



# The Municipal Planning Guide to Zoning Bylaws in Manitoba

## Component B: Reference Binder of Model Zoning Language



## ACKNOWLEDGEMENTS

The Province of Manitoba would like to thank the lead consultants, HTFC Planning & Design, who developed the *Municipal Planning Guide to Zoning By-Laws in Manitoba* in concert with McCandless Tramley Municipal Lawyers and FOTENN Planning & Design.

The consultants received broad input from across the province and the Guide reflects the thoughtful contributions of those listed here. Members of the Steering Committee from Manitoba Municipal Government's Community Planning and Development Division provided guidance and oversight. Many other people, including more than thirty representatives from municipalities and planning districts from across the province, also shared their knowledge of zoning through workshops, interviews and written comments. The last page of the Guide contains a full list of contributors to this project.

A final thank you goes to Steve P. Hiebert for supplying the cover page photo.

# REFERENCE BINDER

## OF MODEL ZONING LANGUAGE

MUNICIPAL PLANNING GUIDE TO ZONING BYLAWS IN MANITOBA  
COMPONENT B

November 2015

## PREFACE

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This is the second of three components of the *Municipal Planning Guide to Zoning Bylaws in Manitoba*:

- A) The Introduction to Zoning (The Introduction)
- B) The Reference Binder of Model Zoning Language (The Binder)**
- C) The Plug-In Sections of Zoning Tools (The Plug-Ins)

The Guide is intended to meet the needs of rural areas and smaller urban municipalities in Manitoba (outside of Winnipeg and Brandon).

This component contains a basic model zoning bylaw that updates the *Template Zoning Bylaw for Municipalities in Rural Manitoba (1999)*. Communities should use it as a starting point when writing a new zoning bylaw or amending an existing zoning bylaw, adapting it to meet local needs and circumstances.

Please see *The Plug-Ins* (Component C) for additional rules and standards for other uses that may be found in zoning bylaws (ex: livestock operations).

### **A note on the organization of this document...**

This model zoning bylaw is organized from the most general regulations to the most specific, using the following structure:

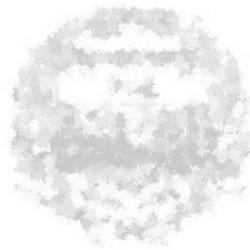
1. Sections containing provisions that apply to all properties within the area (the Application and Scope section followed by General Rules and Regulations)
2. Provisions that apply to specific areas (Zones)
3. Provisions that apply to specific uses (Use-Specific Standards)
4. Provisions for administering the zoning bylaw (Administration and Enforcement)
5. Provisions regarding the interpretation of specific words (Definitions)
6. Maps and Appendices

### **The document includes text in various formats:**

- *Explanatory notes are shown in italicized text or may be enclosed in a text box.*
- Values that should be changed, depending upon local circumstances, are shown in [square brackets] and highlighted in grey.
- Plain text is used for the text of the model bylaw.

[NAME OF MUNICIPALITY OR  
PLANNING DISTRICT]

# ZONING BYLAW



[Emblem or Logo of Municipality or Planning District]

Bylaw No. [xx.xxx]

[Date]

Note: This page is intended to be a helpful guide for landowners, development officers, and members of the general public. Updated zoning bylaws should include a page like this at the start of the document.

## HOW TO USE THIS ZONING BY-LAW

This zoning bylaw regulates the use, size, height and location of buildings on properties within the [Name of Municipality or Planning District with a District-Wide Zoning Bylaw]. There is a simple four-step process to determine the uses and structures that are permitted on a specific piece of property.

### Step One

#### What zone is your property located in?

- Use the Zoning Map [in Schedule A] to determine the zoning for your property.
- Reference [Part 3: Zones] 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 Two

#### What uses are permitted in your zone?

- Find the column with the zone of your property in the **Use Table** in [Part 3: Zones]
- 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 a [\*] have use-specific requirements that are provided in [Part 4: Use-Specific Standards].

### Step Three

#### How and where can you develop properties in your zone?

- Find the column with the zone of your property in the **Bulk Table** in [Part 3: Zones]
- The Bulk Table provides information on 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 General Rules and Regulations [Part 2] and the Definitions [Part 6].

### Step Four

#### 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.
- Check the Administration section [Part 5] to see if your planned development is exempt from needing a development permit. If so, you may proceed with development, as long as it meets the other requirements in this zoning bylaw and other applicable bylaws.
- If you need a development permit, fill out a development permit application.
- 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 [and plumbing permits, electrical permits, demolition permits, etc.].



**ADOPTION PAGE (for Municipalities)**

This is a sample adoption page designed for municipalities. Planning districts with a district-wide zoning bylaw should use the sample shown on the following page. For more information on adopting a zoning bylaw, see Part 3 of *The Introduction* (Component A).

THE [NAME OF MUNICIPALITY] BYLAW NO. [xx.xxx]

A bylaw of the [Name of Municipality] to regulate the use and development of land.

**WHEREAS**, Section 68 of *The Planning Act* requires a municipality to adopt a zoning bylaw that is generally consistent with the development plan bylaw in effect in the municipality;

**AND WHEREAS**, under Part 4 Division 1 of *The Planning Act*, the [Name of Municipality or Planning District] has, by bylaw, adopted the [Name of Development Plan];

**NOW THEREFORE**, the Council of the [Name of Municipality] in meeting duly assembled, enacts as follows:

1. The Zoning Bylaw No. [xx.xxx] attached is hereby adopted
2. The Bylaw shall be known as the [Name of Bylaw]
3. Bylaws [xx.xxx] and [xx.xxx], as amended, are repealed
4. This Bylaw shall come into force on [this date]

**DONE AND PASSED** in Council duly assembled at the [Name of Municipality], Manitoba, this [Date] of [Month], [Year].

-----  
Signature of [Reeve / Mayor / Head of Council]

-----  
Signature of Chief Administrative Officer

READ A FIRST TIME this [Date] day of [Month], [Year].

READ A SECOND TIME this [Date] day of [Month], [Year].

READ A THIRD TIME this [Date] day of [Month], [Year].



**ADOPTION PAGE (for Planning Districts with a District-Wide Zoning Bylaw)**

This is a sample adoption page designed for planning districts with a district-wide zoning bylaw. Municipalities should use the sample on the preceding page. For more information, see Part 3 of *The Introduction*.

THE [NAME OF PLANNING DISTRICT] BYLAW NO. [xx.xxx]

A bylaw of the [Name of Planning District] to regulate the use and development of land.

**WHEREAS**, Section 69 of *The Planning Act* allows a planning district to adopt a zoning bylaw that applies to the entire district if the council of every municipality in the district passes a resolution in favour of a district-wide zoning bylaw.

**AND WHEREAS**, under Part 5 of *The Planning Act*, the [Names of all the Municipalities in the Planning District] have, by resolution, confirmed their support for a district-wide zoning bylaw;

**NOW THEREFORE**, the Board of the [Name of Planning District] in meeting duly assembled, enacts as follows:

1. The Zoning Bylaw No. [xx.xxx] attached is hereby adopted
2. The Bylaw shall be known as the [Name of Bylaw]
3. Bylaws [xx.xxx] and [xx.xxx], as amended, are repealed
4. This Bylaw shall come into force on [this date]

**DONE AND PASSED** by the Board duly assembled at the [Name of Planning District], this [Date] of [Month], [Year].

-----  
-----  
-----

Signature(s)

READ A FIRST TIME this [Date] day of [Month], [Year].

READ A SECOND TIME this [Date] day of [Month], [Year].

READ A THIRD TIME this [Date] day of [Month], [Year].



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## PART 1: Applicability and Scope

This section provides the standard legal content that provides the proper applicability and scope for the zoning bylaw. **Note:** Only include the name of the planning district in the case of a District-Wide Zoning Bylaw.

### 1.1 Title

This bylaw shall be known as the [Name of Municipality or Planning District] Zoning Bylaw.

