces shall not be located within any required front or exterior side yards, and shall not overlap with any required parking spaces, driveways, or aisleways.

d. Where a loading space is located in any yard abutting a residential zone, the loading space(s) must be screened from the residential area by an opaque fence or hedgerow of at least **6.6 feet** in height.

e. Where a loading space is located in any yard abutting public right-of-way(s), the loading space(s) must be screened from the public right-of-way(s) by an opaque fence or hedgerow of at least **6.6 feet** in height, except in a corner sight triangle area where the height of the screening and fencing shall next exceed **3 feet**.

(2) Table 8 indicates the required loading spaces for all commercial, industrial, and institutional zones excluding the Commercial Recreation (CR) Zone:

Table 8. Loading Space Requirements

	Floor Area of Building	Minimum Number of Loading Spaces
(a)	Up to and including 5,000 square feet	0
(b)	5,001 square feet up to and including 15,000 square feet	1
(c)	15,001 square feet up to and including 40,000 square feet	2
(d)	Over 40,000 square feet	1 space for each additional 25,000 square feet or portion thereof

4.7 Surfacing of Parking and Loading Areas

(1) All accessory off-street parking and loading areas, including the entrances and exits, aisleways and maneuvering areas, shall be maintained with a stable hard surface, such as crushed stone, gravel, crushed brick or tile, cinders, paving stones, asphalt or concrete.

(2) Off-street parking and loading spaces provided in front of the principal building shall have the same or similar hard surfacing as the abutting public right-of-way the site abuts.

(3) Off-street parking when a Parking Lot, shall have the same or similar hard surfacing as the abutting public right-of-way the site abuts.

(4) When off-street parking and loading spaces are gravel surfaces, the gravel surface shall be treated with bio-degradable herbicide and dust inhibitor to limit the generation of weeds and dust, and shall be maintained thereafter to the satisfaction of the Development Officer.

4.8 Signage Regulations

The following provisions shall apply to all signs erected or maintained within the area covered by this Zoning By-law, except wherein otherwise stated:

(1) Signs and sign structures may be allowed as accessory uses in accordance with **Table 9**.

(2) All signs shall comply with the minimum yard setback requirements for accessory signs as provide in this by-law for the zoning district in which the signs are to be located or erected.

(3) Billboards and other signs directing attention to a business, commodity or message offered elsewhere than upon the same zoning lot on which that sign is located may only be allowed in zones where Advertising Signs are allowed. Such signs must also be constructed in accordance with Table 9, and subject to the issuance of a development permit.

(4) All new digital signs are Conditional Uses that subject to Council approval, and include the following additional requirements:

a. Limited to a total surface area of a maximum of 16 square feet.

b. Must be turned off from 10:00 pm to 7:00 am every day of the week; and

c. Must utilize automatic dimming.

(5) No sign or sign structure shall be erected at any location where it may interfere with or obstruct the view of any street, intersection or railroad grade crossing, or be confused with any authorized traffic sign, signal or device. No rotating beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign display.

(6) No sign may contain flashing lights or digital images unless specifically allowed in **Table 9**. All signs with flashing lights are prohibited within **100 feet** of Residential Zones.

(7) No sign or sign structure shall be erected or maintained on, over or above any land belonging to the Municipality without a development permit, unless expressly permitted in this By-law and in accordance with the conditions of such permission as set out in this By-law.

(8) The placing of signs within the controlled areas of a Provincial Road or Provincial Trunk Highway shall require a permit from the applicable provincial authority.

(9) All signs and sign structures shall be kept in good repair and in a proper state of preservation.

(10) All signs must comply with Manitoba Transportation and Infrastructure's Advertising Sign Design and Location Standards.

Abandoned Signs

(11) Signs which have become obsolete because of discontinuance of the operation or activity, or are not maintained in good condition or repair, or have become abandoned signs, shall be repaired, removed or relocated within 30 days following notice by the Development Officer.

(12) No sign shall obstruct required parking space, or impedes any fire escape, fire exit, fire route, functional door, false door, functional window, false window, scuttle, skylight, flue or air intake or exhaust so as to prevent or impede the free access of emergency personnel to any part of premises including fire department Siamese connections and fire hydrants.

4.8.1. Signs Not Requiring a Development Permit

The following signs shall not require a development permit. However, they must still comply with any applicable standards in this By-law:

(1) Signs posted by duly constituted public authorities in the performance of their public duties.

(2) Identification signs for Place of Worship, Elementary and Secondary Schools, Community Centre, Child Day-Care Services, Community Gardens, and Waste Disposal Grounds that do not exceed **32 square feet** per site.

(3) Flags or emblems of a national, provincial, political, civic, educational or religious organization, or government.

(4) Commemorative or memorial signs, tablets, or cairns.

(5) Public Information Signs.

(6) Temporary signs not erected for not more than 30 consecutive days that are non-illuminated and less than **32 square feet** include: community special events, public information signs, real estate signs, construction signs, garage sale signs and similar located, erected or displayed with the consent of the property owner.

(7) Election signs during Federal, Provincial, Municipal, and School Board election periods and up to 7 days after the election date.

(8) Window signs, unless such signs occupy more than **50%** of a window surface (calculated between mullions) on any facade of the principal building in which case they are treated like a fascia sign.

(9) Mural signs.

(10) Awning signs with signage incorporated in the design or awning material.

(11) Residential on-site identification signs [Building Address Sign] or warning signs (such as "Private Property" signs and similar) not exceeding **2 square feet** each in surface area.

(12) Signs as regulated and provided under Home Enterprises that identify a home occupation or a home based business on a private property or premises.

(13) Signs required for direction and convenience of the public, including signs identifying restrooms, parking entrances, loading areas not exceeding **5 feet** in sign surface area to a maximum **6 feet** above the curb or grade.

(14) Warning signs for Dangerous Goods provided the sign surface area does not exceed **32 square feet**.

4.8.2. Accessory Signs

(1) The owner may erect and maintain accessory signs, except billboards, to all sites and uses other than any residential zone subject to the following standards:

Freestanding Signs

a. Up to 10% of the maximum permitted sign area of any freestanding sign may be installed on the support structure for the sign face.

b. Each free-standing accessory sign must be set back from each side lot line of an adjoining use a distance equal to at least 50% of the height of that sign; setback from the front lot line to at least 50% of the height of that sign; and shall not project into the required setback for corner lot triangles and Setbacks for Commercial or Industrial Near Residential Land-Uses.

Roof Signs

c. Roof signs, other than signs on mansard style roofs, are not permitted. On mansard roofs, roof signs may be attached to the sloping portions of the roof, but must not extend beyond the parapet height, and must not be located on the horizontal portion of the roof.

Fascia Signs

d. Fascia signs may project above the building wall if the sign projection is not more than **2 feet** above the building wall or parapet wall and the total projection does not exceed **25 square feet**. The area of the projection must be counted towards the total sign area allowed.

Projecting Signs

e. The minimum height above-grade to the bottom edge of projecting signs must be **9 feet**.

Billboard Poster Signs

(2) A billboard poster sign must not face an abutting or adjacent residential use unless the billboard sign is not visible from the abutting or adjacent residential use.

a. If the billboard poster sign is attached to a building or is free standing within **5 feet** of a building, the maximum permitted height of the billboard sign is the height of the building wall.

b. The maximum height of a billboard poster sign shall be **30 feet** and the maximum sign surface area shall be **200 square feet**.

c. A billboard poster sign is not considered in the calculations of Permitted Surface Area per Zoning Lot for freestanding signs.

Signs Attached to Building

(3) Signs "attached to buildings" include fascia signs, projecting signs, awning signs, marquee signs, and canopy signs.

(4) Signs Attached to Building Sign surface area is calculated as follows:

a. Sign surface area includes the entire area of the smallest rectangle that encloses the extreme limits of any writing, representation or emblem forming part of the display, and also includes **10%** of the area of the wall outside of that rectangle where a colour or material is applied that is a colour or material in that fascia sign.

b. Sign surface area does not include non-illuminated signs visible through windows in the building facade, provided that such signs do not exceed **30%** of the glazed surface on any facade of the building. Allowable window signage is not transferable to the glazed surface on another facade of the building.

c. In calculating wall area for purposes of determining maximum sign surface area, only the first storey or **15 feet** (whichever is lower) of the building may be used. Allowable sign surface area is not transferable to another wall.

Free-Standing and Mobile Signs

(5) Sign surface area is calculated as follows for free-standing and mobile signs:

a. Sign surface area includes the entire area of the smallest rectangle that encloses the extreme limits of any writing or symbol, background colour or material, and any embellishment of the supporting structure forming part of the display;

b. Sign surface area includes the total area of all faces exhibited or intended for display, except where two faces are parallel and located back-to-back, sign surface area includes the area of only one such face, and if the two parallel, back-to-back faces are not equal, then the sign surface area is the larger of such faces.

District-Specific Regulations

(6) All signs, accessory to any use, must be consistent with the standards shown in **Table 9**, the first column indicates a zoning district or districts. The second column indicates the sign type. The third and fourth columns indicate dimensional requirements for each sign type. Signs must comply with all dimensional standards applicable to the zoning district where the property is located. Signs are not permitted for zones or land-uses not included in **Table 9**, unless provided for elsewhere in this By-law.

4.8.3. Building Address Sign

This section shall not apply to agricultural operations except for single detached dwellings associated with agricultural operations:

(1) The address, unit number of every building, or a lot and block number, shall be physically attached to the building or otherwise posted on the subject property on which the building is located, so as to be clearly visible from the public road or private road. The address and unit number of every building, or a lot and block number shall not be included in any calculations regulating sign surface areas.

(2) Where a building is in a location that results in its number or name not being clearly visible from the public road or private road on which it is located, the number and name must be both attached to the building and displayed in another form that is clearly visible from the public road or private road.

(3) Where more than one building is located on a subject property, the requirement that the numbers and names be displayed in another form that is clearly visible from the public road or private road may be met by displaying the range of building numbers and names on that lot on signage.

Table 9. District Specific Sign Regulations

Zone	Type	Maximum Height	Permitted Surface Area Per Zoning Lot	Requirements
(a) AL, M	(i) Free-Standing	8 ft above grade	1.25 ft^2 per foot of frontage to a maximum 323 ft^2	**Not permitted** in a required yard abutting a R, RM, or RR zone.
	(ii) Wall Sign	Wall Height	Maximum 25% of building wall	**Must not** project more than 6.5 ft from the wall to which the sign is affixed.
(b) OS (c) OI	(i) Free-Standing	20 ft above grade	96 ft^2	
	(ii) Digital Reader Board	20 ft above grade	16 ft^2	**Allowed only** for elementary and secondary schools, community centres, golf courses, places of worship, Hospitals, Stadiums/ Arenas, and civic buildings. **Must be** turned off from 10:00 pm to 7:00 am every day of the week. **Must** utilize automatic dimming. **May be** added to a 96 ft^2 Free Standing Sign.
	(iii) Wall Sign	Wall Height	Maximum 25% of building wall	**Must not** project more than 6.5 ft from the wall to which the sign is affixed.
(d) OS (e) OI	(i) Inflatable	18 ft maximum height from grade		**Only** one inflatable sign shall be permitted per site. **Only allowed** as a temporary sign at the discretion of the Development Officer. **Must be** setback 3 ft from front line, 15 ft from corner site lines, and 10 ft from driveway entrances.

Zone	Type	Maximum Height	Permitted Surface Area Per Zoning Lot	Requirements
(f) CH	(i) Free-Standing	35 ft above grade	323 ft^2	Maximum of one sign per lot.
	(ii) Wall Sign	Wall Height	Maximum 25% of building wall	**Must not** project more than 6.5 ft from the wall to which the sign is affixed.
	(iii) Mobile Sign	10 ft above grade	48 ft^2 maximum area for a single face	**Must not** include any flashing lights including digital. Maximum of one sign per lot. **Only allowed** to occupy one parking space where there is no practical alternative. **Must be** setback 3 ft from front line, 15 ft from corner site lines, and 10 ft from driveway entrances.
	(iv) Inflatable	18 ft maximum height from grade		**Only** one inflatable sign shall be permitted per site. **Must be** setback 3 ft from front line, 15 ft from corner site lines, and 10 ft from driveway entrances.
	(v) Billboard Poster Signs	30 ft maximum height from grade	Maximum sign surface area shall be 200 ft^2	A billboard poster sign **must not** face an abutting or adjacent residential use unless the billboard sign is not visible from the abutting or adjacent residential use.

5.0
Provisions for Infill Residential Housing

5.0 PROVISIONS FOR INFILL RESIDENTIAL HOUSING

5.1 Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is a dwelling unit created on a lot with a principal use. An ADU is typically a secondary dwelling unit created auxiliary to, and is smaller than, a principal dwelling unit. ADUs can be created in a variety of ways, including conversion of a portion of an existing single-detached dwelling, addition to an existing single-detached dwelling, conversion of a portion of an existing garage, conversion of an existing garage or the construction of an entirely new detached accessory building.

5.1.1. Requirements For All Accessory Dwelling Units

(1) All accessory dwelling units must meet the following:

a. Location of entrances. Only one entrance may be located on the facade of a single-detached dwelling facing the fronting public road, unless the single-detached dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks; and entrances that face a side public road on a corner lot. Detached accessory dwelling units, and ADUs in Agricultural Limited and Industrial zones are exempt from this standard.

b. Parking. No additional parking spaces are required for the accessory dwelling unit. Existing required parking must be maintained or replaced on-site.

c. The minimum livable floor area for all Accessory Dwelling Units shall not be less than **500 square feet**.

d. Only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal use.

e. Shall not be subject to separation from the principal use through a condominium conversion or subdivision.

5.1.2. Secondary Suites

An accessory dwelling unit may be constructed within and accessory to a Single Detached Dwelling, including an attached garage, subject to the following standards:

(1) The maximum livable floor area of the Secondary Suite shall be as follows:

a. Where a Secondary Suite is located completely below the first storey of a Single Detached Dwelling (other than stairways or a common landing), the below grade floor area (excluding the area covered by stairways) shall not exceed the ground floor area of the associated principal dwelling.

b. Where a Secondary Suite is developed completely or partially above grade, the livable floor area (excluding the area covered by stairways) shall not exceed **40 percent** of the gross floor area of the building containing the associated principal Dwelling, nor **800 square feet** whichever is the lesser.

c. Must have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing, or directly from the side or rear of the structure.

5.1.3. Garage Suites

(1) An Accessory Dwelling Unit may be constructed above a detached Garage (above grade); or a single-storey attached to the side or rear of, a detached Garage (at-grade) that is accessory to a Single Detached Dwelling, subject to the following standards:

a. The maximum livable floor area of the Garage Suites shall be as follows:

(i) Where above a detached Garage, the livable floor area (excluding the area covered by stairways) shall not exceed **800 square feet**.

(ii) Where attached to the side or rear of a detached Garage, the livable floor area (excluding the area covered by stairways) shall not exceed **800 square feet**.

b. Must be located behind the rear wall of the principal building. For the purpose of this regulation, the rear wall of the principal building is the wall furthest from the wall with the facade facing the fronting public road.

(2) Detached accessory buildings with Garage Suites must meet the development standards for detached accessory structures in this By-law, except the above grade Garage Suites may be in an accessory building with a maximum height of **26 feet** to the roof peak.

(3) Windows contained within the Garage Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into yards and windows of abutting properties through one or more of the following:

a. Off-setting window placement to limit direct views of abutting rear or side yard amenity spaces, or direct view into a dwelling unit window on an abutting site;

b. Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and

c. Placing larger windows such as living room windows, to face a lane, a flanking public road, or the larger of any side yard abutting another property.

(4) Must have an entrance separate from the motor vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure.

(5) Site Plan Approval shall be required by the Development Officer, prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.1.4. Garden Suites

(1) An Accessory Dwelling Unit may be located in a detached accessory structure to a principal use subject to the following standards:

a. The maximum livable floor area of the Garden Suite shall be **800 square feet**.

b. Must be located behind the rear wall of the principal building. For the purpose of this regulation, the rear wall of the principal building is the wall furthest from the wall with the facade facing the fronting public road.

(2) Detached accessory buildings with Garden Suites must meet the development standards for detached accessory structures in this By-law.

(3) Windows contained within the Garden Suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties through one or more of the following:

a. Off-setting window placement to limit direct views of abutting rear or side yard amenity spaces, or direct view into a dwelling unit window on an abutting site;

b. Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and

c. Placing larger windows such as living room windows, to face a lane, a flanking public road, or the larger of any side yard abutting another property.

(4) Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.2 Conversion of Residential Buildings

(1) Converted dwellings may be allowed to be created from a single detached dwelling in a Residential 'R' zone into a Semi-detached Dwellings, Duplex Dwellings, Triplex dwellings subject to the following:

a. The Single Detached Dwelling shall have existed prior to the passing of this By-law;

b. Shall be subject to the provisions of the bulk standards of the underlying zoning district for dwelling types and the parking requirements;

c. Shall only be located on a corner lot subject to the requirements of the section on **Dwellings on Corner Lots**;

d. Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.3 Rooming and Boarding Houses

Rooming and Boarding Houses shall comply with the following regulations:

(1) The maximum occupancy shall be 5 residents.

(2) Shall be developed as either a purpose-built freestanding structure, part of an Apartment Dwelling development, or Single Detached Dwelling converted for this purpose subject to the provisions of the Conversion of Residential Buildings.

(3) Shall only be located in a Zone where Rooming and Boarding Houses are permitted.

(4) Shall require all units operated by a single provider when a Duplex Dwelling, Semi-detached Dwelling or Triplex Dwelling is converted for the purpose of Rooming and Boarding Houses.

(5) Sleeping Units shall be limited in food preparation facilities.

(6) No Home Enterprises, Secondary Suite, or Garage Suite shall be permitted as part of a Rooming and Boarding Houses development or on the site of such development.

(7) Where a Rooming and Boarding Houses is designed as a freestanding structure it shall be of a size, scale, and outward appearance that is typical of surrounding area subject to:

a. Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.4 Community Care Facilities

Community Care Facilities in residential zones shall comply with the following regulations:

(1) The maximum occupancy per unit shall be 4 residents for Community Care Facilities.

(2) Shall be developed as either a purpose-built freestanding structure or a Single Detached Dwelling converted for this purpose subject to the provisions of the Conversion of Residential Buildings.

(3) No Home Enterprises, Secondary Suite, or Garage Suite shall be permitted as part of the development or on the Site of such development.