### 1.2 Scope

This bylaw applies to all lands in the [Name of Municipality or Planning District] as indicated on Map 1 [of Schedule A] of this bylaw.

### 1.3 Application

This bylaw regulates:

- a) the construction, erection, alteration, enlargement or placing of buildings and structures
- b) the establishment, alteration, or enlargement of uses of land, buildings and structures
- c) all other forms of development not included above

### 1.4 Use and Development of Land and Buildings Must Comply

Within the [Name of Municipality or Planning District], 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 this bylaw.

### 1.5 Restrictions in Other Bylaws or Federal and Provincial Laws

Whenever a provision of another bylaw or a law or regulation of the provincial or federal government contains a restriction governing the same subject matter contained in this bylaw, or imposes inconsistent regulations with respect to uses, buildings, or structures, the most restrictive or highest standard shall prevail.

### 1.6 Does Not Promote Nuisance

Nothing in this bylaw or in a development permit, approval of a conditional use, variance order or other approval issued under this bylaw shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, odour, emission, vibration or other cause.



## PART 2: General Regulations

This section provides the general rules and regulations that apply throughout the area (regardless of zone). Generally, provisions in this section cannot be varied because they are not site-specific.

For more information on general rules and regulations in a zoning bylaw, see Parts 1 and 2 of *The Introduction*.

The following regulations shall apply to all use and development of land and buildings in the [Municipality or Planning District (in the case of a district-wide zoning bylaw)], except where otherwise noted in this bylaw.

### 2.1 Regulation of Uses

No land, building or structure shall be used or occupied except for a use which:

- a) Is listed in the Use Table [Table 1] as:
  - i) A Permitted Principal Use
  - ii) A Permitted Secondary Use
  - iii) A Conditional Principal Use, subject to approval as such
  - iv) A Conditional Secondary Use, subject to approval as such
- b) Is an Accessory Use
- c) Is a Temporary Use

### 2.2 Multiple Uses or Provisions

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.

### 2.3 Secondary Uses and Structures

No secondary use or structure shall be established except those in compliance with the following regulations:

- a) no secondary use or structure shall be established prior to the establishment of the principal use of land, building or structure to which it is secondary
- b) the area of land or buildings used or occupied for secondary uses on a site shall not exceed the area of land or buildings respectively used or occupied by principal uses on the same site
- c) no land, building, or structure shall be used or occupied for any secondary use after the use or uses to which it is secondary have been discontinued

### 2.4 Accessory Buildings and Structures

No accessory building or structure shall be constructed or erected, except those in compliance with the following regulations:



- a) where the accessory building or structure is attached to a principal building or structure, it shall be subject to, and shall conform to, all regulations of this bylaw applicable to the principal building or structure
- b) where the accessory building or structure is detached from the principal building or structure, it shall be subject to, and shall conform to, all regulations of this bylaw applicable to accessory buildings or structures
- c) no accessory building or structure shall be constructed on any zoning site prior to the time of construction of the principal building to which it is accessory except where it is allowed by written agreement from the [Municipality or Planning District]

An accessory building or structure shall not be used as a dwelling, except where otherwise permitted in this bylaw.

## 2.5 Required Yards

- a) **Required yards** shall be free of buildings, except accessory buildings, which must conform to the other requirements of this bylaw.
- b) Open, unenclosed projections, whether vertical or horizontal, such as stairs, landings, porches, and unenclosed balconies, may extend into the required yards for not more than [50] per cent of the required yard depth, up to a maximum of [three] metres (10 feet), except for wheelchair ramps (or similar accessibility structures), which are not subject to the restrictions for required yards.

## 2.6 Temporary Buildings, Structures, or Uses

Temporary buildings, structures or uses may be allowed on a non-permanent basis 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 not more than [12] months and may not be renewed for more than [two] successive periods at the same location.

## 2.7 Road Access

No permanent building may be constructed or placed on a parcel which does not have legal access to an improved public road.

## 2.8 Service Connections

Where a parcel is served by municipal piped sewer or water, no permanent principal building or dwelling shall be constructed or placed unless it is connected to such services.

## 2.9 Public Utilities

This bylaw shall be interpreted so as not to interfere with the construction, erection and location of a public utility's works, plant, pipes, cables, or equipment.

**3**

**PART 3: Zones**

This section divides the area into a number of zones. Note that the following zones are only **suggested possible zones** intended to incorporate the range of zones that are common in zoning bylaws in Manitoba. Planning authorities may consider adding zones as required to meet local needs.

**3.1 Establishing Zones**

Uses of land in the municipality are regulated in accordance with the following zones:

ZONES	ABBR.
Parks and Recreation	PR
Agriculture General	AG
Agriculture Limited	AL
Rural Residential	RR
General Development	GD
Residential	RS
Residential Mixed	RM
Commercial Neighbourhood	CN
Commercial Central	CC
Highway Corridor	HC
Industrial	M
Institutional	I

**3.2 Zoning Boundaries**

The zones established above [in Section 3.1] shall apply within the boundaries of the zones shown on the maps in [Schedule A] following these rules of interpretation:

- a) boundaries indicated as approximately following the centre-lines of streets, lanes, highways, rivers, or railway or public utility lines or rights-of-way shall follow such lines
- b) boundaries indicated as approximately following parcel limits as shown on a registered plan or by reference to the Dominion Government Survey shall follow such limits

**3.3 Permitted and Conditional Uses**

The permitted and conditional uses prescribed for parcels within each zone are those set out in the Use Table[s] [Table 1.1]. Permitted uses are indicated on this table with the letter [P]. Conditional uses are indicated on this table with the letter [C]. 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 use is not allowed in the zone.

**3.4 Bulk Regulations**

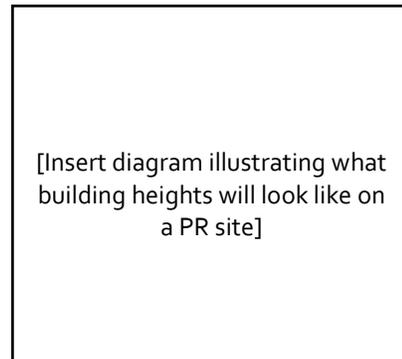
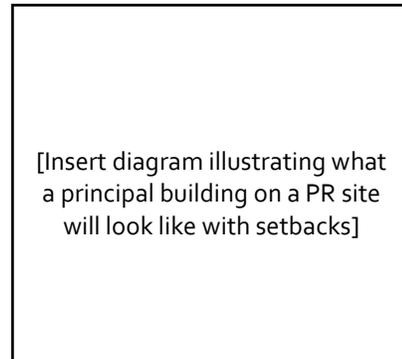
No land, building, or structure shall be used or occupied, and no building or structure shall be constructed, erected, altered, enlarged, or placed, except in accordance with the **bulk** requirements described in the Bulk Regulations Table[s] [Table 1.2] or elsewhere in this bylaw.



## PR – Parks and Recreation

**Intent:** This zone is intended for land that is used as public parks or recreation areas. This zone can be used to provide a buffer between potentially incompatible land uses or provide access to nature and play spaces in urban areas.