(4) Where designed as a freestanding structure, it shall be of a size, scale, and outward appearance that is typical of surrounding area subject to:

a. Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.5 Flag Lots

(1) The creation of new flag lots is prohibited unless:

a. The proposed flag lot has access to a navigable waterway or a public right-of-way; or

b. The Development Officer determines that there is no feasible alternative way to provide access to such lands for the following instances:

(i) when reasonably necessary to eliminate access onto thoroughfares;

(ii) when necessary to make reasonable use of parcels with severe topography or other physical constraints;

(iii) when a flag lot would provide greater protection of natural resources areas (e.g., streams); or

(iv) when necessary to accommodate the function of hiding or concealing utility buildings/substation, or radio, television of communication towers.

c. Approved flag lots are subject to the following requirements:

(i) The flagpole portion that is the access corridor of the lot shall not be built upon with a structure, or used to calculate lot area, lot width, lot depth, lot coverage or building setbacks, and the flagpole portion may not be used to provide off-street parking;

(ii) The minimum width of the strip of land used to provide the access corridor to the buildable portion of the flag lot shall be **33 feet.** The driveway within the access corridor shall have a minimum width of 10 feet, with landscaping provided on both sides of the driveway;

(iii) The access corridor to the buildable portion of the flag lot shall not exceed **300 feet** in length;

(iv) A common driveway for all dwelling units shall be encouraged with the preferred location for the driveway on the flagpole portion of the flag lot, with the interior lot granted a cross access easement over the flagpole;

(v) The flagpole must be part of the flag lot, connect to a public road and be under the same ownership as the flag portion of the lot. Access easements to allow for use of the pole by another lot may be required;

(vi) Adequate vehicle turn-around space on the flag portion of the lot shall be provided to discourage vehicles from backing out from the site; and

(vii) Within the access corridor on the pole portion of the lot, the owner must erect and maintain a property address sign for the dwelling on the flag portion of the lot, said address sign meeting the standards of this By-law for building addresses.

5.6 Splitting Attached Dwellings on to Separate Lots

(1) The owner of a lot that has a Semi-Detached Dwelling or a Multiple Attached Dwelling may split the lot to allow each dwelling unit on its own lot provided that:

a. The new lot line must be a straight line between the front and rear lot lines, located in such a manner that the party wall of the semi-detached dwellings and any applicable accessory structure must form part of the new lot line, and where the new lot line is unable to form a straight line due to the irregular shape of the lot or the structure, the location of that new lot line must be determined by the conditions of any subdivision approval issued;

b. Each of the lots created must have frontage on a public road;

c. The permitted use of each lot created must be for a dwelling unit and permitted accessory uses and structures only;

d. The minimum dwelling unit width shall be **18 feet**;

e. Each lot created must provide one parking space with access to this required parking space being directly from either a public lane or a public road; however, the parking space must not be in the front yard leading to the front of the principal structure;

f. Where a driveway leads from the public front street to a garage located on the front facade of the dwelling, such driveway must be a minimum of **23 feet** in length;

g. Any parking in a side yard shall be accommodated in side yard with a minimum width of **10 feet**;

h. Each lot created may provide side yard setbacks less than the underlying zoning district minimum setback requirements, but exterior lots shall not be less than 4 feet, except corner side yards shall not be less than **10 feet**, and interior lots shall have a minimum side yard setback along the new lot line that falls along party walls of **0 [zero]** feet.

i. Each lot for each dwelling may be less than the minimum lot width permitted under the dimensional standards for the zoning district in which the lot is located, but shall not be less than **18 feet** for the interior lots, not less than **22 feet** for the exterior lots, not less than **28 feet** when an attached garage is located on the front façade of the dwelling, and not less than **28 feet** when the new lot is a corner lot.

j. Each lot for each dwelling in Semi-Detached Dwellings may be less than the minimum lot area permitted under the dimensional standards for the zoning district in which the lot is located, but shall not be less than **2,200 square feet**.

k. Each lot for each dwelling in Multiple Attached Dwelling may be less than the minimum lot area permitted under the dimensional standards for the zoning district in which the lot is located, but shall not be less than **1,800 square feet** for the interior lots, not less than **2,200 feet** for the exterior lots.

Figure 10.
Splitting Semi-Detached Dwellings on to Separate Lots

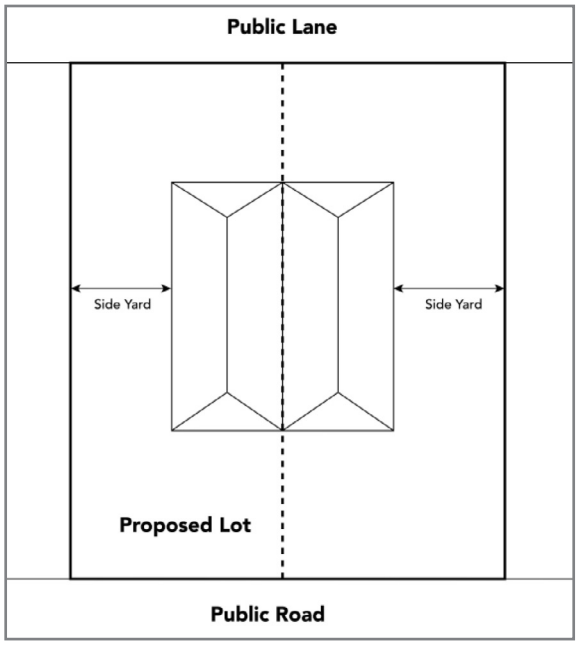
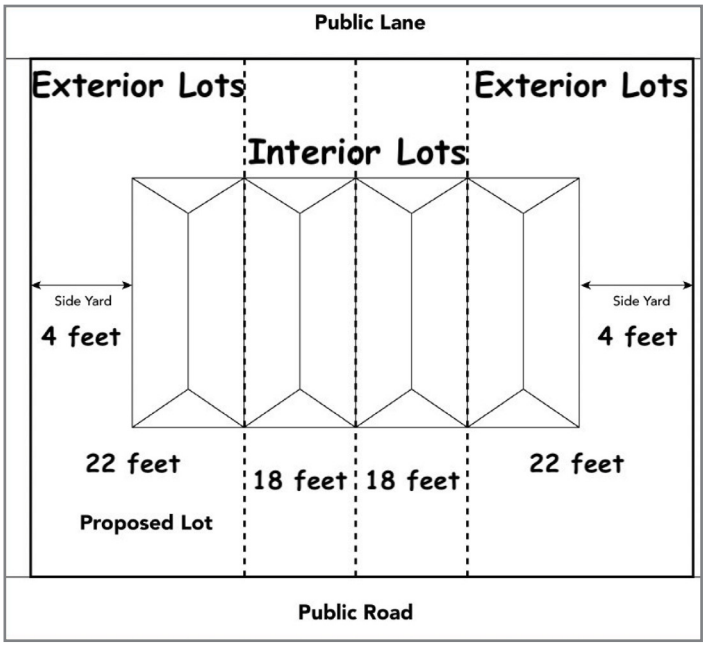


Figure 11.
Splitting Multiple Attached Dwellings On To Separate Lots



5.7 Bungalow Clusters

(1) May include Single Detached Dwellings, Semi-detached Dwellings, Multiple Attached Dwellings, Mobile Homes, or Mobile Units organized around a private green open space on lands zoned Residential.

(2) The minimum spatial separation between detached dwellings as measured from building face to building face shall be **4 feet**, unless the detached dwellings are semi-detached and sharing a common party wall.

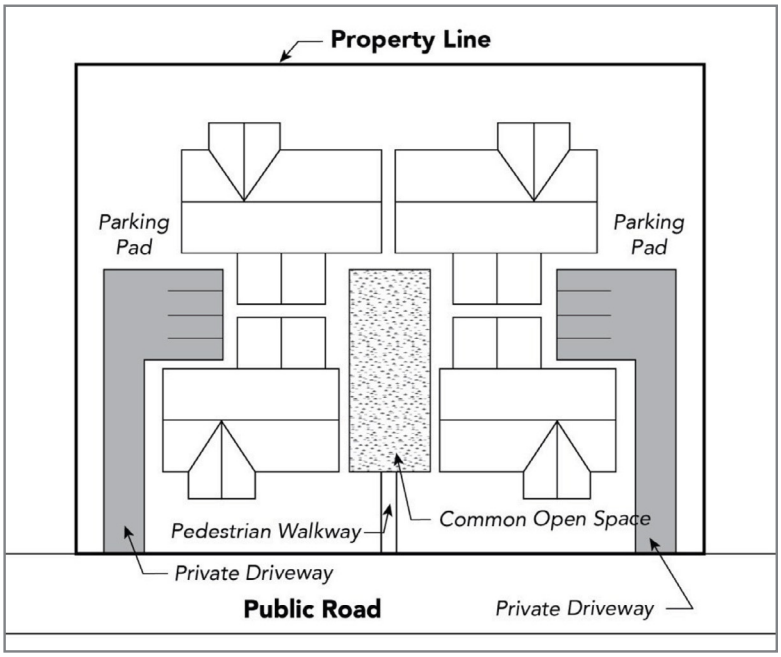
(3) The minimum spatial separation between the front wall of the detached dwellings and the common area that contains the open green space shall be **3 feet**.

(4) The minimum width of the common area open green space shall be **45 feet**.

(5) In bare land unit condominium developments, each bare land unit, as defined in Provincial Legislation, which is delineated by horizontal land boundaries, shall be considered a zoning lot as defined by this By-law, for the purposes of determining site area and width, yards and other requirements.

(6) A universally accessible, pedestrian route must be provided from the Bungalow Clusters to a public sidewalk. Where no public sidewalk exists, a suitable alternative route must be provided subject to the approval of the Development Officer.

Figure 12. Bungalow Cluster



5.8 Bungalow Courts

(1) May include Single Detached Dwellings, Semi-detached Dwellings, Multiple Attached Dwellings, Mobile Homes, or Mobile Units organized around a private lane, loop street, frontage street or a parking area on lands zoned Residential.

(2) In bare land unit condominium developments, each bare land unit, shall be considered a zoning site as defined by this By-law, for the purposes of determining site area and width, yards and other requirements.

(3) The roadway surface of the private lane must be hard surfaced with concrete, asphalt, or paving stone, or a combination of those materials.

(4) The roadway surface of the private lane must be at least **20 feet** wide for two-way traffic and **12 feet** for one-way traffic.

(5) The two (2) approaches of a loop lane connecting to the public road shall be a minimum of **60 feet** apart.

(6) The design of the private lane, loop street, and/ or frontage street shall be subject to review and approval by the municipal engineer.

(7) The common area surrounded by the roadway surface must be at least **5 feet** wide on each side.

(8) Individual driveways leading from a shared private lane to each dwelling unit must be at least **20 feet** long, as measured between the front of the garage or carport and the closest pavement edge of the shared private lane.

(9) The design of the private lane must permit a passenger motor vehicle to back out of an individual driveway and turn 90 degrees.

(10) The minimum spatial separation between detached dwellings as measured from building face to building face shall be **6 feet**, unless the detached dwellings are semi-detached and sharing a common party wall.

(11) The minimum spatial separation between the front wall of the buildings and the common area that contains the roadway shall be **5 feet**.

(12) Zoning provisions for building setbacks to lot lines shall apply only to the external lot lines of the overall plan of condominium, not to internal lot lines resulting from the registration of any phase of a plan of condominium.

(13) A universally accessible, pedestrian route must be provided from the Bungalow Courts to a public sidewalk. Where no public sidewalk exists, a suitable alternative route must be provided subject to the approval of the Development Officer.

Figure 13. Bungalow Court, Parking

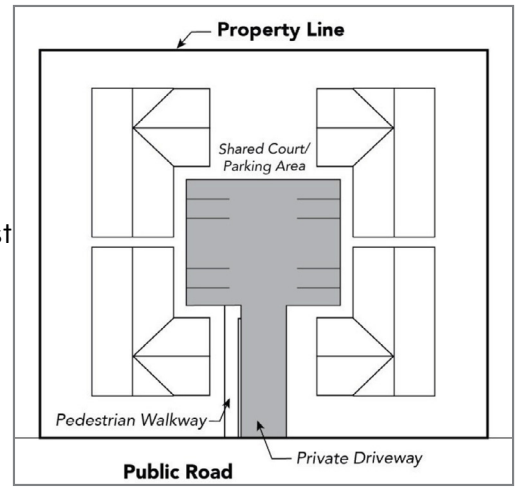
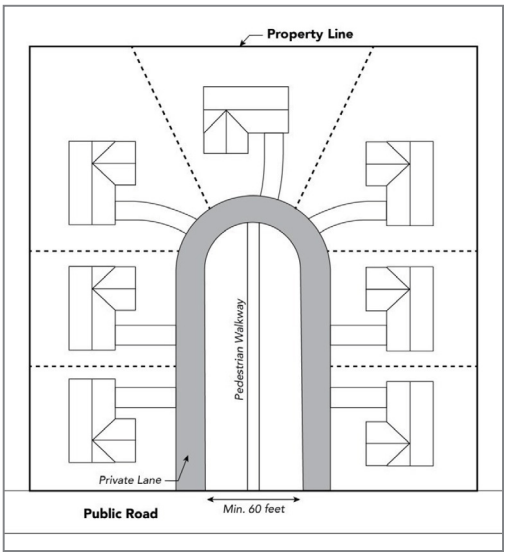


Figure 14. Bungalow Court, Loop Lane



5.9 Dwelling Unit, Live Work

(1) The Dwelling and work components of the Live Work Unit shall not be legally separated through a subdivision or condominium conversion.

(2) The Dwelling associated with a Live Work Unit shall not contain a Home Enterprise.

(3) There may be internal access between the Dwelling and the work components of the Live Work Unit

(4) For Live Work Units located at Grade, the Live Work Unit shall contribute to the pedestrian-oriented character of the street or immediate area with an active frontage.

(5) Neither the Dwelling nor the work component of the Live Work Unit shall be less than **25%** of the total floor space of the Live Work Unit.

5.10 Dwelling Units, Commercial Zones

(1) Residential dwelling units are permitted in all Commercial Zones with the following provisions:

- **a.** Dwelling units shall only be located above or to the rear, but within the same building, of one or more permitted commercial uses that occupy the first floor of the principal building.
- **b.** Shall have bathroom and kitchen facilities that are separate from the non-residential use.
- **c.** Shall have a building entrance that is separate from the non-residential use unless a Live Work Unit.
- **d.** The dwelling unit must be occupied by on-site workers, the business owner, caretaker, security guard or similar employee(s).

(2) In the Highway Commercial Zone, the dwelling unit may be detached from the principal building such as a Garage Suite, Garden Suite, Mobile Home or Mobile Unit

(3) In one-storey buildings, residential dwelling units are permitted, provided that:

- **a.** Commercial uses occupy the front of the building.
- **b.** Each permitted dwelling unit shall have a minimum livable floor area of **400 square feet**.
- **c.** Livable floor areas comprise no more than **40 percent** of the gross floor area of the building.
- **d.** Shall contribute to the pedestrian-oriented character of the street, the immediate area, or the high visibility of the highway with an active frontage.
- **e.** Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.11 Dwelling Units, Industrial and Institutional Zones

(1) A maximum of one dwelling unit shall be permitted all "M" Industrial and "OI" Open Space Institutional Zones as an accessory use to any permitted use with the following provisions:

a. The dwelling unit must be occupied by on-site workers, the business owner, caretaker, security guard or similar employee(s).

b. Shall have bathroom and kitchen facilities that are separate from the non-residential use.

c. Shall have a building entrance that is separate from the non-residential use unless a Live Work Unit.

d. May be detached from the principal building such as a Garage Suite, Garden Suite, Mobile Home or Mobile Unit.

e. The dwelling unit must be occupied by on-site workers, the business owner, caretaker, security guard or similar employee(s).

f. Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.12 Dwelling Units, Agriculture Limited Zones

(1) A maximum of one dwelling unit shall be permitted as an accessory use to any permitted use in the "AL" Agricultural Limited Zones with the following provisions:

a. The dwelling unit must be occupied by on-site workers, the business owner, caretaker, security guard or similar employee(s).

b. Shall have bathroom and kitchen facilities that are separate from the non-residential use.

c. Shall have a building entrance that is separate from the non-residential use.

d. May be detached from the principal building such Garage Suite, Garden Suite, Mobile Home or Mobile Unit.

e. The dwelling unit must be occupied by on-site workers, the business owner, caretaker, security guard or similar employee(s).

f. Site Plan Approval shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

5.13 Mobile Homes and Mobile Units

(1) No person shall use lands zoned "R" Residential or "RR" Rural Residential or "WD" Waterfront Development for the purpose of permanently erecting or placing thereon a mobile unit or mobile home without an approved conditional use.

(2) Mobile homes or Mobile Units may be allowed as dwelling units and a principal structure on lands zoned "RM" Residential Mobile; and as dwelling units as an Accessory Dwelling Units in lands zoned Industrial or Commercial Recreation.

(3) Mobile homes and mobile units, including in mobile home parks in Bungalow Clusters and Bungalow Courts, each require a development permit. No mobile home or mobile unit located in the municipality shall receive a development permit unless it complies with the following regulations:

a. Mobile homes or mobile units, even those constructed outside the municipality, must meet the structural standards in *The Buildings Act*.

b. The Canadian Standards Association (CSA) Mobile Home Structural Standards contained within the Z240 series and all revisions thereto and shall comply with all residential standards under *The Manitoba Building Code*.

c. There shall not be more than one mobile home per zoning site or mobile home space.

d. Mobile home or mobile unit, when located permanently on a site, shall:

(i) Be connected to municipal sewer services and drinking water system when such services are available on the site; or be connected to a private registered sewage disposable system installed in accordance with this By-law and provincial regulations where there are no municipal water and sewer services adjacent to the site;

(ii) Be placed and anchored on a permanent foundation.

(iii) Have skirting that screens the view of the foundation supports or wheels.

(iv) Be connected to the hydro system with an approved electrical service outlet.

e. Site Plan Approval shall be required by the Development Officer and Council for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

f. All additions, structures, and building such as breezeways, carports, cabanas, porches, private garages, summer kitchens, and storage facilities to be attached to a mobile home shall be constructed in accordance with the Manitoba Building Code and be painted or pre-finished and maintained so as to complement the main structure.

g. All mobile homes shall be provided with skirting extending from the bottom of the mobile home to the ground having adequate ventilation and a readily accessible, removable panel giving access to service connections.

h. Factory Building House(s), as defined herein, shall be permitted to locate on any mobile home site or space, subject to all other requirements.

(4) In additional to the preceding general requirements for mobile homes, the following requirements shall apply to all mobile home parks:

a. No person shall construct, operate or maintain a mobile home park without first having registered the park as set forth in the RM of Lac du Bonnet Trailer By-law.

b. The Development Officer shall review the plans for compliance for approval. A development permit and/or license for placement of a mobile home or factory built home shall not be issued until there has been approval of the plans.

c. Mobile home parks lawfully existing at the effective date of this By-law and which do not meet the requirements of this By-law have non-conforming rights as provided herein. Subject to the requirements of the RM of Lac du Bonnet Trailer By-law a mobile home park lawfully existing at the effective date of this By-law may be redesigned or altered without the necessity of a variance order, even though the full requirements of this By-law have not been complied with, provided that the non-conformity is being decreased and that the total number of mobile home spaces is decreased.

d. Mobile homes used as dwellings, lawfully in existence and located in the RM of Lac du Bonnet at the effective date of this By-law may be relocated to another site or space approved for mobile home use by the By-law. Approval to relocate may be refused.

(5) A mobile home park in Bungalow Clusters and Bungalow Courts must meet the following standards:

a. More than one mobile home or mobile unit may be permitted on an approved mobile home park site.

b. Must provide a roadway with a driving surface a minimum of **16 feet** wide with an all-weather surface that serves all dwellings.

c. Must provide clear identification of a dwelling unit number on each mobile home or mobile unit.

d. Must provide a centrally located common park space or recreation area equivalent to a minimum area of **430 square feet** per mobile home or mobile unit in the mobile home park.

e. Shall require site plan approval by the Development Officer and Council for the on-site location of the site boundaries; foundations, pads, or mobile home sites; accessory buildings; internal roads; sidewalks and active transportation paths; vehicle parking; and systems supplying electrical power, water and registered sewage disposal. All of which shall be maintained to the satisfaction of the Development Officer.