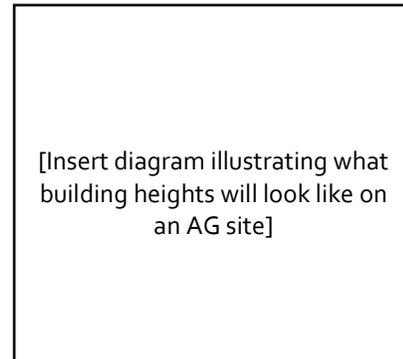
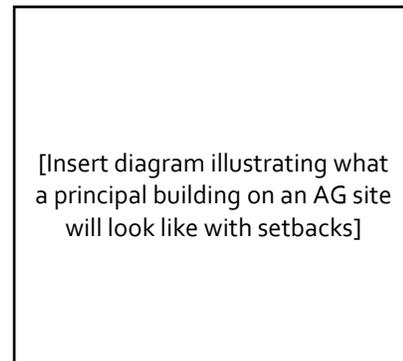
USE TABLE (1.1)	PR
PERMITTED PRINCIPAL USES	Use-Specific Standard
Park	-
Recreation Centre or Facility	-
CONDITIONAL USES	
Cemetery	-
Campground or RV Park*	4.3
Golf Course	-
PERMITTED ONLY AS SECONDARY USES	
* = Use-Specific Standard Applies	



BULK TABLE (1.2)			Parks and Recreation	PR	
<b>Site Dimensions</b>	Site Area (Min)	-	<b>Building Heights</b>	Height (Min)	-
	Site Area (Max)	-		Height (Max)	28 feet
	Site Width (Min)	-	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Max)	-			
	Site Coverage (Max)	-			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	25 ft.*		Front Yard (Minimum)	NP
	Front Yard (Max)	-		Side Yard (Minimum)	25 ft.
	Side Yard (Min)	12 ft.	Rear Yard (Minimum)	25 ft.	
	Side Yard (Max)	-	Separation from P. B.	4 ft.	
	Rear Yard (Min)	25 ft.	Accessory Height (Max)	14 ft.	
NP: Accessory / secondary structures are not permitted in this part of the yard					

## AG – Agriculture General

**Intent:** This zone is intended for agricultural purposes and protects farm land from encroachment by new non-agricultural development, which might interfere with agricultural production and increase the potential for land use conflicts. Compatible secondary uses are encouraged, provided the primary use of the land is agriculture. [See the Zoning for Agriculture section in *The Plug-Ins* for more information on this topic.]



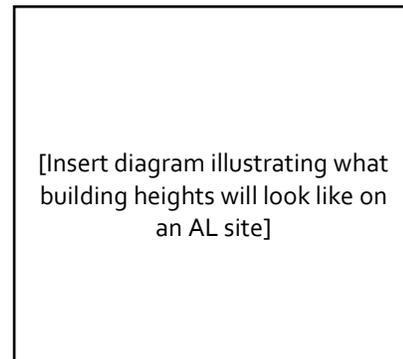
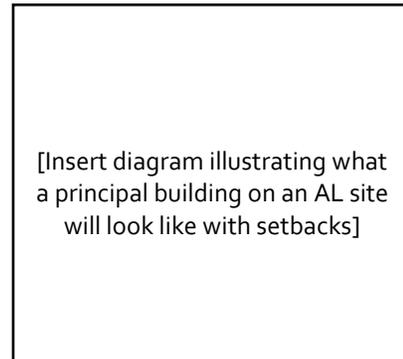
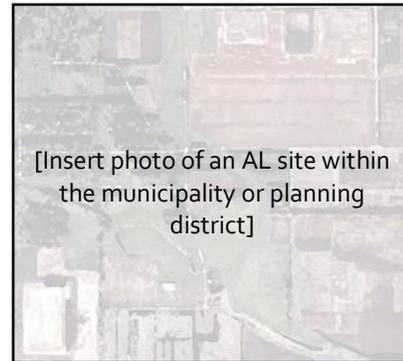
USE TABLE (1.1)	AG
<b>PERMITTED PRINCIPAL USES</b>	<b>Use-Specific Standard</b>
General Agriculture	-
Animal Keeping (less than 10 A.U.)*	<b>4.1</b>
Livestock Operation (10 to 299 AU)*	[See Plug-In]
<b>CONDITIONAL USES</b>	
Livestock Operation (300 or more AU)*	[See Plug-In]
Dwelling, Single-Unit	-
Agri-Business	-
Mining and Extraction	[See Plug-In]
Public Works Facility	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Bed & Breakfast*	<b>4.2</b>
Home-Based Business*	<b>4.6</b>
Outdoor Market	-
Childcare Facility	-
Home Industry	[See Plug-In]
<b>CONDITIONAL SECONDARY USES</b>	
Auto Wrecking and Salvage	-
* = Use-Specific Standard Applies	

BULK TABLE (1.2)			Agriculture General	AG	
	<b>General Agriculture &amp; Livestock Operations</b>	Site Area (Min)	80 acres	<b>Building Heights</b>	Height (Min)
	Site Width (Min)	660 ft.		Height (Max)	-
<b>Other Uses</b>	Site Area (Min)	2 acres	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Min)	200 ft.			
<b>Coverage</b>	Site Coverage (Max)	-			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	125 ft.		Front Yard (Min)	NP
	Front Yard (Max)	-		Side Yard (Min)	15 ft.
	Side Yard (Min)	25 ft.		Rear Yard (Min)	15 ft.
	Side Yard (Max)	-	Separation from PB	10 ft.	
	Rear Yard (Min)	25 ft.	Height (Max)	-	
NP: Accessory / secondary structures are not permitted in this part of the yard					

## AL – Agriculture Limited

**Intent:** This zone is intended to provide for agricultural uses similar to those allowed in the agriculture general zone. However, due to the proximity to residences or other designated areas, there are restrictions placed on uses like livestock operations. [See the Zoning for Agriculture section in *The Plug-Ins* for more information on this topic.]

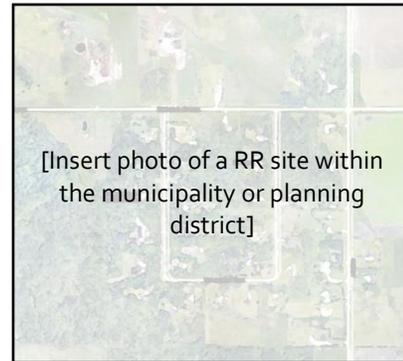
USE TABLE (1.1)	AL
<b>PERMITTED PRINCIPAL USES</b>	<b>Use-Specific Standard</b>
General Agriculture	-
Animal Keeping (less than 10 A.U.)*	4.1
<b>CONDITIONAL USES</b>	
Livestock Operation ([10] to [299] AU)*	[See Plug-In]
Dwelling, Single-Unit	-
Agri-Business	-
Public Works Facility	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Bed & Breakfast*	4.2
Home-Based Business*	4.6
Outdoor Market	-
Childcare Facility	-
Home Industry	[See Plug-In]
<b>CONDITIONAL SECONDARY USES</b>	
Auto Wrecking and Salvage	-
* = Use-Specific Standard Applies	



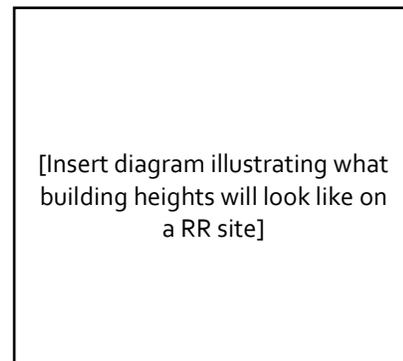
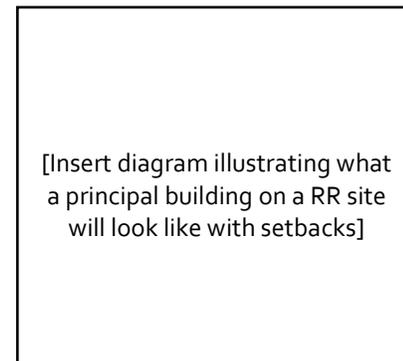
BULK TABLE (1.2)			Agriculture Limited	AL	
<b>General Agriculture &amp; Livestock Operations</b>	Site Area (Min)	80 acres	<b>Building Heights</b>	Height (Min)	-
	Site Width (Min)	660 ft.		Height (Max)	-
<b>Other Uses</b>	Site Area (Min)	2 acres	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Min)	200 ft.			
<b>Coverage</b>	Site Coverage (Max)	-			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	125 ft.		Front Yard (Min)	NP
	Front Yard (Max)	-		Side Yard (Min)	15 ft.
	Side Yard (Min)	25 ft.		Rear Yard (Min)	15 ft.
	Side Yard (Max)	-		Separation from PB	10 ft.
	Rear Yard (Min)	25 ft.		Height (Max)	-
NP: Accessory / secondary structures are not permitted in this part of the yard					

## RR – Rural Residential

**Intent:** This zone is intended for rural residential and cottage developments located outside of urban centres. Rural residential development will be located and designed to preserve the natural or agrarian character of the area. Lot sizes may be larger than those found in urban centres, but not so large as to be wasteful of land. These lots generally rely on onsite water and wastewater infrastructure [Reg 2.3.1].



USE TABLE (1.1)	RR
<b>PERMITTED PRINCIPAL USES</b>	<b>Use-Specific Standard</b>
Dwelling, Single-Unit	-
Park	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Home-Based Business*	4.2
Childcare Facility	4.6
<b>CONDITIONAL SECONDARY USES</b>	
Animal Keeping (less than 10 A.U.)*	4.1
Home Industry*	[See Plug-In]
* = Use-Specific Standard Applies	



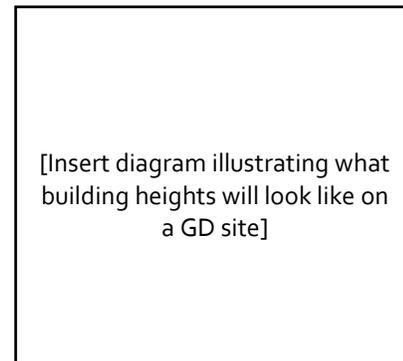
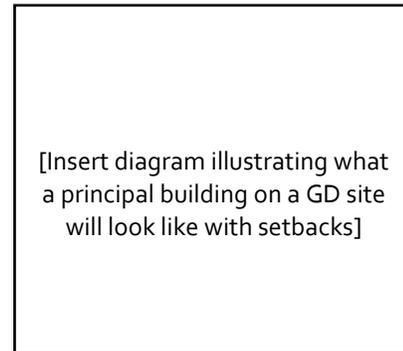
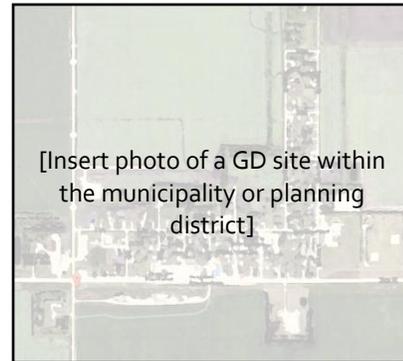
BULK TABLE (1.2)		Rural Residential		RR	
<b>Site Dimensions</b>	Site Area (Min)	2 acres	<b>Building Heights</b>	Height (Min)	-
	Site Area (Max)	-		Height (Max)	28 ft.
	Site Width (Min)	200 ft.	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Max)	-			
	Site Coverage (Max)	50 %			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	100 ft.		Front Yard (Min)	NP
	Front Yard (Max)	-		Side Yard (Min)	3 ft.
	Side Yard (Min)	25 ft.	Rear Yard (Min)	2 ft.	
	Side Yard (Max)	-	Separation from PB	10 ft.	
	Rear Yard (Min)	25 ft.	Accessory Height (Max)	14 ft.	
NP: Accessory / secondary structures are not permitted in this part of the yard					



## GD – General Development

**Intent:** This zone is intended to provide for a wide range of residential, commercial, and industrial uses within smaller settlement centres.

USE TABLE (1.1)	GD
<b>PERMITTED PRINCIPAL USES</b>	<b>Use-Specific Standard</b>
Dwelling, Single-Unit	-
Dwelling, Two-Unit*	4.4
Inn (up to 12 rooms)	-
Garden Centre / Nursery	-
Office (Small)	-
Retail (Small)	-
Outdoor Market	-
Restaurant	-
Park	-
Funeral Home	-
Fire or Police Station	-
Library or Cultural Facility	-
Place of Worship	-
Childcare Facility	-
Rec. Centre / Facility	-
School	-
Public Works Facility	-
<b>CONDITIONAL USES</b>	
Dwelling, Multi-Unit*	4.5
Drinking Establishment	-
Cemetery	-
Automotive Sales / Service	-
Industrial (Light)	-
Fuel Sales	-
Crematorium	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Bed and Breakfast*	4.2
Home-Based Business*	4.6
* = Use-Specific Standard Applies	



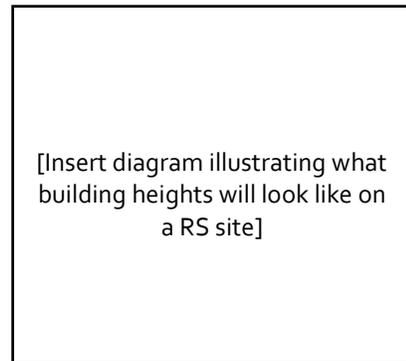
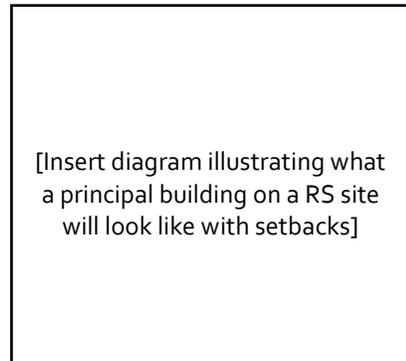
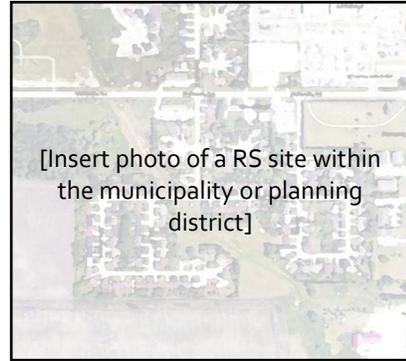
BULK TABLE (1.2)			General Development	GD	
<b>Site Dimensions</b>	Site Area (Min)	5,000 s.f	<b>Building Heights</b>	Height (Min)	-
	Site Area (Max)	-		Height (Max)	28 ft.
	Site Width (Min)	50 ft.	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Max)	-			
	Site Coverage (Max)	-			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	6 ft.		Front Yard (Min)	NP
	Front Yard (Max)	-		Side Yard (Min)	3 ft.
	Side Yard (Min)	6 ft.	Rear Yard (Min)	2 ft.	
	Side Yard (Max)	-	Separation from PB	6 ft.	
	Rear Yard (Min)	6 ft.	Accessory Height (Max)	14 ft.	
NP: Accessory / secondary structures are not permitted in this part of the yard					



## RS – Residential

**Intent:** This zone is intended for mostly single-unit and two-unit residential dwellings within settlement areas. This zone provides for a variety of housing types and affordability levels to accommodate a range of income levels, the ability to age in place and diverse market demands [Reg 2.1.2, 2.1.3, 2.2.1].