5.14 Trailer Parks and Tourist Camps

(1) Siting and Development Requirements Within Trailer Parks and Tourist Camps

- **a.** The maximum development density shall be 8 travel trailer, camping unit, or cabin spaces per developed acre, with 1 unit per space.
- **b.** The minimum site area shall be **200 square feet** per unit or **20 percent** of the total site area, whichever is greater.
- **c.** Each travel trailer, camping unit, or cabin space shall have a minimum area of **3,200 square feet** and a minimum width of **40 feet**.
- **d.** A minimum separation distance of **15 feet** shall be maintained between travel trailers, camping units, or cabin units, including projections.
- **e.** A minimum setback of **30 feet** shall be provided from any service building and 15 feet from any property boundary.
- **f.** A minimum of 1 parking space shall be provided per travel trailer, camping unit, or cabin space.
- **g.** Internal roadways shall have a minimum surfaced width of **18 feet** and be located within a minimum 30-foot right-of-way.

5.15 Not Considered Dwelling Unit

(1) No truck, bus, shipping container (sea can), motor coach, or other vehicle shall be used for habitation as either an accessory dwelling unit or a principal dwelling unit.

6.0
Zoning Districts

6.0 ZONING DISTRICTS

6.1 Establishing Zones for Land-Uses

Land-uses in the Rural Municipality are regulated in accordance with the following zoning districts in **Table 10 Zoning Districts**:

Table 10. Zoning Districts

Zoning Districts	Abbr.
Agriculture General	**AG**
Agriculture Limited	**AL**
Open Space Institutional	**OI**
Waterfront Development	**WD**
Commercial Recreational	**CR**
Residential	**R**
Rural Residential	**RR**
Residential Mobile Home	**RM**
Commercial Highway	**CH**
Industrial	**M**
Industrial Airport	**IA**
Resource Development Zone	**RD**
Open Space Shoreland Zone	**OS**
Planned Development Overlay - 1	**PDO-1**
Planned Development Overlay - 2	**PDO-2**

6.2 Allowable Uses: Permitted and Conditional

(1) The permitted and conditional uses are land-uses prescribed for lands within each zone, which are set out in the Land-Use Table for each Zoning District.

(2) Where a use is not listed and is not similar to, or accessory to, a permitted or conditional principal use, or a permitted or conditional secondary use, the land-use is not allowed in the zone.

6.3 Bulk Regulations

(1) No land, building, or structure shall be used or occupied, and no building or structure shall be constructed, erected, altered, enlarged, or placed, except in accordance with the bulk requirements described in the Bulk Regulations Tables for each Zoning District, unless described elsewhere in this By-law.

6.4 Planned Development Overlay Districts

The following overlay zoning districts are hereby established, and each such district is intended for the purposes described below. A Planned Development Overlay shall not authorize a use or development that is inconsistent with the Development Plan, any applicable Secondary Plan, *The Planning Act*, or the Provincial Planning Regulation.

6.4.1. Planned Development Overlay - 1 (PDO-1) (Special District)

Is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district.

(1) Planned Development Overlay 1 (PDO-1) are used to:

- **a.** Promote specific land-uses to develop, such as mixed-use, affordable housing, or a type of agricultural operation, by enabling the land-use(s) in a specified sub-area;
- **b.** Restrict specific types of land-uses on an area wide basis to protect a nearby special features such as historic resources, airports, wetlands, steep slopes, and waterfronts; or
- **c.** Establish dimensional standards such as lot areas, lot coverage, yards, signage, parking requirements, and setbacks affecting only a sub-area to protect a special feature or to promote a specific type of development.

(2) The purpose of the Planned Development Overlay 1 (PDO-1) overlay district is to provide a means to alter or specify allowed uses and/or development standards in otherwise appropriate zones, in unique or special circumstances, in order to achieve local planning objectives across multiple properties or neighbourhoods, and not associated with any master planned development envisioned for an area or a site.

(3) Used to tailor the regulations of a land-use(s) in a specific geographical location.

(4) A PDO-1 zoning district is appropriate when additional zoning controls are required to address an area-wide (rather than site-specific) condition, or to implement an area-wide plan for the proposed district. PDO-1 districts are generally appropriate for areas with unique or special circumstances.

(5) The PDO-1 overlay must only be applied to zones where specified through a text amendment to the Zoning By-law. Such amendment must include:

- **a.** A map of the location(s) of any lands affected by the overlay at an appropriate scale indicating the designation, location, and boundaries of each underlying zoning district; and
- **b.** Every regulation specified or changed for the underlying zoning district by the PDO-1 overlay including any restriction or additional condition applicable to allowable uses.

(6) The PDO-1 overlay may not be used:

a. Where the proposed changes to the regulations of the underlying zoning district:

(i) are significant enough to be inconsistent with the general purpose of the underlying zoning district(s) and the designation of another existing zone district in this By-law would be more appropriate;

(ii) are not merely related to local planning objectives but would have significant general application to warrant an amendment to the text of the underlying zoning district itself or to create a new Zoning District; or

(iii) are intended to provide such detailed or site-specific control over the design and siting of a special development that the use of the PDO-2 overlay would be more appropriate.

(7) All regulations in the Zoning By-law must apply to development in the area covered by the adopted PDO-1 overlay, unless the PDO-1 By-law specifically modifies or alleviates those regulations.

(8) All adopted PDO-1 districts shall be contained in attached schedules, which form part of this By-law.

6.4.2. Planned Development Overlay - 2 (PDO-2) (Master Planned Development)

Is a zoning district, which modifies the zoning regulations and standards of an existing zoning district by tailoring the zoning to address the specific needs of a development project planned for a site. PDO-2s formulate the site-specific regulations in response to on-site conditions, or to mitigate off-site impacts associated with a planned development.

(1) The purpose of the Planned Development Overlay 2 (PDO-2) overlay district is to provide for site-specific control over an individual proposed development, in unique or special circumstances, where any other zone would be inappropriate or inadequate. A PDO-2 shall be established only as a conditional use, following the applicable public hearing and approval process under *The Planning Act* and this By-law.

(2) A PDO-2 district is appropriate when the proposed development regulations do not relate to an area-wide condition but are explicit to covering only the location of the proposed development.

(3) PDO-2 districts are appropriate for a development with unique attributes or located on a site with special characteristics, which have not been contemplated in the existing zoning districts.

(4) The PDO-2 overlay must only be applied to a well-defined site to regulate a specific development being proposed under the following circumstances:

a. The proposed development exceeds the development provisions of the closest equivalent existing zoning district;

b. The proposed development requires specific regulations to ensure land use conflicts with adjoining and adjacent properties are minimized;

c. The site for the proposed development has unique characteristics that require specific regulations; or

d. The ongoing operation of the proposed development and the unique nature of the land-use(s) requires specific regulations to that site.

(5) The PDO-2 overlay must only be applied to zones where specified through a text amendment to the Zoning By-law. Such amendment must include:

a. A map of the location(s) of any lands affected by the overlay at an appropriate scale indicating the designation, location, and boundaries of the PDO-2 overlay; and

b. Every regulation specified by this Zoning By-law for a zoning district to be regulated by the PDO-2 overlay including allowable use and lot dimensions.

(6) The regulations provided in the PDO-2 district substitute the specified regulations of the Zoning By-law, and the provisions of the PDO-2 govern.

(7) All regulations in the Zoning By-law shall apply to a development in the area covered by the adopted PDO-2 overlay, unless the PDO-2 By-law specifically modifies or alleviates those regulations.

(8) Where there is a conflict between the provisions of the PDO-2 and those of the underlying zone including zones modified by a PDO-1, the provisions of the PDO-2s govern.

(9) All adopted PDO-2 districts shall be contained in attached schedules, which form part of this By-law.

6.5 Land-Use Table

6.5.1. Definition Of Symbols Used In Tables

(1) **Table 11 Land Uses** lists the principal, accessory, and temporary land-uses allowed within all base zoning districts.

(2) **In Table 11:**

a. **"P"** in a cell indicates that the use identified at the far left of that row is permitted principal use in the zoning district identified at the top of that column;

b. **"C"** in a cell indicates that, in the zoning district identified at the top of that column, the use identified at the far left of that row is allowed only if reviewed and approved as a conditional use;

c. **"A"** in a cell indicates that the use identified at the far left of that row is permitted as an accessory in the zoning district identified at the top of that column when a principal use is established on the same lot;

d. **"AC"** in a cell indicates that the use identified at the far left of that row is allowed as an accessory in the zoning district identified at the top of that column only if reviewed and approved as a conditional use;

e. a **blank cell** indicates that the use identified at the far left of that row is not permitted in the zoning district identified at the top of that column.

f. Where **"USS"** appears, it means "Use Specific Standards" and refers to the section of this By-law containing additional standards applicable to the use identified at the far left of that row.

(3) Bulk Tables and Additional Regulations listed with the Bulk Tables for each zoning district effecting land-uses shall also apply.

a. Where **"N/A"** appears in Tables 12–24, no dimensional standard applies to the corresponding requirement.

Table 11. Land-Uses - Permitted, Conditional and Accessory

		Zoning Districts													
	Land-Use	**AG**	**AL**	**OI**	**WD**	**CR**	**R**	**RR**	**RM**	**CH**	**M**	**IA**	**RD**	**OS**	**USS**
1.	Aggregate Quarry	**C**											**C**		
2.	Agri-Business	**C**	**P**							**C**	**P**		**P**		
3.	Agriculture Operations	**P**	**P**												
4.	Agri-Industrial		**P**								**C**				
5.	Agri-Manufacturing	**C**	**C**							**C**	**P**		**C**		

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

Land-Use		Zoning Districts													
		AG	AL	OI	WD	CR	R	RR	RM	CH	M	IA	RD	OS	USS
6.	Agri-Tourism	A	A												
7.	Airport Operations											P			3.13
8.	Animal Keeping	P	P					A					P		3.38
9.	Apiculture (Beekeeping)	P	P					A					A		
10.	Auction House		C							P	C				
11.	Auction Yard		C							P	C				
12.	Automotive Dealers									P	C				
13.	Automotive Repair and Maintenance									P	P	P			
14.	Bed and Breakfast	A	A		C		A	A							3.30
15.	Boat Dock, Private			A	A	A							A	A	
16.	Boat Dock, Public or Shared			A	A	A							A	C	
17.	Boat House			A	A	A								A	
18.	Boat Port			A	A	A								A	
19.	Boat Slip			P	C	C								C	
20.	Bungalow Clusters						C	C	C						5.7
21.	Bungalow Courts						C	C	C						5.8
22.	Cannabis Cultivation	C	C								C				
23.	Cannabis Nursery	C	C							C	C				
24.	Cannabis Processing		C							C	C				
25.	Cannabis Store									C	C				
26.	Car Washes									P	P				
27.	Cemeteries	C	P										P		

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

Land-Use	Zoning Districts													
	AG	AL	OI	WD	CR	R	RR	RM	CH	M	IA	RD	OS	USS
28. Child Day-Care Services	A	A		A		A	A	A						3.30
29. Community Care Facilities						C								5.4
30. Community Centre			P			C								
31. Community Garden	P	P	P	P	P	P	P	P				P		
32. Community Health Centres			C						P	P				
33. Community Housing Services			C			C	C							
34. Contractor Services		C							P	P				
35. Crematorium		C							C	C				
36. Cultural Centre			P						P					
37. Drinking Places			C		P				P	P				
38. Drinking Water System	P		P	P	P				P	P				
39. Drive-Through Facility					P				P	C				
40. Dwelling Unit, Accessory	A	A	AC	A	A	A	A	A	AC	AC		A		5.1
41. Dwelling, Single-Detached	P	P		P		P	P	P	A	A	A	P		
42. Dwelling, Duplex				C		P	C							
43. Dwelling, Triplex				C		P								
44. Dwelling, Quadplex				C		C								
45. Dwelling, Multi-Attached				C		C								
46. Dwelling, Stacked				C		C								
47. Dwelling, Apartment						C								

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

Land-Use		Zoning Districts													
		AG	AL	OI	WD	CR	R	RR	RM	CH	M	IA	RD	OS	USS
48.	Dwelling Unit, Live-Work					P				P	P	P			5.9
49.	Educational Services			P	C	C	C				P	P			
50.	Equestrian Establishments	P	P	C									C		3.38
51.	Exploration Projects	C											C		
52.	Fabric Buildings	A	A	A	A	A	A	A	A						3.25
53.	Finance and Insurance									P					
54.	Fitness and Recreational Sports Centres			P		P				P	P				
55.	Forestry and Logging												P	P	
56.	Funeral Homes			C							P				
57.	Gasoline Stations / Gasoline Stations with Convenience Stores					P				P	P				
58.	Golf Courses and Country Clubs			P		P									
59.	Gun Club, Archery Range, and Similar Use	C	C										C		
60.	Health Care Offices			P						P	C				
61.	Heavy Equipment Sales, Rental and Servicing									P	C				
62.	Heritage Institutions			P						P	P		P		
63.	Heritage Resources			P									P		

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

Land-Use		Zoning Districts													
		AG	AL	OI	WD	CR	R	RR	RM	CH	M	IA	RD	OS	USS
64.	Home-Based Business	A	A		C		A	C	C						3.30
65.	Home Occupation	A	A		A		A	A	A						3.30
66.	Hospital			P						P	P				
67.	Hostels					C									
68.	Hotels					C				P					
69.	Housekeeping Cottages and Cabins					C									
70.	Hunting and Fishing Camps					C									
71.	Information and Cultural Industries									P	P				
72.	Interpretive Centres			P						P					
73.	Libraries			P						P	P				
74.	Light Equipment Sales, Rental and Servicing									P	P				
75.	Livestock Operation Uses, 10 AU > 199 AU	P	P										P		3.38
76.	Livestock Operation Uses, 200 AU > 299 AU	C	C										C		3.38
77.	Livestock Operation Uses, +300 Animal Units	C	C										C		3.38
78.	Manufacturing									P	P				
79.	Marinas			C											
80.	Medical and Diagnostic Laboratories									P	P				
81.	Micro-Brewery / Distillery / Winery									P	P				

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

Land-Use	Zoning Districts													
	AG	AL	OI	WD	CR	R	RR	RM	CH	M	IA	RD	OS	USS
82. Mining, Quarrying, and Oil and Gas Extraction	C	C										C		3.14
83. Mobile Food Services			A						P					
84. Mobile Homes or Mobile Units	A	P				C	C	P		A	A			5.13
85. Mobile Home Park					C			P						5.13
86. Motels					C				P					
87. Motor Vehicle and Parts Dealers									P	P				
88. Motorcycle, Boat and Other Motor Vehicle Dealers									P	P				
89. Motor Vehicle Towing									P	P				
90. Movie Theatres									P	P				
91. Municipal Fire-Fighting Services		P	P						P	P	P	C		
92. Nature Parks	P	P	P	P	P	P	P	P				P	P	
93. Nursing and Residential Care Facilities			P						P					
94. Office			A		P				P	P	P			
95. Off-Leash Dog Area			P	C		C	P	P		P				
96. Outside Display	A	A	A						A	A				
97. Outside Storage	A	A							A	C	C			4.4
98. Park	P	P	P	P	P	P	P	P		P		P		
99. Parking Lot			A		A			A	P	A	A	A		
100. Pavilion			P		P							P		

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

Land-Use	Zoning Districts													
	AG	AL	OI	WD	CR	R	RR	RM	CH	M	IA	RD	OS	USS
101. Performing Arts Companies			C						P					
102. Personal and Household Goods Repair and Maintenance					P				P	P				
103. Personal Service Shops					P				P	P				
104. Pet Care Services (except Veterinary)	P	P					P		P	P				
105. Picnic Shelter	A	A	A	A	A	A	A	A	A			A		
106. Place of Worship			P	P	P	P	P	P	P					
107. Postal Service			P		P				P	P				
108. Private Clubs			P		C				P					
109. Private Stables		P			P		P							3.38
110. Public Works Yard		P	P		P				P	P				
111. Racing Facilities	C	C												
112. Recreational and Vacation Camps					C									
113. Recreational Vehicle Dealers									P	P				
114. Recreational Vehicle (RV) Parks and Campgrounds					C									3.10
115. Resorts					C									
116. Restaurants			C		P				P	P				
117. Retail Stores			A		P				P	P				
118. Retail Trade									P	A				
119. Rooming and Boarding Houses					A									5.3

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

Land-Use	Zoning Districts													
	AG	AL	OI	WD	CR	R	RR	RM	CH	M	IA	RD	OS	USS
120. Scenic and Sightseeing Transportation			C						P					
121. Scientific Research and Development Services			P						P	P				
122. Self-Storage Mini Warehouses									P	P				
123. Shipping Containers	P	P	P						P	P	P			3.26
124. Sleep Cabin				A		A	A							
125. Slaughter and Meat Processing	C	C												
126. Sports Arena/ Stadium			C											
127. Testing Laboratories		C								P				
128. Truck Transportation									P	P				
129. Tourist Campsite					C									
130. Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
131. Vacation Farm	C	C												
132. Veterinary Services		P							P	P				
133. Warehousing and Storage									P	P				
134. Waste Disposal Grounds	P	P	P											3.12
135. Wastewater Management System	P	P	P											3.12
136. Wholesale Trade									P	P				
137. Zoo, Wildlife Preserves, and Game Farm	C	C	C											

P = Permitted; C = Conditional; A = Accessory Permitted; AC = Accessory Conditional

6.6 Agriculture General – AG

6.6.1. Purpose

This Zone enables agricultural producers to generate agricultural products and preserves larger parcels of land for agricultural purposes.

6.6.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "AG" Agriculture General zone as outlined on **Table 12**.

Table 12. "AG" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions		Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Front Yard (min) ft	v. Interior Side Yard (min) ft	vi. Exterior Side Yard (min) ft	vii. Rear Yard (min) ft
(1)	Aggregate Quarry	C	35	80.0	600	125	25	25	25
(2)	Agri-Business	C	35	2.0	200	125	25	25	25
(3)	Agriculture Operations	P	35	80.0	1,000	125	25	25	25
(4)	Agri-Manufacturing	C	35	80.0	200	125	25	25	25
(5)	Agri-Tourism	A	30	n/a	n/a	125	25	25	25
(6)	Animal Keeping	P	30	5.0	n/a	164	15	25	25
(7)	Apiculture (Beekeeping)	P	n/a	2.0	200	125	25	25	25
(8)	Bed and Breakfast	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(9)	Cannabis Cultivation	C	35	2.0	200	125	25	25	25
(10)	Cannabis Nursery	C	35	2.0	200	125	25	25	25
(11)	Cemeteries	C	35	2.0	200	n/a	n/a	n/a	n/a
(12)	Child Day-Care Services	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(13)	Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions		Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Front Yard (min) ft	v. Interior Side Yard (min) ft	vi. Exterior Side Yard (min) ft	vii. Rear Yard (min) ft
(14) Drinking Water System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(15) Dwelling Unit, Accessory	A	17	2.0	200	125	25	25	25
(16) Dwelling, Single-Detached	P	30	2.0	200	125	25	25	25
(17) Equestrian Establishment	P	30	80.0	200	125	25	25	25
(18) Exploration Projects	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(19) Fabric Buildings	A	17	n/a	n/a	125	25	25	25
(20) Gun Club, Archery Range, and Similar Use	C	30	80	600	125	25	25	25
(21) Home-Based Business	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(22) Home Occupation	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(23) Livestock Operation Uses, 10 AU > 199 AU	P	30	80	600	125	25	25	25
(24) Livestock Operation Uses, 200 AU > 299 AU	C	30	80	600	125	25	25	25
(25) Livestock Operation Uses, +300 Animal Units	C	30	80	600	125	25	25	25
(26) Mining, Quarrying, and Oil and Gas Extraction	C	n/a	80	600	125	25	25	25
(27) Mobile Homes or Mobile Units	A	30	5.0	200	125	25	25	25
(28) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(29) Outside Display	A	30	n/a	n/a	12.5	25	25	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions		Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Front Yard (min) ft	v. Interior Side Yard (min) ft	vi. Exterior Side Yard (min) ft	vii. Rear Yard (min) ft
(30) Outside Storage	A	30	n/a	n/a	Beside or Behind Principal Structure	25	25	25
(31) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(32) Pet Care Services	P	30	2.0	200	125	25	25	25
(33) Picnic Shelter	P	35	n/a	n/a	n/a	n/a	n/a	n/a
(34) Racing Facilities	C	35	80	600	125	25	25	25
(35) Shipping Containers	P	n/a	n/a	n/a	Beside or Behind Principal Structure	n/a	n/a	n/a
(36) Slaughter and Meat Processing	C	35	80	200	125	25	25	25
(37) Utilities	P	35	n/a	200	125	25	25	25
(38) Vacation Farm	C	30	2.0	200	125	25	25	25
(39) Waste Disposal Grounds	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(40) Wastewater Management System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(41) Zoo's, wildlife preserves and game farms	C	35	80	600	Beside or Behind Principal Structure	25	25	25

6.6.3. Additional Regulations

(1) Outdoor storage and shipping containers shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Outdoor storage and shipping containers shall comply with all applicable setback, screening, and buffering requirements established in *Section 4.4 Outdoor Storage* and *Section 3.26 Shipping Containers*.

6.7 Agriculture Limited – AL

6.7.1. Purpose

This Zone enables establishments primarily engaged in providing goods and services to agriculture operations; producing food for human or animal consumption on a large scale in a manufacturing process using agricultural products provided by an agricultural operation; and industries producing chemicals for agricultural operations to be established near agriculture operations. Also includes the production of food crops and non-food crops grown under cover. Habitable spaces are allowed in limited forms to only accommodate on-site workers, the business owner, caretaker, security guard or similar employee.

6.7.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "AL" Agriculture Limited zone as outlined on **Table 13**.

Table 13. "AL" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions		Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Front Yard (min) ft	v. Interior Side Yard (min) ft	vi. Exterior Side Yard (min) ft	vii. Rear Yard (min) ft
(1)	Agri-Business	P	35	2.0	200	125	25	25	25
(2)	Agriculture Operations	P	35	40.0	300	125	25	25	25
(3)	Agri-Industrial	P	35	40.0	300	125	25	25	25
(4)	Agri-Manufacturing	C	35	40.0	200	125	25	25	25
(5)	Agri-Tourism	A	30	40.0	n/a	125	25	25	25
(6)	Animal Keeping	P	30	5.0	200	164	15	25	25
(7)	Apiculture (Beekeeping)	P	n/a	2.0	200	125	25	25	25
(8)	Auction House	C	35	2.0	200	125	25	25	25
(9)	Auction Yard	C	35	2.0	200	125	25	25	25
(10)	Bed and Breakfast	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions		Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Front Yard (min) ft	v. Interior Side Yard (min) ft	vi. Exterior Side Yard (min) ft	vii. Rear Yard (min) ft
(11) Cannabis Cultivation	C	35	2.0	200	125	25	25	25
(12) Cannabis Nursery	C	35	2.0	200	125	25	25	25
(13) Cannabis Processing	C	35	2.0	200	125	25	25	25
(14) Cemeteries	P	35	2.0	200	125	25	25	25
(15) Child Day-Care Services	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(16) Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(17) Crematorium	C	35	2.0	200	125	25	25	25
(18) Dwelling Unit, Accessory	A	17	2.0	200	125	25	25	25
(19) Dwelling, Single-Detached	P	30	2.0	200	125	25	25	25
(20) Equestrian Establishment	P	35	80.0	200	125	25	25	25
(21) Fabric Buildings	A	17	n/a	n/a	125	25	25	25
(22) Gun Club, Archery Range, and Similar Use	C	35	80	300	125	25	25	25
(23) Home-Based Business	A	35	2.0	200	125	25	25	25
(24) Home Occupation	A	35	2.0	200	125	25	25	25
(25) Livestock Operation Uses, 10 AU > 199 AU	P	35	80	600	125	50	50	25
(26) Livestock Operation Uses, 200 AU > 299 AU	C	35	80	600	125	50	50	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions		Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Front Yard (min) ft	v. Interior Side Yard (min) ft	vi. Exterior Side Yard (min) ft	vii. Rear Yard (min) ft
(27) Livestock Operation Uses, +300 Animal Units	C	35	80	600	125	50	50	25
(28) Mining, Quarrying, and Oil and Gas Extraction	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(29) Mobile Homes or Mobile Units	P	30	2.0	200	125	25	25	25
(30) Municipal Fire-Fighting Services	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(31) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(32) Outside Display	A	30	n/a	n/a	125	25	25	25
(33) Outside Storage	A	30	n/a	n/a	125	25	25	25
(34) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(35) Pet Care Services (except Veterinary)	P	30	2.0	200	125	25	25	25
(36) Picnic Shelter	P	35	n/a	n/a	n/a	n/a	n/a	n/a
(37) Private Stables	P	35	5.0	200	164	50	50	25
(38) Public Works Yard	P	30	2.0	200	125	25	25	25
(39) Racing Facilities	C	35	5.0	200	125	25	25	25
(40) Self-Storage Mini Warehouses	P	35	2.0	200	125	25	25	25
(41) Shipping Containers	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(42) Slaughter and Meat Processing	C	35	2.0	200	125	25	25	25
(43) Testing Laboratories	C	35	2.0	200	125	25	25	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions		Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Front Yard (min) ft	v. Interior Side Yard (min) ft	vi. Exterior Side Yard (min) ft	vii. Rear Yard (min) ft
(44) Utilities	P	35	n/a	200	125	25	25	25
(45) Vacation Farm	C	35	2.0	200	125	25	25	25
(46) Veterinary Services	P	35	2.0	200	125	25	25	25
(47) Waste Disposal Grounds	P	35	5.0	200	125	25	25	25
(48) Wastewater Management System	P	35	2.0	200	125	25	25	25
(49) Zoo's, wildlife preserves and game farms	C	35	40.0	200	125	25	25	25

6.7.3. Additional Regulations

(1) Outdoor storage and shipping containers shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Outdoor storage and shipping containers shall comply with all applicable setback, screening, and buffering requirements established in *Section 4.4 Outdoor Storage* and *Section 3.26 Shipping Containers*.

6.8 Open Space and Institutional Zone – OI

6.8.1. Purpose

This Zone enables lands for either public or private recreational or institutional uses. It may also be used for protecting areas undeveloped that are unsuitable for development, public lands to be retained as undeveloped, and utility rights-of-ways.

6.8.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "OI" Open Space and Institutional zone as outlined on **Table 14**.

Table 14. "OI" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions			Required Yards			
				ii. Lot Area (min) acres	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(1)	Boat Dock, Private	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(2)	Boat Dock, Public or Shared	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(3)	Boat House	A	17	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(4)	Boat Port	A	17	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(5)	Boat Slip	P	17	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(6)	Community Centre	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	5* (15)	25
(7)	Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(8)	Community Health Centres	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	5* (15)	25
(9)	Community Housing Services	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	5* (15)	25
(10)	Cultural Centre	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	5* (15)	25
(11)	Drinking Places	C	30	1.0* (2.0)	100* (200)	40%	30	5* (15)	5* (15)	25
(12)	Drinking Water System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) acres	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(13) Educational Services	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	5* (15)	25
(14) Equestrian Establishments	C	35	1.0* (2.0)	100* (200)	50%	30	5* (15)	15	25
(15) Fabric Buildings	A	17	1.0* (2.0)	100* (200)	15%	n/a	5* (15)	15	25
(16) Fitness and Recreational Sports Centres	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(17) Funeral Homes	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(18) Golf Courses and Country Clubs	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(19) Health Care Offices	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(20) Heritage Institutions	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(21) Heritage Resources	P	35	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(22) Hospital	P	45	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(23) Interpretive Centres	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(24) Libraries	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(25) Marinas	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(26) Mobile Food Services	A	17	1.0* (2.0)	100* (200)	15%	30	5* (15)	15	25
(27) Municipal Fire-Fighting Services	P	35	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(28) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) acres	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(29) Nursing and Residential Care Facilities	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(30) Office	A	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(31) Off-Leash Dog Area	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(32) Outside Display	A	35	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(33) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(34) Parking Lot	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(35) Pavilion	P	35	n/a	n/a	n/a	30	5* (15)	15	25
(36) Performing Arts Companies	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(37) Picnic Shelter	P	35	n/a	n/a	n/a	30	5* (15)	15	25
(38) Place of Worship	P	45	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(39) Postal Service	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(40) Private Clubs	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(41) Public Works Yard	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(42) Restaurants	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(43) Retail Stores	A	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(44) Scenic and Sightseeing Transportation	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(45) Scientific Research and Development Services	P	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) acres	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(46) Shipping Containers	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(47) Sports Arena/ Stadium	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25
(48) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(49) Waste Disposal Grounds	P	35	1.0* (2.0)	100* (200)	50%	30	5* (15)	15	25
(50) Wastewater Management System	P	35	1.0* (2.0)	100* (200)	50%	30	5* (15)	15	25
(51) Zoo, wildlife preserves and game farms	C	35	1.0* (2.0)	100* (200)	40%	30	5* (15)	15	25

* The reduced site area and requirements are for those with municipal sewer or approved pump out holding tank only, otherwise the more restrictive site area and requirements apply.

6.8.3. Additional Regulations

(1) Fabric Buildings shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Fabric Buildings shall comply with all applicable setback, screening, and buffering requirements established in *Section 3.25 Cover-all Buildings and Fabric Buildings*.

(2) Shipping Containers shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Shipping containers shall comply with all applicable setback, screening, and buffering requirements established in *Section 3.26 Shipping Containers*.

6.9 Waterfront Development – WD

6.9.1. Purpose

This Zone enables residential and recreational uses that are intended to be located near or adjacent to water. They may be year-round uses or seasonal in nature.

6.9.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "WD" Waterfront Development zone as outlined on **Table 15**.

Table 15. "WD" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			**Lot Dimensions**					**Required Yards**			
			i. Building Height (max) ft	ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Minimum Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(1)	Bed and Breakfast	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(2)	Boat Dock, Private	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(3)	Boat Dock, Public or Shared	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(4)	Boat House	A	17	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(5)	Boat Port	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(6)	Boat Slip	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(7)	Child Day-Care Services	A	30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(8)	Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(9)	Drinking Water System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(10)	Dwelling Unit, Accessory	A	17	10,000 * (20,000)	50 * (100)	15%	500	30	5	15	25
(11)	Dwelling, Single-Detached	P	30	10,000 * (20,000)	50 * (100)	20%	800	30	5	15	25
(12)	Dwelling, Duplex	C	30	10,000 * (20,000)	50 * (100)	20%	800	30	5	15	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Minimum Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(13) Dwelling, Triplex	C	30	10,000 * (20,000)	50 * (100)	20%	800	30	5	15	25
(14) Dwelling, Quadplex	C	30	10,000 * (20,000)	50 * (100)	20%	800	30	5	15	25
(15) Dwelling, Multi-Attached	C	30	10,000 * (20,000)	50 * (100)	20%	800	30	5	15	25
(16) Dwelling, Stacked	C	30	10,000 * (20,000)	50 * (100)	20%	800	30	5	15	25
(17) Educational Services	C	35	10,000 * (20,000)	50 * (100)	40%	n/a	25	10	15	25
(18) Fabric Buildings	A	17	10,000 * (20,000)	50 * (100)	10%	n/a	n/a	10	15	25
(19) Home-Based Business	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(20) Home Occupation	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(21) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(22) Off-Leash Dog Area	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(23) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(24) Picnic Shelter	P	17	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(25) Place of Worship	P	30	10,000 * (20,000)	50 * (100)	40%	800	30	5	15	25
(26) Sleep Cabin	A	17	10,000 * (20,000)	50 * (100)	15%	500	30	5	15	25
(27) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* The reduced lot area and yard requirements are for those with municipal piped sewer, otherwise, the greater lot area and yard requirements apply.

6.9.3. Additional Regulations

(1) Fabric Buildings shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Fabric Buildings shall comply with all applicable setback, screening, and buffering requirements established in *Section 3.25 Cover-all Buildings and Fabric Buildings*.

6.10 Commercial Recreational - CR

6.10.1. Purpose

This Zone enables an assortment of seasonal accommodations, tourist attractions, and facilities for culture and sport to be established for the purposes of providing dynamic recreational opportunities and support services to residents and tourists. Habitable spaces are allowed in limited forms to only accommodate tourists, on-site workers, the business owner, caretaker, security guard or similar employees.

6.10.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "CR" Commercial Recreation zone as outlined on **Table 16**.

Table 16. "CR" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			**Lot Dimensions**					**Required Yards**			
			i. Building Height (max) ft	ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Minimum Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(1)	Boat Dock, Private	A	n/a	n/a	n/a	15%	n/a	n/a	n/a	20	n/a
(2)	Boat Dock, Public or Shared	A	n/a	n/a	n/a	15%	n/a	n/a	n/a	20	n/a
(3)	Boat House	A	17	n/a	n/a	15%	n/a	n/a	n/a	20	n/a
(4)	Boat Port	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(5)	Boat Slip	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(6)	Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(7)	Drinking Places	P	30	10,000* (20,000)	50* (100)	20%	480	25	10	15	25
(8)	Drinking Water System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(9)	Drive-Through Facility	P	30	10,000* (20,000)	50* (100)	20%	480	25	10	15	25
(10)	Dwelling Unit, Accessory	A	17	10,000* (20,000)	50* (100)	40%	480	25	10	15	25
(11)	Dwelling Unit, Live-Work	P	30	10,000* (20,000)	50* (100)	40%	480	25	10	15	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Minimum Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(12) Educational Services	P	35	10,000* (20,000)	50* (100)	40%	480	25	10	15	25
(13) Fabric Buildings	A	17	n/a	n/a	n/a	n/a	25	10	15	25
(14) Gasoline Stations / Gasoline Stations with Convenience Stores	P	35	1.0 ac	200	40%	n/a	30	25	25	25
(15) Golf Courses and Country Clubs	P	30	40.0 ac	200	40%	n/a	30	25	25	25
(16) Hostels	C	35	10,000* (20,000)	50* (100)	40%	480	25	10	15	25
(17) Hotels	C	35	2.0 ac	200	40%	n/a	30	25	25	25
(18) Housekeeping Cottages and Cabins	C	35	2.0 ac	200	40%	n/a	30	25	25	25
(19) Hunting and Fishing Camps	C	35	2.0 ac	200	40%	n/a	30	25	25	25
(20) Motels	C	30	2.0 ac	200	40%	n/a	30	25	25	25
(21) Mobile Home Park	C	30	80,000	200	n/a	n/a	n/a	n/a	n/a	n/a
(22) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(23) Office	P	30	10,000* (20,000)	50* (100)	20%	480	30	25	25	25
(24) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(25) Parking Lot	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(26) Pavilion	P	35	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(27) Personal and Household Goods Repair and Maintenance	P	30	1.0* (2.0)	75* (150)	40%	480	25	10	15	25
(28) Personal Service Shops	P	30	1.0* (2.0)	75* (150)	40%	480	25	10	15	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Minimum Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(29) Picnic Shelter	P	30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(30) Place of Worship	P	45	1.0* (2.0)	75* (150)	40%	480	25	10	15	25
(31) Postal Service	P	30	1.0* (2.0)	75* (150)	40%	480	25	10	15	25
(32) Private Clubs	C	30	1.0 ac	200	40%	800	30	25	25	25
(33) Private Stables	P	30	2.0 ac	200	n/a	n/a	125	50	25	50
(34) Public Works Yard	P	30	1.0* (2.0)	75* (150)	n/a	n/a	30	25	25	25
(35) Recreational and Vacation Camps	C	30	2.0 ac	200	n/a	n/a	25	10	15	25
(36) Recreational Vehicle (RV) Parks and Campgrounds	C	30	2.0 ac	200	n/a	n/a	25	10	15	25
(37) Resorts	C	30	2.0 ac	200	40%	n/a	25	10	15	25
(38) Restaurants	P	30	1.0* (2.0)	75* (150)	40%	480	25	10	15	25
(39) Retail Stores	P	30	1.0* (2.0)	75* (150)	40%	480	25	10	15	25
(40) Tourist Campsite	C	30	2.0 ac	200	n/a	n/a	25	10	15	25
(41) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

6.10.3. Additional Regulations

(1) Mobile homes shall comply with all applicable siting and development requirements established in *Section 5.13 Mobile Homes and Mobile Units*

(2) All commercial development shall comply with *Section 3.31 Buffering and Screening*.

6.11 Residential – R

6.11.1. Purpose

This Zone is to provide for Single-Detached Dwellings with Semi-Detached, Duplex, and Triplex Dwellings allowed in limited locations. It is the lowest density residential zone in the Rural Municipality.

6.11.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "R" Residential zone as outlined on **Table 17**.

Table 17. "R" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions				Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(1)	Bed and Breakfast	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(2)	Bungalow Clusters	C	30	5,000* (20,000)	100	40%	800	30*(30)	5*(5)	15* (15)	25**
(3)	Bungalow Courts	C	30	5,000* (20,000)	100	40%	800	30*(30)	5*(5)	15* (15)	25**
(4)	Child Day-Care Services	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(5)	Community Care Facilities	C	35	5,000* (20,000)	100	40%	800	30*(30)	5*(5)	15* (15)	25**
(6)	Community Centre	C	35	5,000* (20,000)	100	40%	800	30*(30)	5*(5)	15* (15)	25**
(7)	Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(8)	Community Housing Services	C	35	5,000* (20,000)	100	20%	800	30*(30)	5*(5)	15* (15)	25**
(9)	Dwelling Unit, Accessory	A	17	5,000* (20,000)	50	15%	500	50* (100)	5*(5)	15* (15)	25**
(10)	Dwelling, Single-Detached	P	30	5,000* (20,000)	50* (100)	20%	800	30* (100)	5*(5)	15* (15)	25**
(11)	Dwelling, Duplex	P	30	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(12) Dwelling, Triplex	P	30	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**
(13) Dwelling, Quadplex	C	30	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**
(14) Dwelling, Multi-Attached	C	30	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**
(15) Dwelling, Stacked	C	35	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**
(16) Dwelling, Apartment	C	35	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**
(17) Educational Services	C	35	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**
(18) Fabric Buildings	A	17	5,000* (20,000)	50* (100)	15%	n/a	50* (100)	5*(5)	15* (15)	25**
(19) Home-Based Business	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(20) Home Occupation	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(21) Mobile Homes or Mobile Units	C	30	5,000* (20,000)	50* (100)	20%	800	50* (100)	5*(5)	15* (15)	25**
(22) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(23) Off-Leash Dog Area	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(24) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(25) Picnic Shelter	P	30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(26) Place of Worship	P	45	5,000* (20,000)	50* (100)	40%	800	50* (100)	5*(5)	15* (15)	25**
(27) Sleep Cabin	A	17	5,000* (20,000)	50* (100)	15%	n/a	50* (100)	5*(5)	15* (15)	25**
(28) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

6.11.3. Additional Regulations

(1) Notwithstanding other section of this Zoning By-law, the following zone regulations shall also apply in the R Zone:

a. Home Enterprises shall be permitted only in Single-Detached Dwellings as provided under *Section 3.30 Home Enterprises*.

b. Accessory Dwelling Units shall only be permitted with Single-Detached Dwellings as provided under *Section 5.1*.

c. Semi-Detached, Duplex, and Triplex Dwellings shall only be permitted on Corner Lots as provided under *Section 3.18 Setbacks for Corner Lots*.

d. Semi-Detached Dwellings may be split onto separate lots to allow each dwelling unit on its own lot as provided under *Section 5.6 Splitting Attached Dwellings on to Separate Lots*.

e. Community Care Facilities shall only be permitted on Corner Lots as provided under *Section 5.4 Community Care Facilities*.

f. The minimum lot area shall be **20,000 square feet** where there is no municipal water or sewer.

g. Fabric Buildings shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Fabric Buildings shall comply with all applicable setback, screening, and buffering requirements established in *Section 3.25 Cover-all Buildings and Fabric Buildings*.