USE TABLE (1.1)		RS
PERMITTED PRINCIPAL USES		Use-Specific Standard
Dwelling, Single-Unit		-
Dwelling, Two-Unit*		4.4
Recreation Centre or Facility		-
Park		-
CONDITIONAL USES		
Place of Worship		-
School		-
Childcare Facility		-
Library or Cultural Facility		-
Fire or Police Station		-
PERMITTED ONLY AS SECONDARY USES		
Bed and Breakfast*		4.2
Home-Based Business*		4.6
* = Use-Specific Standard Applies		

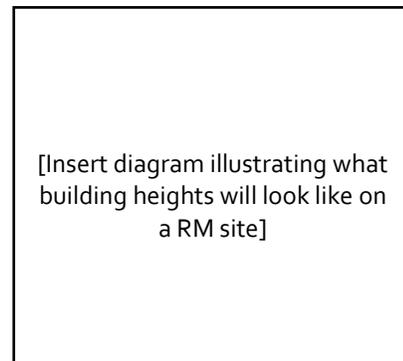
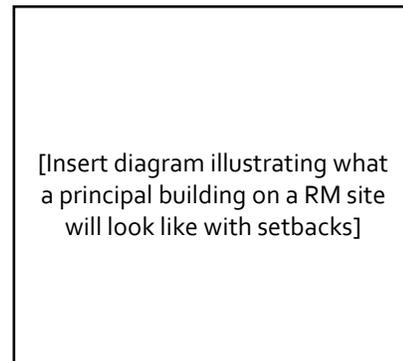
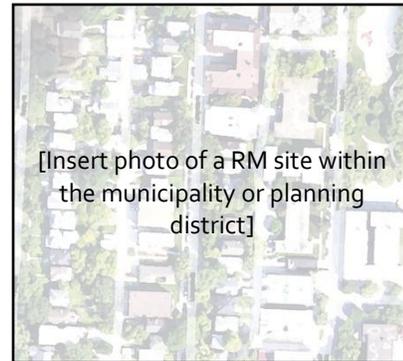


BULK TABLE (1.2)			Residential	RS	
<b>Site Dimensions</b>	Site Area (Min)	5,000 s.f.	<b>Building Heights</b>	Height (Min)	-
	Site Area (Max)	15,000 s.f.		Height (Max)	28 ft.
	Site Width (Min)	50 ft.	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Max)	100 ft.			
	Site Coverage (Max)	60%			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	25 ft.*		Front Yard (Min)	NP
	Front Yard (Max)	-		Side Yard (Min)	3 ft.
	Side Yard (Min)	12 ft.	Rear Yard (Min)	2 ft.	
	Side Yard (Max)	-	Separation from PB	6 ft.	
	Rear Yard (Min)	12 ft.	Front Yard (Min)	14 ft.	
NP: Accessory / secondary structures are not permitted in this part of the yard					



## RM – Residential Mixed

**Intent:** This zone is intended for a more populated, mostly residential area. There may be some mixed-use development and corner store commercial use. The zone covers the range of uses, required yards, and building heights found in the area’s mature neighbourhoods that are adjacent to commercial streets and downtown areas [Reg 2.1.4, 2.2.3].

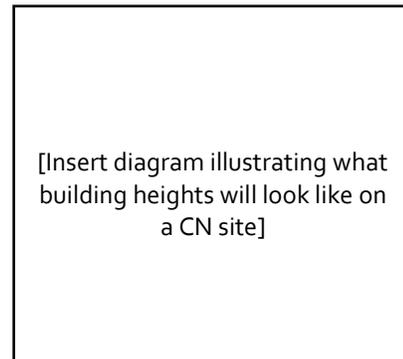
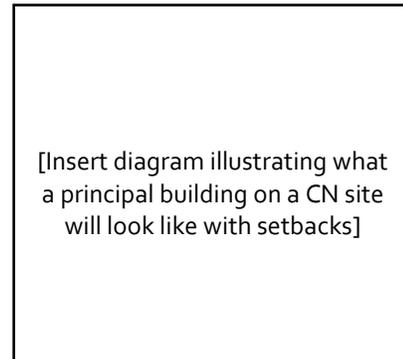
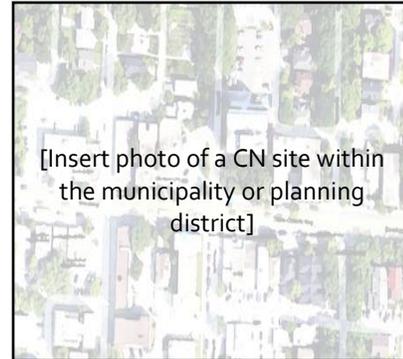


USE TABLE (1.1)	RM
<b>PERMITTED PRINCIPAL USES</b>	<b>Use-Specific Standard</b>
Dwelling, Single-Unit	-
Dwelling, Two-Unit*	4.4
Dwelling, Multi-Unit*	4.5
Inn (up to 12 rooms)	-
School	-
Office (Small)	-
Retail (Small)	-
Childcare Facility	-
Restaurant	-
Funeral Home	-
Fire or Police Station	-
Library or Cultural Facility	-
Place of Worship	-
<b>CONDITIONAL USES</b>	
Recreation Centre or Facility	-
Park	-
Cemetery	-
Drinking Establishment	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Bed and Breakfast*	4.2
Home-Based Business*	4.6
* = Use-Specific Standard Applies	

BULK TABLE (1.2)			Residential Mixed	RM	
<b>Site Dimensions</b>	Site Area (Min)	2,500 s.f.	Building Heights	Height (Min)	-
	Site Area (Max)	20,000 s.f.	Accessory or Secondary Buildings & Structures	Height (Max)	42 ft.
	Site Width (Min)	25 ft.			
	Site Width (Max)	100 ft.			
	Site Coverage (Max)	70%			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	6 ft.*		Front Yard (Min)	NP
	Front Yard (Max)	18 ft.	Side Yard (Min)	0 ft.	
	Side Yard (Min)	6 ft.	Rear Yard (Min)	0 ft.	
	Side Yard (Max)	-	Separation from PB	6 ft.	
	Rear Yard (Min)	3 ft.	Accessory Height (Max)	14 ft.	
NP: Accessory / secondary structures are not permitted in this part of the yard					

## CN – Commercial Neighbourhood

**Intent:** This zone is intended for street-level commercial activity along main streets, along with an appropriate mix of multi-unit housing and other compatible uses. The buildings in this zone are sited to encourage pedestrian activity with shallow setbacks from the street. The zone supports the rehabilitation and re-use of existing buildings, along with the preservation of heritage resources and significant structures [Reg 2.2.3].

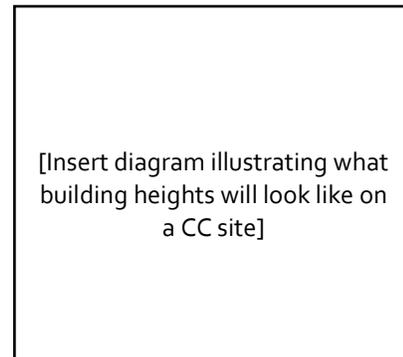
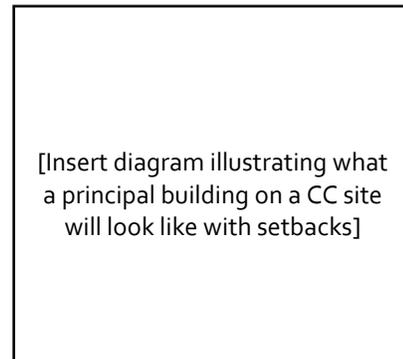
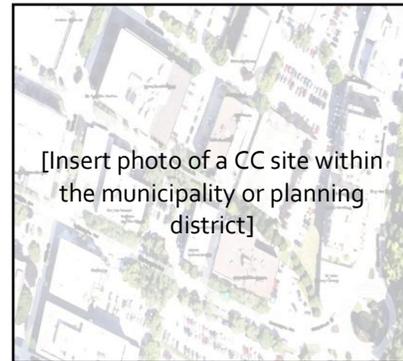


USE TABLE (1.1)	CN
<b>PERMITTED PRINCIPAL USES</b>	<b>Use-Specific</b>
Dwelling, Multi-Unit*	4.5
Inn (up to 12 rooms)	-
Hotel (no room limit)	-
Office (Small)	-
Retail (Small)	-
Restaurant	-
Recreation Centre / Facility	-
Funeral Home	-
School	-
Fire or Police Station	-
Library or Cultural Facility	-
Place of Worship	-
Childcare Facility	-
<b>CONDITIONAL USES</b>	
Office (Large)	-
Retail (Large)	-
Drinking Establishment	-
Drive-Through Facility	-
Fuel Sales	-
Park	-
Hospital	-
Outdoor Market	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Home-Based Business*	4.6
* = Use-Specific Standard Applies	

BULK TABLE (1.2)	Commercial Neighbourhood			CN	
<b>Site Dimensions</b>	Site Area (Min)	2,500 s.f.	<b>Building Heights</b>	Height (Min)	28 ft.
	Site Area (Max)	40,000 s.f.		Height (Max)	56 ft.
	Site Width (Min)	25 ft.	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Max)	180 ft.			
	Site Coverage (Max)	90%			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	0 ft.		Front Yard (Min)	NP
	Front Yard (Max)	6 ft.		Side Yard (Min)	0 ft.
	Side Yard (Min)	0 ft.	Rear Yard (Min)	0 ft.	
	Side Yard (Max)	25 ft.	Separation from PB	4 ft.	
	Rear Yard (Min)	3 ft.	Accessory Height (Max)	28 ft.	
NP: Accessory / secondary structures are not permitted in this part of the yard					

## CC – Commercial Central

**Intent:** This zone is intended for commercial facilities, offices, and large-scale indoor recreational facilities, which serve the whole community. The development standards in this zone provide support for buildings that form a continuous street wall around significant multi-modal thoroughfares [Reg 2.2.3].



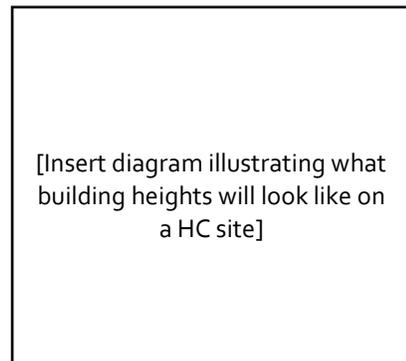
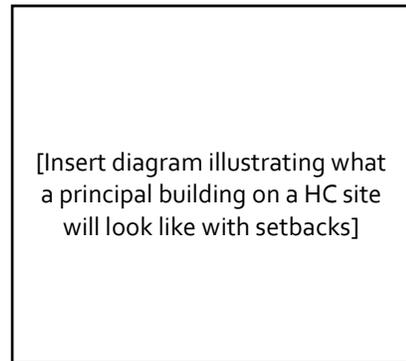
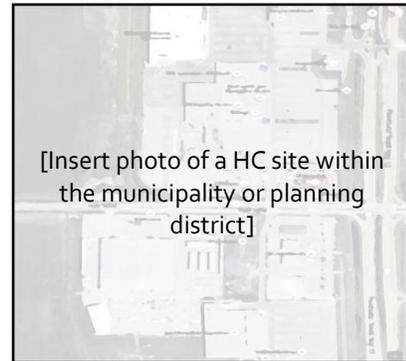
USE TABLE (1.1)	CC
PERMITTED PRINCIPAL USES	Use-Specific Standard
Dwelling, Multi-Unit*	4.5
Hotel (no room limit)	-
Office (Small)	-
Retail (Small)	-
Restaurant	-
Drinking Establishment	-
Funeral Home	-
Fire or Police Station	-
Library or Cultural Facility	-
Place of Worship	-
Childcare Facility	-
School	-
Recreation Centre / Facility	-
CONDITIONAL USES	
Office (Large)	-
Retail (Large)	-
Outdoor Market	-
Drive-Through Facility	-
Fuel Sales	-
Hospital	-
College or Trade School	-
Industrial (Light)	-
PERMITTED ONLY AS SECONDARY USES	
Home-Based Business*	4.6
* = Use-Specific Standard Applies	

BULK TABLE (1.2)			Commercial Central	CC	
<b>Site Dimensions</b>	Site Area (Min)	5,000 s.f.	<b>Building Heights</b>	Height (Min)	28 ft.
	Site Area (Max)	25,000 s.f.		Height (Max)	-
	Site Width (Min)	50 ft.	<b>Accessory or Secondary Buildings &amp; Structures</b>		
	Site Width (Max)	100 ft.			
	Site Coverage (Max)	90%			
<b>Required Yards: Principal Building</b>	Front Yard (Min)	0 ft.		Front Yard (Min)	NP
	Front Yard (Max)	0 ft.		Side Yard (Min)	NP
	Side Yard (Min)	0 ft.	Rear Yard (Min)	NP	
	Side Yard (Max)	25 ft.	Separation from PB	NP	
	Rear Yard (Min)	0 ft.	Accessory Height (Max)	NP	
NP: Accessory / secondary structures are not permitted in this part of the yard					

## HC – Highway Corridor

**Intent:** This zone is intended for light industrial and commercial facilities located outside of a downtown area that are designed to serve the travelling public or a distinct neighbourhood clustered along collector or arterial streets. [Reg 2.2.4]

USE TABLE (1.1)	HC
PERMITTED PRINCIPAL USES	Use-Specific Standard
Hotel (no room limit)	-
Drinking Establishment	-
Automotive Sales / Service	-
Retail (Large)	-
Drive-Through Facility	-
Fuel Sales	-
Industrial (Light)	-
Garden Centre / Nursery	-
Public Works Facility	-
CONDITIONAL USES	
Agri-Business	-
Crematorium	-
PERMITTED ONLY AS SECONDARY USES	
Office (Small)	-
Office (Large)	-
* = Use-Specific Standard Applies	



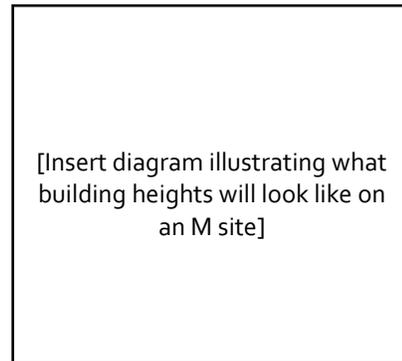
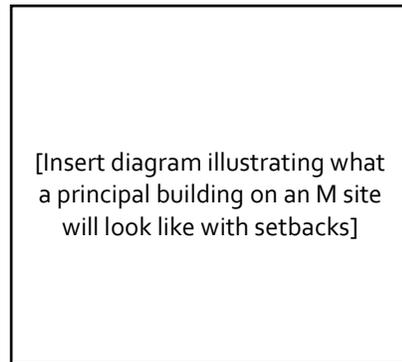
BULK TABLE (1.2)		Highway Corridor	HC	
<b>Site Dimensions</b>	Site Area (Min)	15,000 s.f.	<b>Building Heights</b> Height (Min)	-
	Site Area (Max)	100,000 s.f.		Height (Max)
	Site Width (Min)	75 ft.	<b>Accessory or Secondary Buildings &amp; Structures</b>	
	Site Width (Max)	-		
	Site Coverage (Max)	-		
<b>Required Yards: Principal Building</b>	Front Yard (Min)	125 ft.	Front Yard (Min)	NP
	Front Yard (Max)	-	Side Yard (Min)	15 ft.
	Side Yard (Min)	20 ft.	Rear Yard (Min)	15 ft.
	Side Yard (Max)	-	Separation from PB	6 ft.
	Rear Yard (Min)	15 ft.	Accessory Height (Max)	42 ft.
NP: Accessory / secondary structures are not permitted in this part of the yard				



## M – Industrial

**Intent:** This zone is intended to accommodate all kinds of industrial uses (with associated shipping traffic). This zone includes developments that may pose dangers to health and safety or that may be offensive and disturbing to other properties and is located so that industries can operate or expand safely without negatively affecting other development [Reg 1.1.3].