6.12 Rural Residential – RR

6.12.1. Purpose

This Zone is to provide for Single Detached Dwellings of a permanent nature in a rural setting, generally without the provision of the full range of municipal services.

6.12.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "RR" Rural Residential zone as outlined on **Table 18**.

Table 18. "RR" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions				Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(1)	Animal Keeping	A	30	5.0	125* (200)	n/a	n/a	125	25	75	25
(2)	Apiculture (Beekeeping)	A	30	2.0	125* (200)	n/a	n/a	125	25	75	25
(3)	Bed and Breakfast	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(4)	Bungalow Clusters	C	30	2.0	125* (200)	20%	800	125	25	25	25
(5)	Bungalow Courts	C	30	2.0	125* (200)	20%	800	125	25	25	25
(6)	Child Day-Care Services	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(7)	Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(8)	Community Housing Services	C	30	2.0	125* (200)	20%	800	125	25	25	25
(9)	Dwelling Unit, Accessory	A	17	2.0	125* (200)	15%	500	125	25	25	25
(10)	Dwelling, Single-Detached	P	30	2.0	125* (200)	20%	800	125	25	25	25
(11)	Dwelling, Duplex	C	30	2.0	125* (200)	20%	800	125	25	25	25

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(12) Fabric Buildings	A	17	2.0	125* (200)	15%	n/a	125	25	25	25
(13) Home-Based Business	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(14) Home Occupation	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(15) Mobile Homes or Mobile Units	C	30	2.0	125* (200)	20%	800	125	25	25	25
(16) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(17) Off-Leash Dog Area	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(18) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(19) Pet Care Services (except Veterinary)	P	n/a	n/a	n/a	n/a	n/a	125	25	25	25
(20) Picnic Shelter	P	30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(21) Place of Worship	P	45	2.0	125* (200)	40%	n/a	125	25	25	25
(22) Private Stables	P	30	5.0	125* (200)	n/a	n/a	125	50	25	50
(23) Sleep Cabin	A	17	2.0	125* (200)	15%	n/a	125	25	25	25
(24) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

6.12.3. Additional Regulations

(1) Notwithstanding other section of this Zoning By-law, the following zone regulations apply in the RR Zone:

a. Home Enterprises shall be permitted only in Single-Detached Dwellings as provided under *Section 3.30 Home Enterprises*.

b. Apiculture (Beekeeping) shall be permitted as provided under *Section 3.37 Apiculture (Beekeeping)*.

c. Animal Keeping, Farm Animals shall be permitted only with Single-Detached Dwellings as provided under *Section 3.38 Livestock*.

d. Accessory Dwelling Units shall only be permitted with Single-Detached Dwellings as provided under *Section 5.1 Accessory Dwelling Units*.

e. The minimum lot area shall be **2.0 acres** and the minimum lot frontage shall be **200 feet** for lots with no piped services or only having piped water.

(2) Fabric Buildings shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Fabric Buildings shall comply with all applicable setback, screening, and buffering requirements established in *Section 3.25 Cover-all Buildings and Fabric Buildings*.

6.13 Residential Mobile Home – RM

6.13.1. Purpose

This Zone enables the establishment of mobile home park.

6.13.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "RM" Residential Mobile Home zone as outlined on **Table 19**.

Table 19. "RM" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions				Required Yards			
				ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(1)	Bungalow Clusters	C	30	5,000* (20,000)	125* (200)	20%	800	125	25	25	25
(2)	Bungalow Courts	C	30	5,000* (20,000)	125* (200)	20%	800	125	25	25	25
(3)	Child Day-Care Services	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(4)	Community Garden	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(5)	Dwelling Unit, Accessory	A	17	5,000* (20,000)	75* (100)	15%	500	30	5	5*(15)	25**
(6)	Dwelling, Single-Detached	P	30	5,000* (20,000)	75* (100)	20%	800	30	5	5*(15)	25**
(7)	Fabric Buildings	A	17	n/a	75* (100)	15%	n/a	30	5	15	25**
(8)	Home-Based Business	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(9)	Home Occupation	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(10)	Mobile Homes or Mobile Units	P	30	5,000* (20,000)	75* (100	20%	800	30	5	5*(15)	25**
(11)	Mobile Home Park	P	30	80,000	200	n/a	n/a	n/a	n/a	n/a	n/a
(12)	Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(13) Off-Leash Dog Area	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(14) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(15) Parking Lot	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(16) Picnic Shelter	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(17) Place of Worship	P	45	40,000	200	30%	n/a	30	15	15	25
(18) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

6.13.3. Additional Regulations

(1) Notwithstanding other sections of this Zoning By-law, the following zone regulations apply in the RM Zone:

a. No person shall place, or cause to be placed, a mobile home or mobile unit within the R.M. of Lac du Bonnet and used as a dwelling unless it complies with requirements of the RM of Lac du Bonnet Trailer By-law and *Section 5.13 Mobile Homes and Mobile Units* of this by-law.

b. Home Enterprises shall be permitted only in Single-Detached Dwellings as provided under *Section 3.30 Home Enterprises*.

c. Accessory Dwelling Units shall only be permitted with Single-Detached Dwellings as provided under *Section 5.1 Accessory Dwelling Units*.

d. Except as noted above in Table 19, the minimum side yard shall be **15 feet** on the street side of a corner or reversed side yard.

6.14 Commercial Highway – CH

6.14.1. Purpose

This Zone enables a wide array of uses and services to be located conveniently on Provincial Trunk Highways or Roads, or major arterial streets to better serve a broad market catchment area of residents, businesses, and the traveling public; and to be exposed to large volumes of vehicle traffic including commercial vehicles. Characteristics include a dependency on vehicle traffic, large parking areas, a dominance of vehicle use, and large land areas for development, especially to accommodate commercial vehicles. Limited residential uses are allowed only above the ground floor or attached to the rear of the structure in mixed use buildings where other permitted uses are on the ground floor fronting the public road.

6.14.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "CH" Commercial Highway zone as outlined on **Table 20**.

Table 20. "CH" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions			Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(1)	Agri-Business	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(2)	Agri-Manufacturing	C	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(3)	Auction House	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(4)	Auction Yard	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(5)	Automotive Dealers	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(6)	Automotive Repair and Maintenance	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(7)	Cannabis Nursery	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(8)	Cannabis Processing	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(9)	Cannabis Store	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(10)	Car Washes	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(11) Community Health Centres	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(12) Contractor Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(13) Crematorium	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(14) Cultural Centre	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(15) Drinking Places	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(16) Drinking Water System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(17) Drive-Through Facility	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(18) Dwelling Unit, Accessory	A	17	n/a	n/a	15%	50* (100)	15	25	20**
(19) Dwelling, Single-Detached	A	30	n/a	n/a	15%	50* (100)	15	25	20**
(20) Dwelling Unit, Live-Work	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(21) Finance and Insurance	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(22) Fitness and Recreational Sports Centres	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(23) Gasoline Stations / Gasoline Stations with Convenience Stores	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(24) Health Care Offices	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(25) Heavy Equipment Sales, Rental and Servicing	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(26) Heritage Institutions	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(27) Hospital	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(28) Hotels	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(29) Information and Cultural Industries	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(30) Interpretive Centres	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(31) Libraries	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(32) Light Equipment Sales, Rental and Servicing	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(33) Manufacturing	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(34) Medical and Diagnostic Laboratories	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(35) Micro-Brewery / Distillery / Winery	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(36) Mobile Food Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(37) Motels	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(38) Motor vehicle and parts dealers	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(39) Motorcycle, Boat and Other Motor Vehicle Dealers	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(40) Motor Vehicle Towing	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(41) Movie Theatres	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(42) Municipal Fire-Fighting Services	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(43) Nursing and Residential Care Facilities	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(44) Office	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(45) Outside Display	A	30	n/a	n/a	15%	50* (100)	15	25	20**
(46) Outside Storage	A	35	n/a	n/a	15%	50* (100)	15	25	20**
(47) Parking Lot	P	n/a	n/a	n/a	50%	n/a	n/a	n/a	n/a
(48) Performing Arts Companies	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(49) Picnic Shelter	P	35	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(50) Personal and Household Goods Repair and Maintenance	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(51) Personal Service Shops	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(52) Pet Care Services (except Veterinary)	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(53) Place of Worship	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(54) Postal Service	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(55) Private Clubs	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(56) Public Works Yard	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(57) Recreational Vehicle Dealers	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(58) Restaurants	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(59) Retail Stores	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(60) Retail Trade	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(61) Scenic and Sightseeing Transportation	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(62) Scientific Research and Development Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(63) Self-Storage Mini Warehouses	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(64) Shipping Containers	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(65) Truck Transportation	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(66) Utilities	P	n/a	n/a	n/a	50%	n/a	n/a	n/a	n/a
(67) Veterinary Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(68) Warehousing and Storage	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**
(69) Wholesale Trade	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**

6.14.3. Additional Regulations

(1) Outdoor storage and shipping containers shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Outdoor storage and shipping containers shall comply with all applicable setback, screening, and buffering requirements established in *Section 4.4 Outdoor Storage* and *Section 3.26 Shipping Containers*.

(2) All developments in Commercial Highway Zone may be subject to the following:

a. Residential Uses shall be subject to *Section 5.10 Dwelling Units, Commercial Zones*.

b. ***Site Plan Approval / Design Review*** shall be required by the Development Officer prior to the issuance of any building or development permits, for the on-site locations and designs of accessory parking areas, private approaches, garbage areas, fencing, landscaping, signage, and exterior finishing materials for the construction of principal buildings and detached accessory buildings and structures, all of which shall be maintained to the satisfaction of the Development Officer.

c. The minimum lot area shall be **2.0 acres**, the minimum lot frontage shall be **200 feet**, the maximum building height shall be **45 feet** for lots with no piped services or only having piped water.

(3) Shipping Containers shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Shipping containers shall comply with all applicable setback, screening, and buffering requirements established in *Section 3.26 Shipping Containers*.

(4) All commercial development shall comply with *Section 3.31 Buffering and Screening*.

6.15 Industrial General – M

6.15.1. Purpose

This Zone provide areas for employment uses that occur entirely within an enclosed building with limited use of outside areas to employee parking; not more than 2 loading areas; and makes use of vehicles with GVWR less than 33,000 lbs. Retail trade accessory to the employment activity may be allowable. Habitable spaces are allowed in limited forms to only accommodate on-site workers, the business owner, caretaker, security guard or similar employee.

6.15.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "M" Industrial zone as outlined on **Table 21**.

Table 21. "M" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			**Lot Dimensions**				**Required Yards**				
			i. Building Height (max) ft	ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft	ix. Distance to Other Buildings
(1)	Agri-Business	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(2)	Agri-Industrial	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(3)	Agri-Manufacturing	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(4)	Auction House	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(5)	Auction Yard	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(6)	Automotive Dealers	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(7)	Automotive Repair and Maintenance	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(8)	Cannabis Cultivation	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(9)	Cannabis Nursery	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards				
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft	ix. Distance to Other Buildings
(10) Cannabis Processing	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(11) Cannabis Store	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(12) Car Washes	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(13) Community Health Centres	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(14) Contractor Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(15) Crematorium	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(16) Drinking Places	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(17) Drinking Water System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(18) Drive-Through Facility	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(19) Dwelling Unit, Accessory	A	17	1.0* (2.0)	75* (150)	15%	50* (100)	15	25	20**	10
(20) Dwelling, Single-Detached	A	30	1.0* (2.0)	75* (150)	15%	50* (100)	15	25	20**	10
(21) Dwelling Unit, Live-Work	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(22) Educational Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(23) Fitness and Recreational Sports Centres	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(24) Funeral Homes	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(25) Gasoline Stations / Gasoline Stations with Convenience Stores	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards				
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft	ix. Distance to Other Buildings
(26) Health Care Offices	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(27) Heavy Equipment Sales, Rental and Servicing	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(28) Heritage Institutions	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(29) Hospital	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(30) Information and Cultural industries	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(31) Libraries	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(32) Light Equipment Sales, Rental and Servicing	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(33) Manufacturing	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(34) Medical and Diagnostic Laboratories	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(35) Micro-Brewery / Distillery / Winery	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(36) Mobile Homes or Mobile Units	A	30	1.0* (2.0)	75* (150)	15%	50* (100)	15	25	20**	10
(37) Motor Vehicle and Parts Dealers	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(38) Motorcycle, Boat and Other Motor Vehicle Dealers	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(39) Motor Vehicle Towing	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(40) Movie Theatres	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards				
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft	ix. Distance to Other Buildings
(41) Municipal Fire-Fighting Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(42) Office	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(43) Off-Leash Dog Area	P	n/a	n/a	n/a	50%	n/a	n/a	n/a	n/a	n/a
(44) Outside Display	A	30	n/a	n/a	15%	25	15	25	20**	10
(45) Outside Storage	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(46) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(47) Parking Lot	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(48) Personal and Household Goods Repair and Maintenance	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(49) Personal Service Shops	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(50) Pet Care Services (except Veterinary)	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(51) Postal Service	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(52) Public Works Yard	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(53) Recreational Vehicle Dealers	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(54) Restaurants	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(55) Retail Stores	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(56) Retail Trade	A	30	1.0* (2.0)	75* (150)	15%	50* (100)	15	25	20**	10

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards				
			ii. Lot Area (min) ft²	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft	ix. Distance to Other Buildings
(57) Scientific Research and Development Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(58) Self-Storage Mini Warehouses	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(59) Shipping Containers	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10
(60) Testing Laboratories	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(61) Truck Transportation	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(62) Utilities	P	n/a	n/a	n/a	50%	n/a	n/a	n/a	n/a	n/a
(63) Veterinary Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(64) Warehousing and Storage	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10
(65) Wholesale Trade	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	15	25	20**	10

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

6.15.3. Additional Regulations

(1) Notwithstanding other section of this Zoning By-law, the following zone regulations apply in the "M" Industrial Zone:

a. Accessory Dwellings shall be permitted as provided under *Section 5.1 Accessory Dwelling Units* and *Section 5.11 Dwelling Units, Industrial and Institutional Zones*.

b. Mobile Homes and Mobile Units shall be permitted as Accessory Dwellings Units as provided under *Section 5.13 Mobile Homes and Mobile Units*.

c. Shall not have more than 2 loading areas unless approved by conditional use.

d. Shall not have vehicles with GVWR greater than 33,000 lbs without conditional use.

e. Shall not have more than 8 vehicles with GVWR greater than 19,501 lbs without conditional use.

f. Shall not use Truck Tractor/Trailer Combinations with 4 or more axles, or railway cars.

g. The manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation where part or all of the processes and functions associated with the use are located outside of a building shall be a conditional use.

h. Uses with cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment where part or all of the processes and functions associated with the use are located outside of a building shall be a conditional use.

i. The crushing, dismantling, sorting or processing of discarded goods outside a building is conditional use.

j. Establishments whose sole purpose is to provide for the consolidation, division and/or distribution of bulk goods through the use of Truck Tractor/Trailer Combinations are conditional use.

k. The intermodal system of transport whereby two or more modes of transport are used to transport the same loading unit or truck in an integrated manner, without loading or unloading, in a transport chain are conditional use.

l. Establishments where part or all of the processes and functions associated with the use are located outside of a building, including the function of routinely using Truck Tractor/Trailer Combinations with 4 or more axles, or railway cars are conditional use.

m. A railyard where an area of land, a portion of which is covered by a system of tracks, that provides for the making up of trains by one or more railroads or private industry concerns. Necessary functions of a railyard include but are not limited to the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of cars, trains, engines, locomotives, and rolling stock are conditional use.

n. The occupancy contains sufficient quantities of highly combustible and flammable or explosive materials to constitute a special fire hazard because of their inherent characteristics are conditional use.

(2) Shipping Containers shall not be permitted within any front yard and may only be located within a side or rear yard that is directly abutting the principal building. Shipping containers shall comply with all applicable setback, screening, and buffering requirements established in *Section 3.26 Shipping Containers*.

(3) All commercial development shall comply with *Section 3.31 Buffering and Screening*.

6.16 Industrial Airport – IA

6.16.1. Purpose

This Zone provides for airport operations and enables areas for tourist accommodations, commercial uses and employment uses, including that are complementary to an airport.

6.16.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "IA" Industrial zone as outlined on **Table 22**.

Table 22. "IA" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions			Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(1)	Airport Operations	P	35	1.0* (2.0)	75* (150)	50%	50* (100)	10	25	20**
(2)	Automotive Repair and Maintenance	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	10	25	20**
(3)	Drinking Water System	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(4)	Dwelling Unit, Accessory	A	17	1.0* (2.0)	75* (150)	15%	50* (100)	10	25	20**
(5)	Dwelling Single-Detached	A	30	1.0* (2.0)	75* (150)	15%	50* (100)	10	25	20**
(6)	Dwelling Unit, Live-Work	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	10	25	20**
(7)	Educational Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	10	25	20**
(8)	Mobile Homes or Mobile Units	A	30	n/a	n/a	15%	50* (100)	10	25	20**
(9)	Municipal Fire-Fighting Services	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	10	25	20**
(10)	Office	P	30	1.0* (2.0)	75* (150)	50%	50* (100)	10	25	20**

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions			Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(11) Outdoor Storage	C	30	1.0* (2.0)	75* (150)	50%	50* (100)	10	25	20**
(12) Parking Lot	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(13) Shipping Containers	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	20
(14) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* The reduced site area and requirements are for those with municipal sewer, otherwise, the more restrictive site area and requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and Infrastructure.

6.16.3. Additional Regulations

(1) Notwithstanding other section of this Zoning By-law, the following zone regulations apply in the IA Zone:

a. Accessory Dwellings shall be permitted as provided under *Section 5.1 Accessory Dwelling Units* and *Section 5.11 Dwelling Units, Industrial and Institutional Zones*.

b. Mobile Homes and Mobile Units shall be permitted as Accessory Dwellings Units as provided under *Section 5.13 Mobile Homes and Mobile Units*.

c. The minimum lot area shall be **2.0 acres**, the minimum lot frontage shall be **200 feet**, the maximum building height shall be **45 feet** for lots with no piped services or only having piped water.

(2) All commercial development shall comply with *Section 3.31 Buffering and Screening*.

6.17 Resource Development Zone – RD

6.17.1. Purpose

This zone preserves natural areas while providing for natural resource development, as well as agricultural uses in suitable areas.

6.17.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "RD" Resource Development zone as outlined on **Table 23**.

Table 23. "RD" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions				Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(1)	Aggregate Quarry	C	35	80	600	n/a	n/a	125	25	25	25
(2)	Agri-Business	C	35	2	200	n/a	n/a	125	25	25	25
(3)	Agri-Manufacturing	C	35	2	200	n/a	n/a	125	25	25	25
(4)	Animal Keeping	P	30	5	200	n/a	n/a	125	25	25	25
(5)	Apiculture (Beekeeping)	A	n/a	2	200	n/a	10	125	20**	35	25
(6)	Boat Dock, Private	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(7)	Boat Dock, Public or Shared	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(8)	Cemeteries	C	35	2	200	n/a	n/a	n/a	n/a	n/a	n/a
(9)	Community Gardens	P	n/a	2	200	n/a	n/a	125	25	25	25
(10)	Dwelling Unit, Accessory	A	17	2	200	n/a	n/a	125	25	25	25

* The reduced lot area and yard requirements are for those with municipal piped sewer, otherwise, the greater lot area and yard requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and government Services.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(11) Dwelling Single-Detached	P	30	2	200	n/a	n/a	125	25	25	25
(12) Equestrian Establishments	C	30	1.0*(2.0)	100* (200)	50%	800	125	25	25	25
(13) Exploration Projects	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(14) Forestry and Logging	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(15) Gun Club, Archery Range, and Similar Use	C	30	80	600	n/a	n/a	125	25	25	25
(16) Heritage Institutions	P	30	n/a	n/a	n/a	n/a	125	25	25	25
(17) Heritage Resources	P	30	n/a	n/a	n/a	n/a	125	25	25	25
(18) Information and Cultural Industries	P	30	1.0*(2.0)	75* (150)	50* (100)	10	125	25	25	25
(19) Livestock Operation Uses, 10 AU > 199 AU	P	30	80	600	n/a	n/a	125	50	50	25
(20) Livestock Operation Uses, 200 AU > 299 AU	C	30	80	600	n/a	n/a	125	50	50	25
(21) Livestock Operation Uses, +300 Animal Units	C	30	80	600	n/a	n/a	125	50	50	25
(22) Mining, Quarrying, and Oil and Gas Extraction	C	n/a	80	600	n/a	n/a	125	25	25	25
(23) Municipal Fire-Fighting Services	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(24) Nature Parks	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(25) Park	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* The reduced lot area and yard requirements are for those with municipal piped sewer, otherwise, the greater lot area and yard requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and government Services.

Uses P = Permitted C = Conditional A = Accessory		i. Building Height (max) ft	Lot Dimensions				Required Yards			
			ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Gross Floor Area (min) ft²	vi. Front Yard (min) ft	vii. Interior Side Yard (min) ft	viii. Exterior Side Yard (min) ft	ix. Rear Yard (min) ft
(26) Parking Lot	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(27) Pavilion	P	30	n/a	n/a	n/a	n/a	125	25	25	25
(28) Picnic Shelter	P	30	n/a	n/a	n/a	n/a	125	25	25	25
(29) Utilities	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* The reduced lot area and yard requirements are for those with municipal piped sewer, otherwise, the greater lot area and yard requirements apply.

** The requirement of all yards abutting a Provincial Trunk Highway or Provincial Road may be 125 feet or 250 feet and permits may be required from either the Highway Traffic Board or Manitoba Transportation and government Services.

6.17.3. Additional Regulations

(1) Notwithstanding other section of this Zoning By-law, the following zone regulations apply in the "RD" Resource Development Zone:

a. Apiculture (Beekeeping) shall be permitted as provided under *Section 3.37 Apiculture (Beekeeping)*.

b. Accessory Dwellings shall be permitted as provided under *Section 5.1 Accessory Dwelling Units* and *Section 5.11 Dwelling Units, Industrial and Institutional Zones*.

c. Mobile Homes and Mobile Units shall be permitted as Accessory Dwellings Units as provided under *Section 5.13 Mobile Homes and Mobile Units*.

6.18 Open Space Shoreland Zone - OS

6.18.1. Purpose

This zone enables the RM to protect shoreline areas from incompatible uses. The primary focus of these lands is to create reservoirs for waterpower developments; but may also include areas which are flood prone, subject to erosion or bank instability. This also includes land for Manitoba Hydro's water storage, Winnipeg River Power Reserve, Crown and Public Reserve, and other Crown lands designated for water storage or hydro development purposes. Riparian area measures to protect from erosion may occur with approval from the Development Officer.

6.18.2. Bulk Standards

The following zone regulations apply to all allowable uses in the "OS" Open Space Shoreland Zone as outlined on **Table 24**.

Table 24. "OS" Bulk Standards

Uses P = Permitted C = Conditional A = Accessory			i. Building Height (max) ft	Lot Dimensions			Required Yards			
				ii. Lot Area (min) ac	iii. Lot Frontage (min) ft	iv. Lot Coverage (max)	v. Front Yard (min) ft	vi. Interior Side Yard (min) ft	vii. Exterior Side Yard (min) ft	viii. Rear Yard (min) ft
(1)	Boat Dock, Private	A	17	n/a	n/a	n/a	n/a	n/a	20	n/a
(2)	Boat Dock, Public or Shared	C	17	n/a	n/a	n/a	n/a	n/a	20	n/a
(3)	Boat House	A	17	n/a	n/a	n/a	n/a	n/a	20	n/a
(4)	Boat Port	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(5)	Boat Slip	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(6)	Forestry and Logging*	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(7)	Utility Buildings (e.g. pumphouses <200 sq. ft.)	P	17	n/a	n/a	200	n/a	n/a	n/a	n/a

6.18.3. Additional Regulations:

(1) Notwithstanding other sections of this Zoning By-law, the following zone regulations apply in the "OS" Open Space Shoreland Zone:

a. Private boat docks, wharves, and boathouses shall provide a minimum of **5 feet** from a straight line projection of the subject lot line.

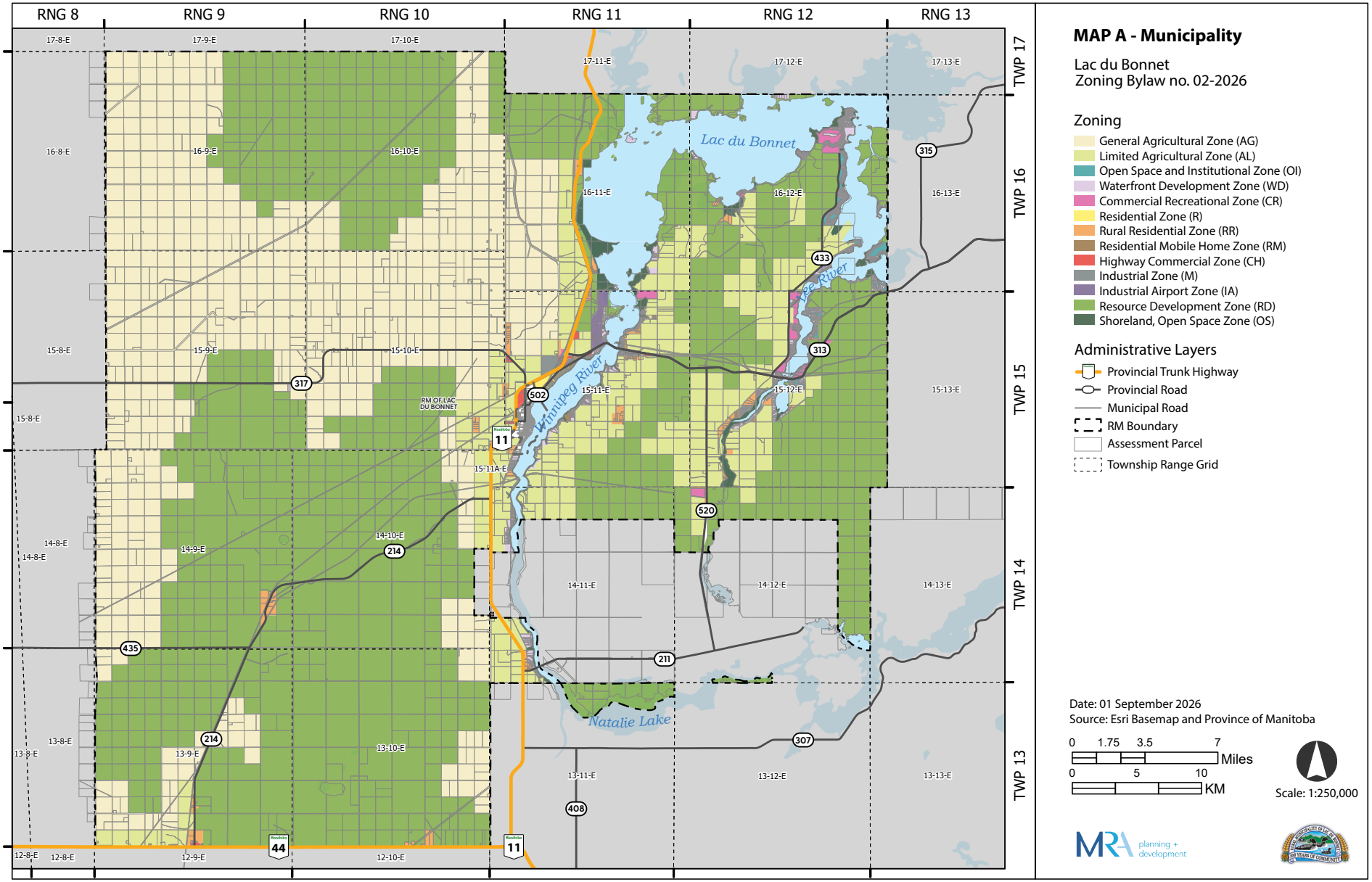
b. Private boat docks, wharves, and boathouses shall not exceed **20 feet** in width and **520 square feet** in gross floor area.

c. Private boat docks, wharves, and boathouses shall provide a minimum of **20 feet** distance between adjacent docks, wharves, and boathouses.

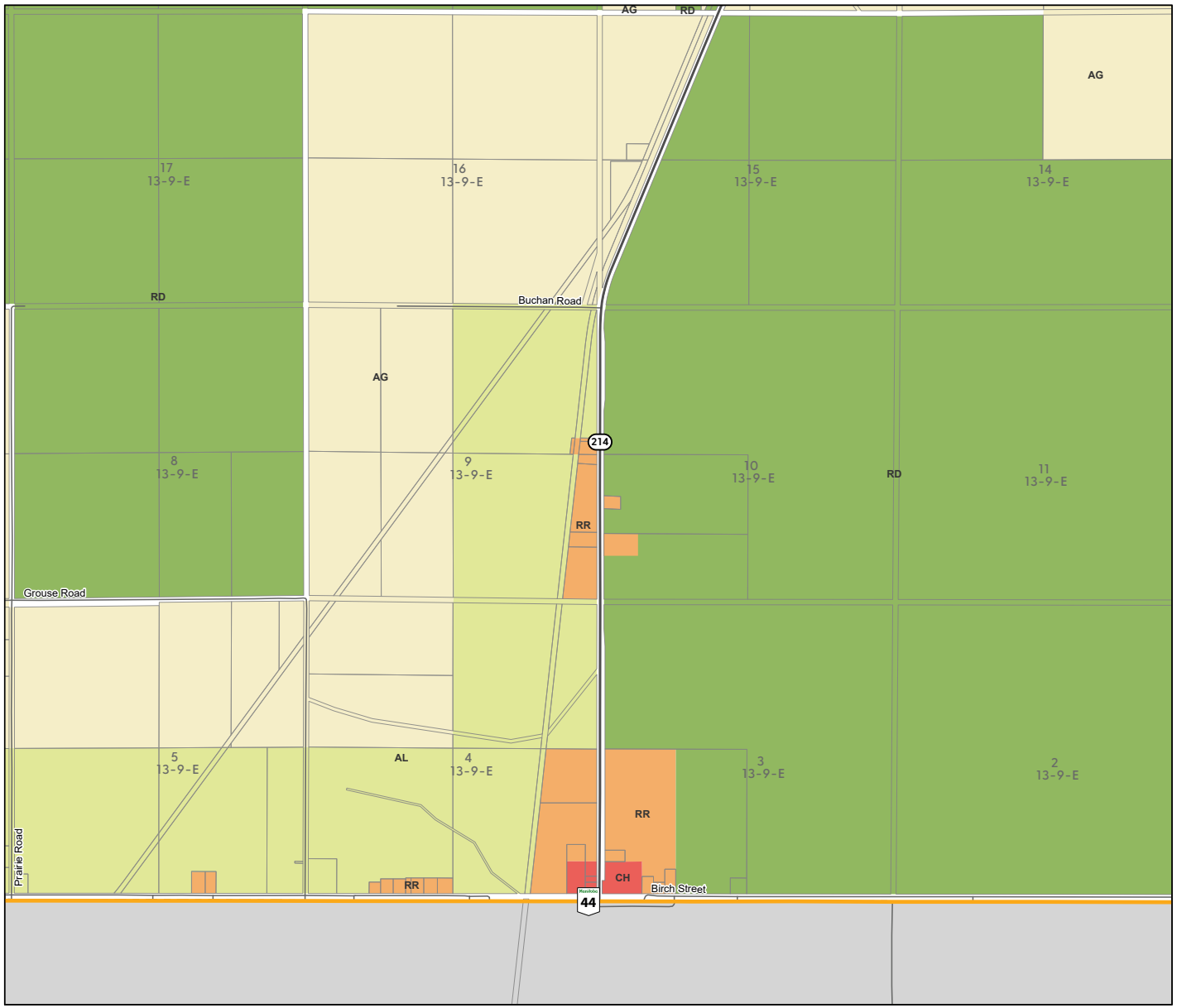
d. Utility buildings such as pump houses for water supply must not exceed **200 square feet** in area.

Schedule B
Maps

MAP A - Rural Municipality



MAP A1 - Seddons Corner



MAP A1 - Seddons Corner

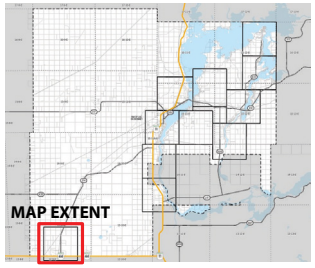
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

- General Agricultural Zone (AG)
- Limited Agricultural Zone (AL)
- Open Space and Institutional Zone (OI)
- Waterfront Development Zone (WD)
- Commercial Recreational Zone (CR)
- Residential Zone (R)
- Rural Residential Zone (RR)
- Residential Mobile Home Zone (RM)
- Highway Commercial Zone (CH)
- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



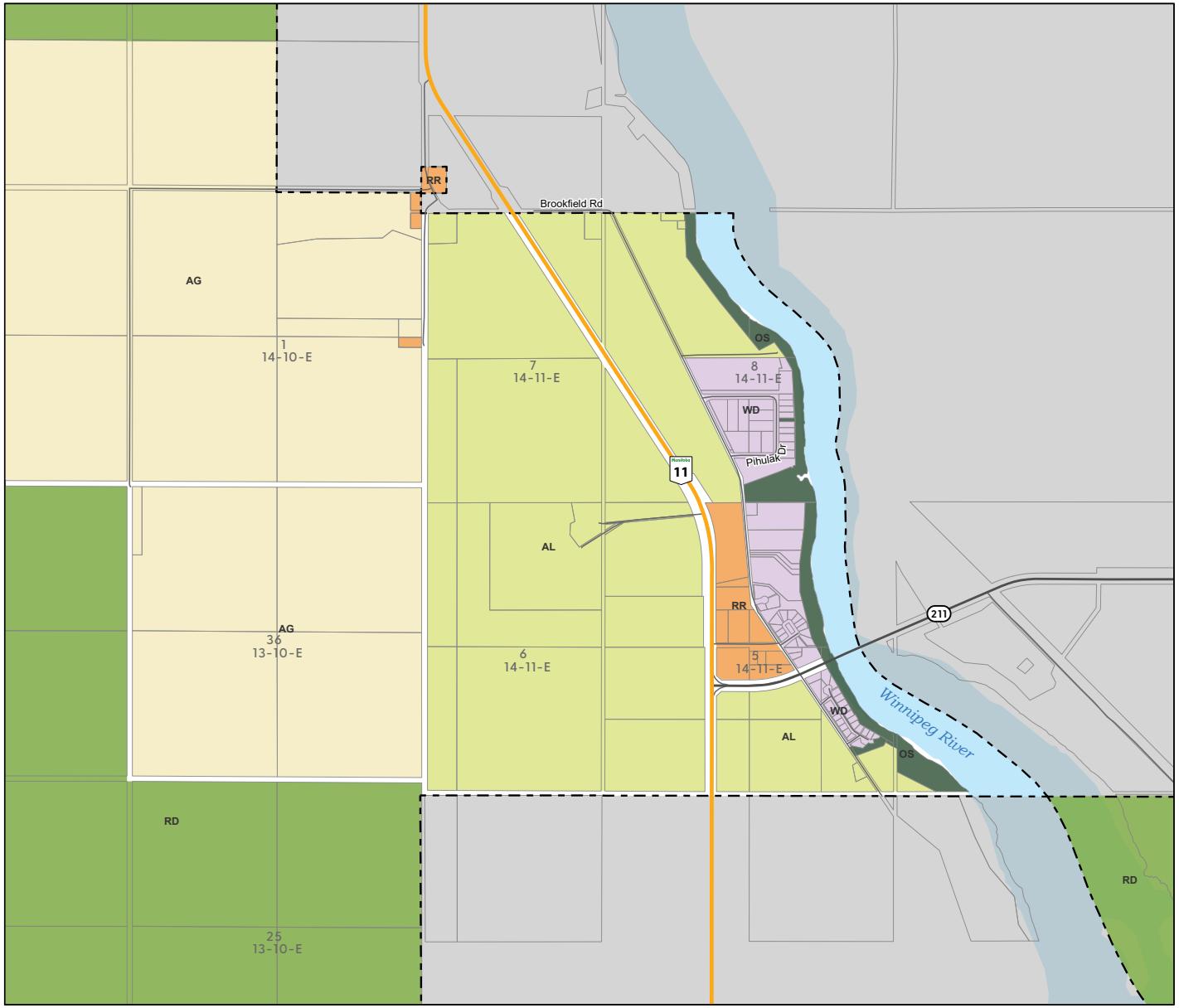
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A2 - Winnipeg River South



MAP A2 - Winnipeg River South

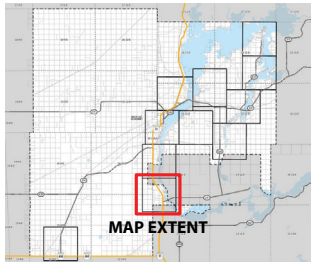
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