USE TABLE (1.1)	M
<b>PERMITTED PRINCIPAL USES</b>	<b>Use-Specific Standard</b>
Industrial (Light)	-
Industrial (Heavy)	-
Public Works Facility	-
<b>CONDITIONAL USES</b>	
Agri-Business	-
Auto Wrecking and Salvage Yard	-
Crematorium	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Office (Small)	-
Office (Large)	-
* = Use-Specific Standard Applies	

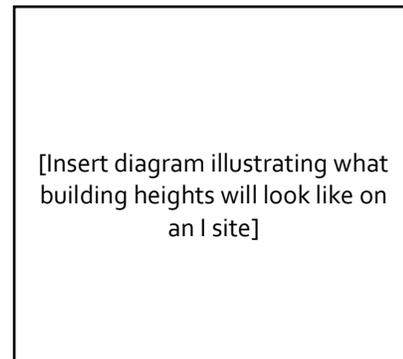
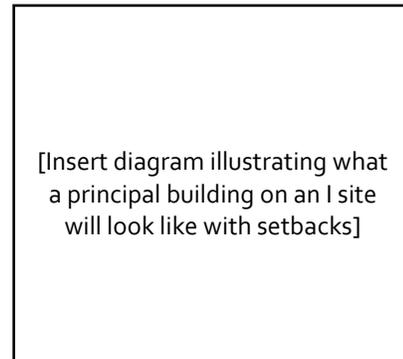


BULK TABLE (1.2)			Industrial	M
<b>Site Dimensions</b>	Site Area (Min)	7,500 s.f.	Height (Min)	-
	Site Area (Max)	-	Height (Max)	42 ft.
	Site Width (Min)	-		
	Site Width (Max)	-		
	Site Coverage (Max)	-		
<b>Required Yards: Principal Building</b>	Front Yard (Min)	20 ft.	Front Yard (Min)	NP
	Front Yard (Max)	-	Side Yard (Min)	15 ft.
	Side Yard (Min)	30 ft.	Rear Yard (Min)	15 ft.
	Side Yard (Max)	-	Separation from PB	6 ft.
	Rear Yard (Min)	25 ft.	Accessory Height (Max)	-
NP: Accessory / secondary structures are not permitted in this part of the yard				

## I – Institutional

**Intent:** This zone is intended for facilities, services and resources that are accessible to the public. This includes civic buildings and educational uses [Reg 1.4.2].

PERMITTED PRINCIPAL USES	I Use-Specific Standard
School	-
College or Trade School	-
Childcare Facility	-
Park	-
Cemetery	-
Hospital	-
Recreation Centre or Facility	-
Fire or Police Station	-
Library or Cultural Facility	-
Place of Worship	-
Office (Small)	-
Office (Large)	-
<b>PERMITTED ONLY AS SECONDARY USES</b>	
Dwelling, Multi-Unit*	<b>4.5</b>
Retail (Small)	-
* = Use-Specific Standard Applies	



			Institutional	I
<b>Site Dimensions</b>	Site Area (Min)	10,000 sq ft	Height (Min)	-
	Site Area (Max)	-	Height (Max)	42 ft.
	Site Width (Min)	100 ft.		
	Site Width (Max)	-		
	Site Coverage (Max)	60%		
<b>Required Yards: Principal Building</b>	Front Yard (Min)	25 ft.	Front Yard (Min)	NP
	Front Yard (Max)	-	Side Yard (Min)	3 ft.
	Side Yard (Min)	12 ft.	Rear Yard (Min)	2 ft.
	Side Yard (Max)	-	Separation from PB	6 ft.
	Rear Yard (Min)	25 ft.	Accessory Height (Max)	14 ft.
NP: Accessory / secondary structures are not permitted in this part of the yard				



**Table I.1: Use Table**

*Note: The values in this table are an example only. They should be determined based on local circumstances.*

	Uses	PR	AG	AL	RR	GD	RS	RM	CN	CC	HC	M	I	USS*
Agriculture	General Agriculture		P	P										
	Livestock Operation(10-299 AU)		P*	C*										Plug-In
	Livestock Operation (300+ AU)		C*											Plug-In
	Animal Keeping (<10 AU)		P*	P*	<u>C*</u>									4.1
	Garden Centre / Nursery			P		P			P		P			
	Agri-Business		C	C							C	C		
Residential	Dwelling, Single-Unit		C	C	P	P	P	P						
	Dwelling, Two-Unit					P*	P*	P*						4.4
	Dwelling, Multi-Unit					C*		P*	P*	P*			<u>P*</u>	4.5
Lodging	Bed and Breakfast		<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>						4.2
	Inn (up to 12 rooms)					P		P	P	P	P			
	Hotel (no room limit)								P	P	P			
Office	Home-Based Business		<u>P*</u>				4.6							
	Office (Small)					P		P	P	P	<u>P</u>	<u>P</u>	P	
	Office (Large)					C			C	C	<u>P</u>	<u>P</u>	P	
Retail	Retail (Small)					P		P	P	P			<u>P</u>	
	Retail (Large)					C		C	C	C	P			
	Outdoor Market		<u>P</u>	<u>P</u>		P			C	C				
	Restaurant					P		P	P	P				
	Drinking Establishment					C		C	C	P	P			
	Drive-Through Facility								C	C	P			
P = Permitted   C = Conditional   <u>Underline</u> = only as a secondary use   * = Use-Specific Standard Applies														



	Uses	PR	AG	AL	RR	GD	RS	RM	CN	CC	HC	M	I	USS*
	Fuel Sales					C			C	C	P			
	Automotive Sales/Service					C					P			
Civic	Park	P			P	P	P	C	C				P	
	Cemetery	C				C							P	
	Funeral Home					P		P	P	P				
	Crematorium					C					C	C		
	Hospital								C	C			P	
	Fire or Police Station					P	C	P	P	P			P	
	Library / Cultural Facility					P	C	P	P	P			P	
	Place of Worship					P	C	P	P	P			P	
	Rec. Centre or Facility	P				P	P	P	P	P			P	
	Campground or RV Park	C												4.3
	Golf Course	C												
Public Works Facility			C	C		P					P	P		
Education	Childcare Facility		<u>P</u>	<u>P</u>	<u>P</u>	P	C	P	P	P			P	
	School					P	C	P	P	P			P	
	College or Trade School									C			P	
Industrial	Industrial (Light)					C			C	C	P	P		
	Industrial (Heavy)											P		
	Home Industry		<u>P*</u>	<u>P*</u>	<u>C*</u>									Plug-In
	Mining and Extraction		<u>C*</u>											Plug-In
	Auto Salvage Yard		<u>C</u>	<u>C</u>								C		
P = Permitted   C = Conditional   <u>Underline</u> = only as a secondary use   * = Use-Specific Standard Applies														



**Table 1.2: Bulk Regulations Table (Metric)**

*Note: The values in this table are an example only. They should be determined based on local circumstances.*

	PR	AG	AL	RR	GD	RS	RM	CN	CC	HC	M	I	
<b>Site Dimensions</b>	Site Area (Minimum)	-	32 ha (a)	32 ha (a)	0.8 ha	460 m <sup>2</sup>	460 m <sup>2</sup>	230 m <sup>2</sup>	230 m <sup>2</sup>	460 m <sup>2</sup>	1390 m <sup>2</sup>	695 m <sup>2</sup>	930 m <sup>2</sup>
	Site Area (Maximum)	-	-	-	-	-	1393 m <sup>2</sup>	1850 m <sup>2</sup>	3700 m <sup>2</sup>	2320 m <sup>2</sup>	9290 m <sup>2</sup>	-	-
	Site Width (Minimum)	-	200 m	200 m	60 m	15 m	15 m	7.5 m	7.5 m	15 m	22 m	-	30 m
	Site Width (Maximum)	-	-	-	-	-	30 m	30 m	55 m	30 m	-	-	-
	Site Coverage (Maximum)	-	-	-	50%	-	60%	70%	90%	90%	70%	70%	60%
<b>Required Yards</b>	Front Yard (Minimum)	7.5 m*	38 m	38 m	30 m	2 m*	7.5 m*	2 m*	0 m	0 m	38 m*	6 m*	7.5 m*
	Front Yard (Maximum)	-	-	-	-	-	-	5.5 m	2 m	0 m	-	-	-
	Side Yard (Minimum)	3.5 m	7.5 m	7.5 m	7.5 m	2 m	3.5 m	2 m	0 m	0 m	6 m	6 m	3.5 m
	Side Yard (Maximum)	-	-	-	-	-	-	-	7.5 m	7.5 m	-	-	-
	Rear Yard (Minimum)	7.5 m	7.5 m	7.5 m	7.5 m	2 m	3.5 m	1 m	1 m	1 m	4.5 m	7.5 m	7.5 m
<b>Height</b>	Principal Building Height (Minimum)	-	-	-	-	-	-	-	2 storey (8.5 m)	2 storey (8.5 m)	-	-	-
	Principal Building Height (Maximum)	2 storey (8.5 m)	-	-	2 storey (8.5 m)	2 storey (8.5 m)	2 storey (8.5 m)	3 storey (13 m)	4 storey (17 m)	-	3 storey (13 m)	3 storey (13 m)	3 storey (13 m)
<b>Accessory / Secondary Structures</b>	Front Yard (Minimum)	NP	7.5 m	7.5 m	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Side Yard (Minimum)	7.5 m	4.5 m	4.5 m	1 m	1 m	1 m	0 m	0 m	NP	4.5 m	4.5 m	1 m
	Rear Yard (Minimum)	7.5 m	4.5 m	4.5 m	1 m	1 m	1 m	0 m	0 m	NP	4.5 m	4.5 m	1 m
	Separation from Principal Building (Minimum)	1 m	3 m	3 m	3 m	3 m	2 m	2 m	1 m	NP	2 m	2 m	2 m
	Height (Maximum)	1 storey (4.25 m)	-	-	1 storey (4.25 m)	1 storey (4.25 m)	1 storey (4.25 m)	2 storey (8.5 m)	2 storey (8.5 m)	NP	3 storey (13 m)	-	1 storey (4.25 m)