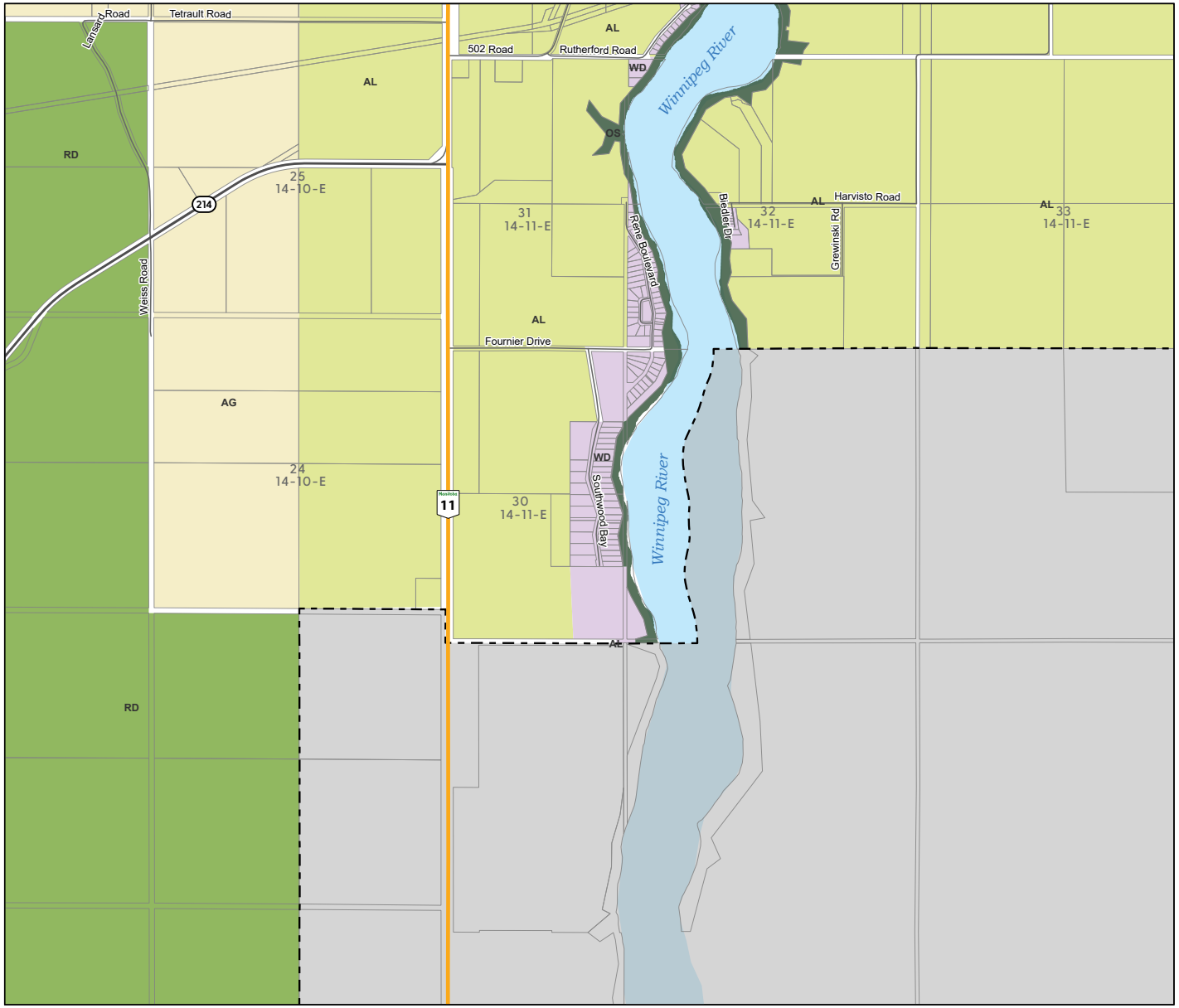
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

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0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A3 - South of Town



MAP A3 - South of Town

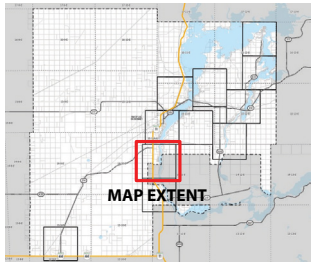
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

- General Agricultural Zone (AG)
- Limited Agricultural Zone (AL)
- Open Space and Institutional Zone (OI)
- Waterfront Development Zone (WD)
- Commercial Recreational Zone (CR)
- Residential Zone (R)
- Rural Residential Zone (RR)
- Residential Mobile Home Zone (RM)
- Highway Commercial Zone (CH)
- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



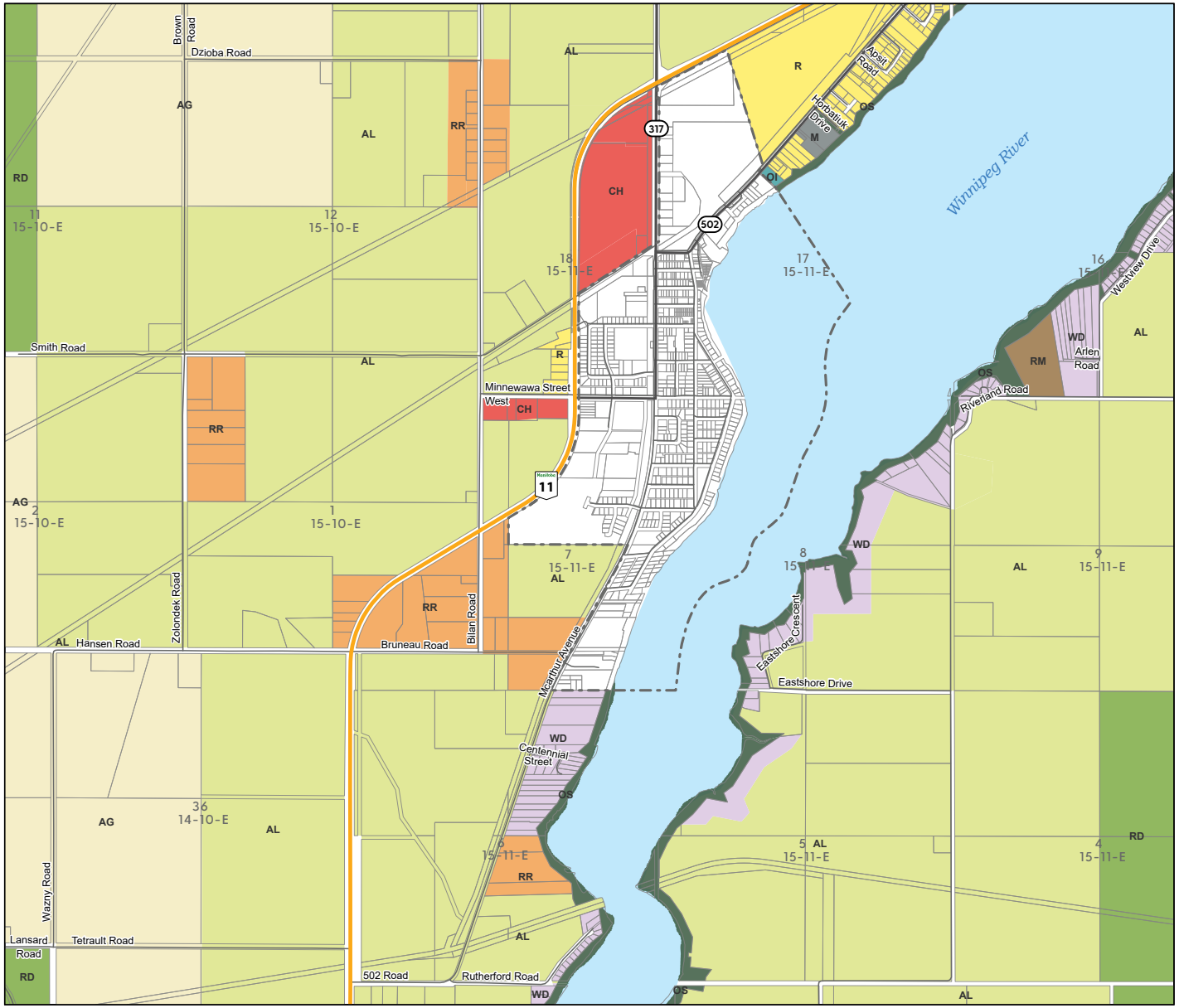
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

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Scale: 1:32,000

MRA planning + development

MAP A4 - Town of Lac du Bonnet



MAP A4 - Town of Lac du Bonnet

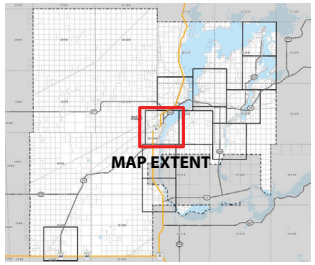
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

- General Agricultural Zone (AG)
- Limited Agricultural Zone (AL)
- Open Space and Institutional Zone (OI)
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- Residential Mobile Home Zone (RM)
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- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



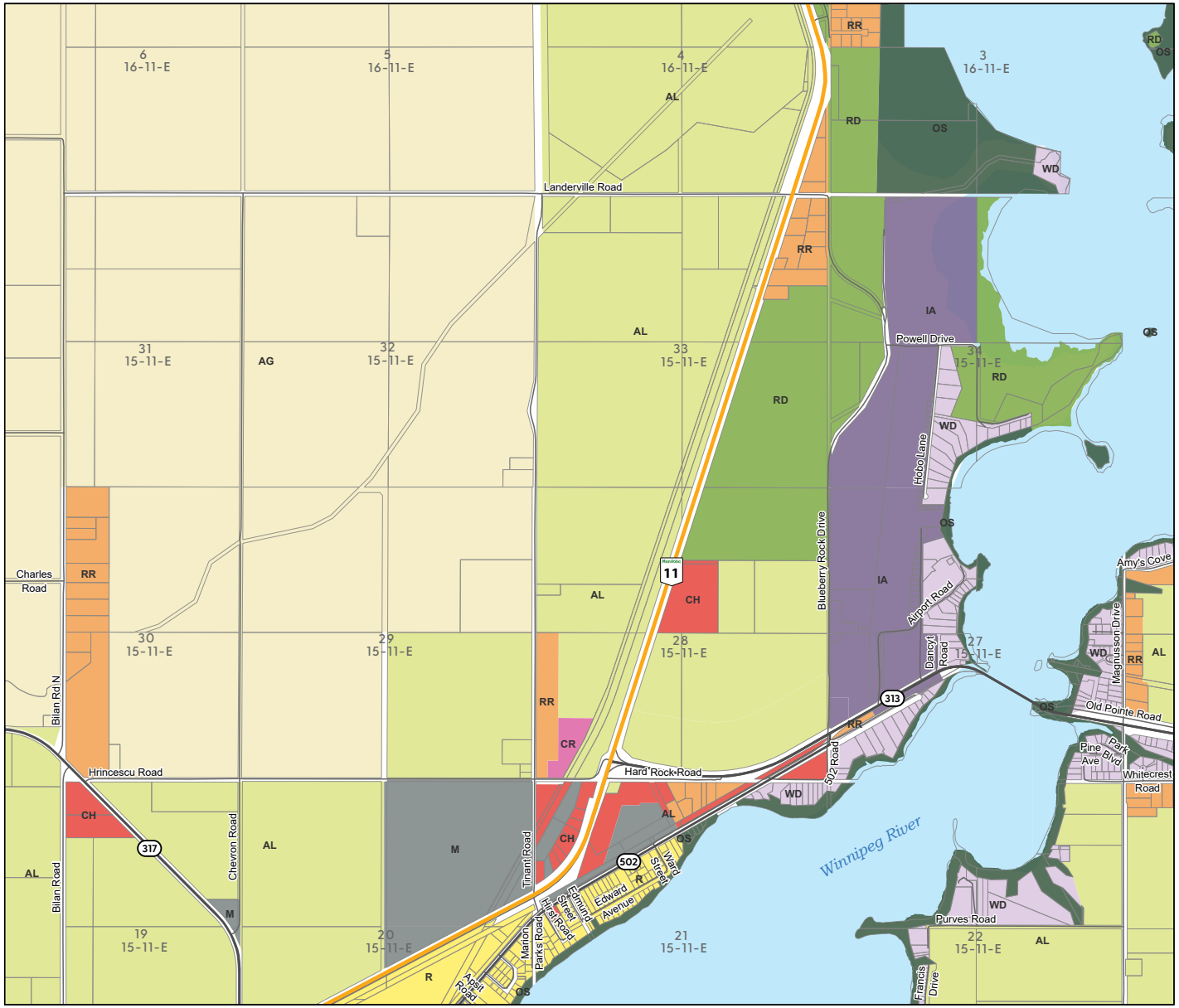
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

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0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A5 - Airport Area



MAP A5 - Airport Area

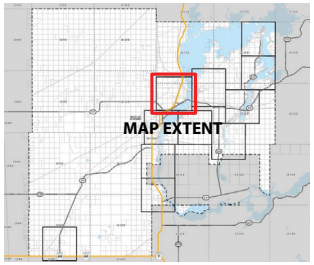
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Industrial Zone (M)
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- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



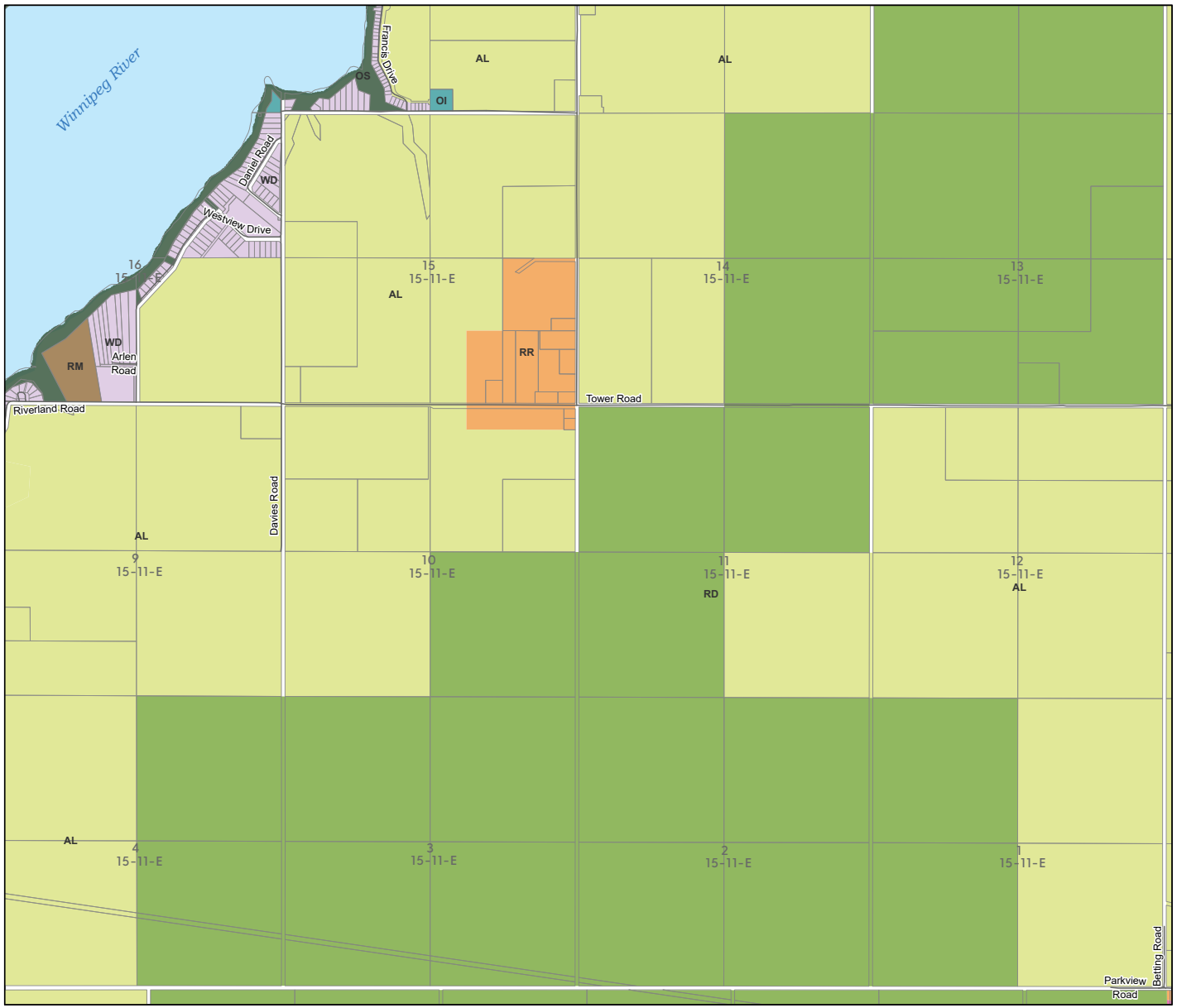
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A6 - Winnipeg River East



MAP A6 - Winnipeg River East

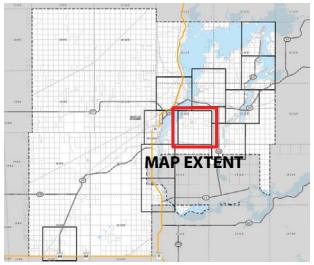
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



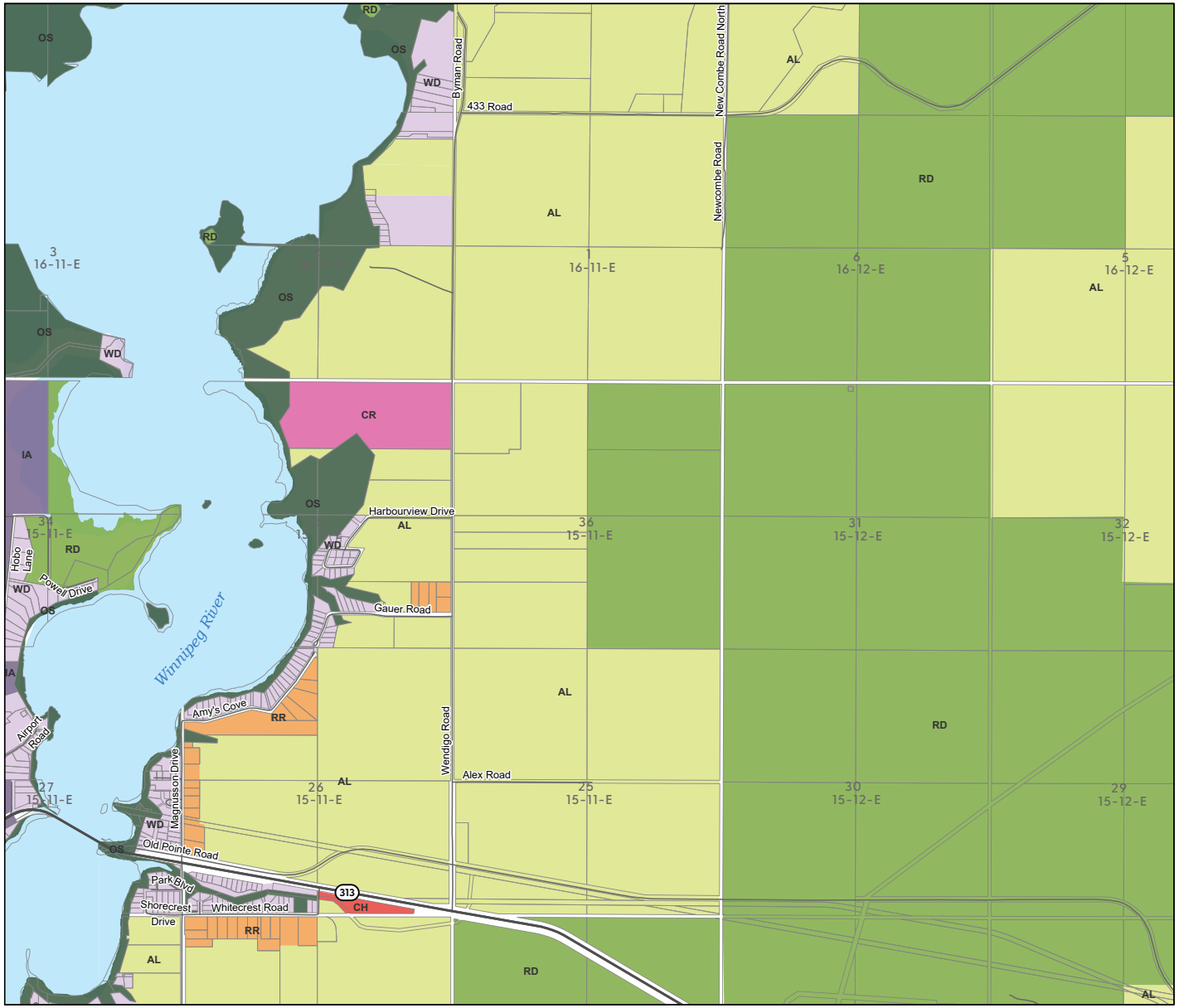
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A7 - Winnipeg River North East



MAP A7 - Winnipeg River North East

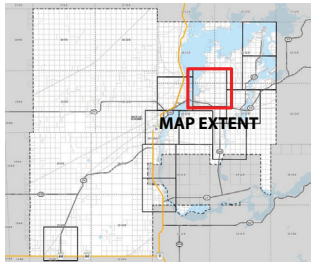
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Open Space and Institutional Zone (OI)
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- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



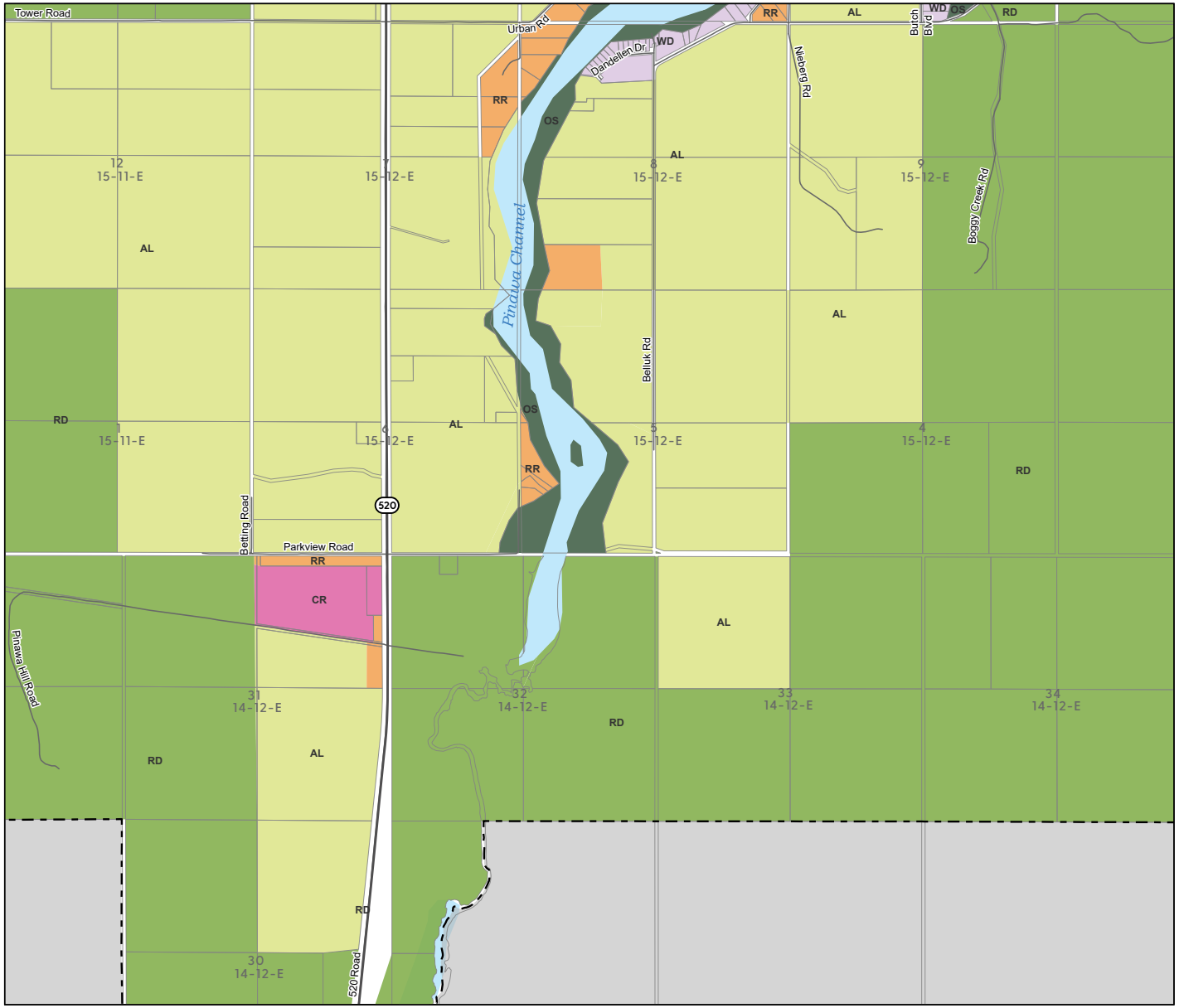
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A8 - Pinawa Channel Area



MAP A8 - Pinawa Channel

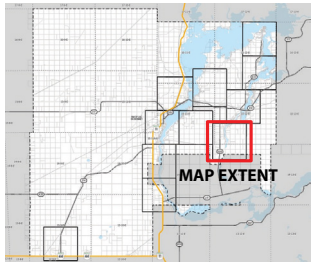
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



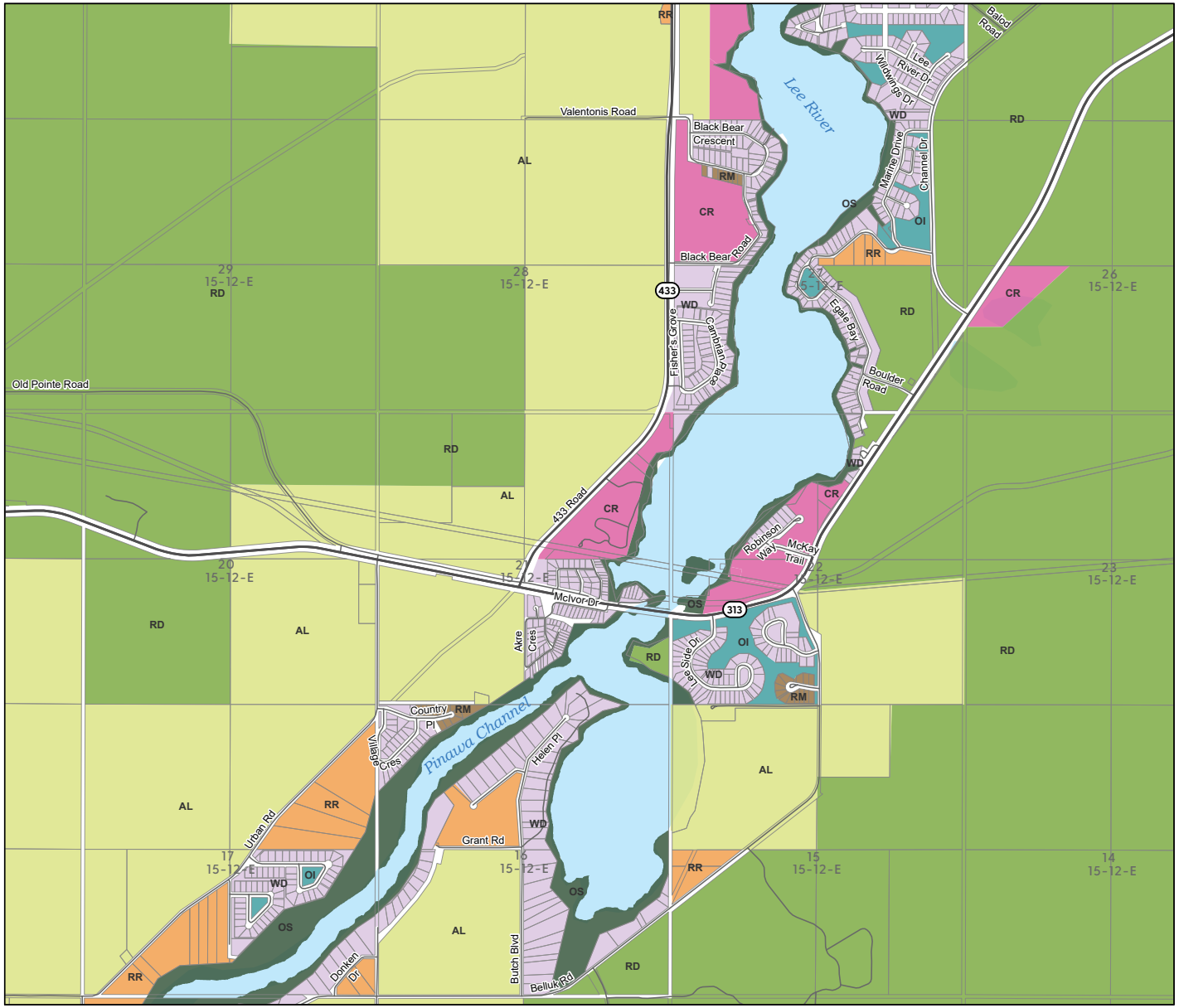
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A9 - Lee River South



MAP A9 - Lee River South

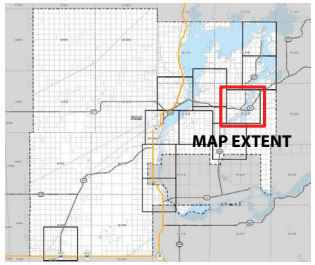
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Limited Agricultural Zone (AL)
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- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



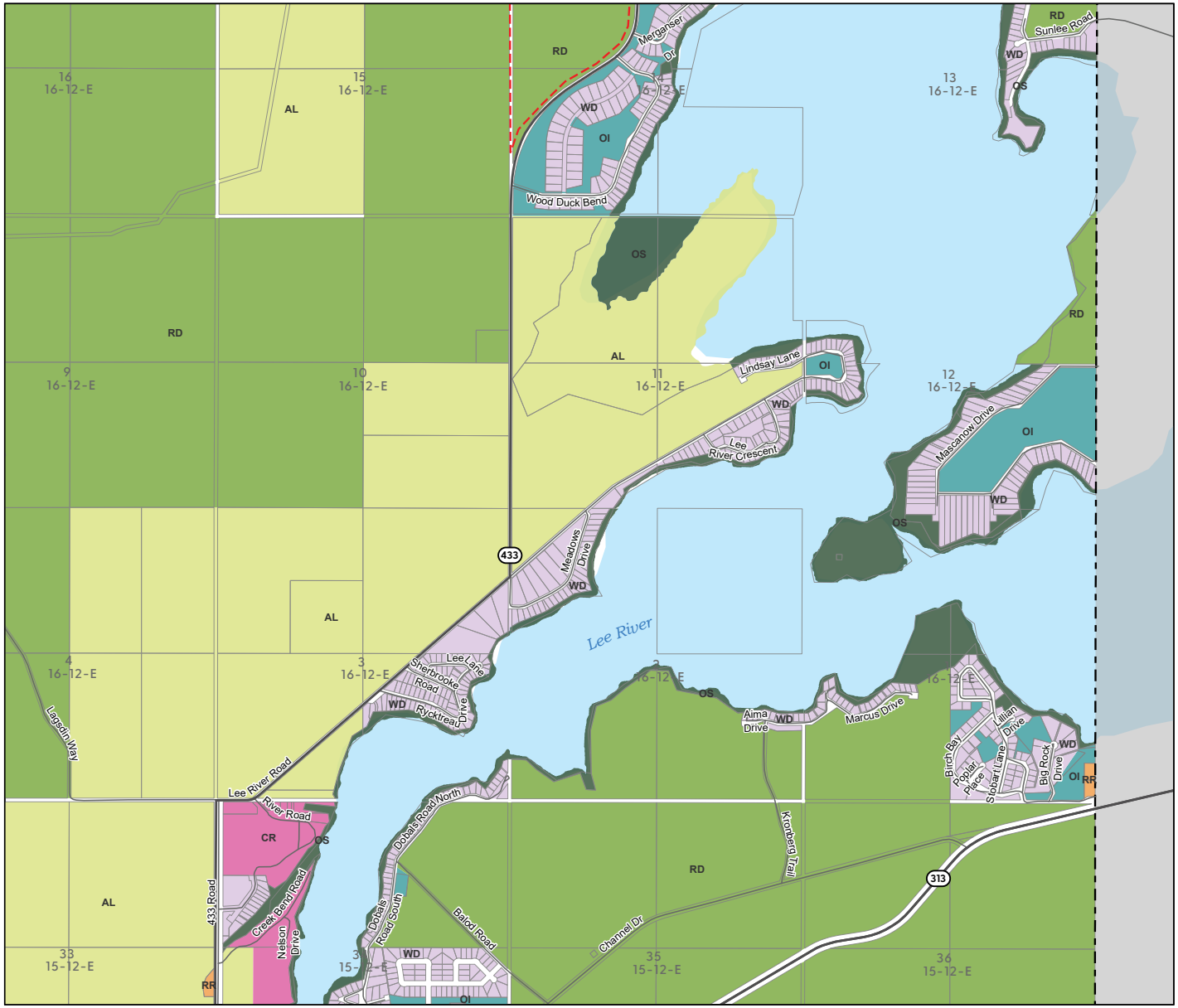
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A10 - Lee River Central



MAP A10 - Lee River Central

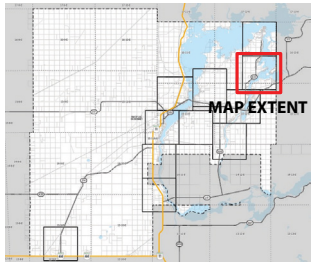
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Commercial Recreational Zone (CR)
- Residential Zone (R)
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- Residential Mobile Home Zone (RM)
- Highway Commercial Zone (CH)
- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel
- TLE Area



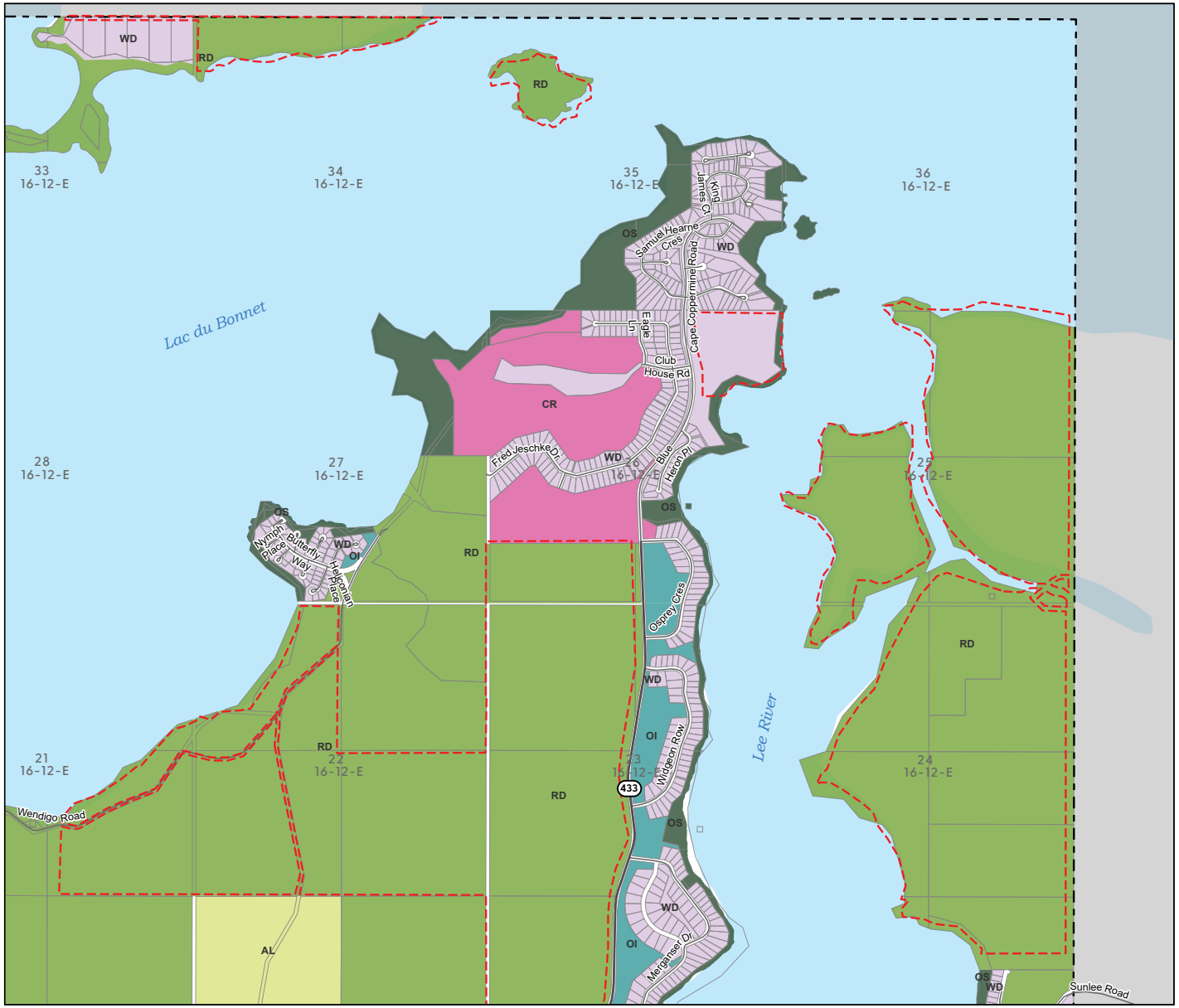
Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development

MAP A11 - Lee River North



MAP A11 - Lee River North

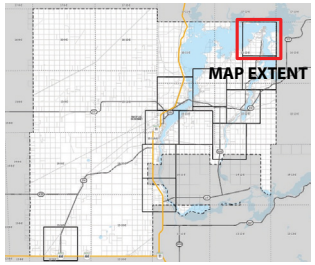
Lac du Bonnet
Zoning Bylaw no. 02-2026

Zoning

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- Highway Commercial Zone (CH)
- Industrial Zone (M)
- Industrial Airport Zone (IA)
- Resource Development Zone (RD)
- Shoreland, Open Space Zone (OS)

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel
- TLE Area



Date: 01 September 2026
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
0 0.5 1 KM

Scale: 1:32,000

MRA planning + development