(a) For General Agriculture and Livestock Operations only. [0.8] hectare minimum site area and [60] m site width minimum for all other uses.

\*For corner lots, one required yard adjacent to a street can be [50 per cent] less than the required minimum.

NP: Accessory / secondary structures are not permitted in this part of the yard



**Table 1.2: Bulk Regulations Table (Imperial)**

*Note: The values in this table are an example only. They should be determined based on local circumstances.*

		PR	AG	AL	RR	GD	RS	RM	CN	CC	HC	M	I
Site Dimensions	Site Area (Minimum)	-	80 acres (a)	80 acres (a)	2 acres	5,000 sq. ft.	5,000 sq. ft.	2,500 sq. ft.	2,500 sq. ft.	5,000 s.f.	15,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
	Site Area (Maximum)	-	-	-	-	-	15,000 sq. ft.	20,000 sq. ft.	40,000 sq. ft.	25,000 s.f.	100,000 sq. ft.	-	-
	Site Width (Minimum)	-	660 ft.	660 ft.	200 ft.	50 ft.	50 ft.	25 ft.	25 ft.	50 ft.	75 ft.	-	100 ft.
	Site Width (Maximum)	-	-	-	-	-	100 ft.	100 ft.	180 ft.	100 ft.	-	-	-
	Site Coverage (Maximum)	-	-	-	50%	-	60%	70%	90%	90%	70%	70%	60%
Required Yards	Front Yard (Minimum)	25 ft.*	125 ft.	125 ft.	100 ft.	6 ft.*	25 ft.*	6 ft.*	0 ft.	0 ft.	125 ft.	20 ft.	25 ft.
	Front Yard (Maximum)	-	-	-	-	-	-	18 ft.	6 ft.	0 ft.	-	-	-
	Side Yard (Minimum)	12 ft.	25 ft.	25 ft.	25 ft.	6 ft.	12 ft.	6 ft.	0 ft.	0 ft.	20 ft.	30 ft.	12 ft.
	Side Yard (Maximum)	-	-	-	-	-	-	-	25 ft.	25 ft.	-	-	-
	Rear Yard (Minimum)	25 ft.	25 ft.	25 ft.	25 ft.	6 ft.	12 ft.	3 ft.	3 ft.	0 ft.	15 ft.	25 ft.	25 ft.
Height	Principal Building Height (Minimum)	-	-	-	-	-	-	-	2 storey (28 feet)	2 storey (28 feet)	-	-	-
	Principal Building Height (Maximum)	2 storey (28 feet)	-	-	2 storey (28 feet)	2 storey (28 feet)	2 storey (28 feet)	3 storey (42 feet)	4 storey (56 feet)	-	3 storey (42 feet)	3 storey (42 feet)	3 storey (42 feet)
Accessory / Secondary Structures	Front Yard (Minimum)	NP	25 ft.	25 ft.	NP								
	Side Yard (Minimum)	25 ft.	15 ft.	15 ft.	3 ft.	3 ft.	3 ft.	0 ft.	0 ft.	NP	15 ft.	15 ft.	3 ft.
	Rear Yard (Minimum)	25 ft.	15 ft.	15 ft.	2 ft.	2 ft.	2 ft.	0 ft.	0 ft.	NP	15 ft.	15 ft.	2 ft.
	Separation from Principal Building (Minimum)	4 ft.	10 ft.	10 ft.	10 ft.	6 ft.	6 ft.	6 ft.	4 ft.	NP	6 ft.	6 ft.	6 ft.
	Height (Maximum)	1 storey (14 feet)	-	-	1 storey (14 feet)	2 storey (28 feet)	2 storey (28 feet)	NP	3 storey (42 feet)	-			

(a) For General Agriculture and Livestock Operations only. [two] acre minimum site area and [200] ft site width minimum for all other uses.

\*For corner lots, one required yard adjacent to a street can be [50 per cent] less than the required minimum.

NP: Accessory / secondary structures are not permitted in this part of the yard

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## PART 4: Use-Specific Standards

This section provides regulations for specific uses that have standards that go beyond the basic requirements for development in each zone. Uses with use-specific standards are indicated with a \* symbol in the Use Table in the previous section. Additional use-specific standards are included in *The Plug-Ins* component of this Guide. More information can be found in the section for use-specific standards in Part 2 of *The Introduction*.

Regardless of whether a use is allowed as a permitted or a conditional use, and regardless of the zoning district in which the use is located, the following standards for specific uses must be met, except as otherwise provided in this bylaw or by a conditional use or variance order:

### Animal Keeping

#### 4.1 Standards for Animal Keeping

The following requirements must be met for all cases where livestock or other animals (excluding pets) are sheltered, bred, raised, or sold and where the amount of animals kept on one site do not meet or exceed 10 animal units (AU), cumulative across species (see *the Livestock Operations* section in *The Plug-Ins* for a table that determines animal units):

- a) a maximum of one animal unit (cumulative across species) is permitted for every [8,094] meters<sup>2</sup> ([two] acres) of site area
- b) the keeping of livestock must adhere to all other local, provincial and federal health and agriculture regulations in addition to the standards in this bylaw
- c) any ground-level structure intended for the keeping of animals must maintain a minimum setback of [4.5] meters ([15] feet) from any site line
- d) 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

### Bed and Breakfast

#### 4.2 Standards for Bed and Breakfasts

A bed and breakfast shall only be allowed on a site in a zone in which it is a permitted or conditional use if it meets all of the following requirements:

- a) the operator must reside within the principal residence to which the Bed and Breakfast is an accessory use
- b) no more than [eight] patrons shall be accommodated within one dwelling
- c) no more than [five] bedrooms shall be used for the bed and breakfast operation
- d) [one] additional on-site parking spot shall be provided for each bedroom that is used for the bed and breakfast operation
- e) signs shall follow the regulations for home-based businesses in the zone in which the bed and breakfast is located

## Campground or RV Park

### 4.3 Standards for Campgrounds or RV Parks

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 site 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 [four] meters ([13] feet) wide]
- c) a campground or RV park must provide storage of refuse in a sanitary manner at a location not more than [150] meters (500 feet) from any dwelling
- 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 [20] square meters (215 square feet) per camping space

## Dwelling, Two-Unit

### 4.4 Standards for Two-Unit Dwellings

A two-unit dwelling shall have no required side yard (contrary to Table [1.2]) on a side that shares a **party wall** with a building on an adjacent site.

## Dwelling, Multi-Unit

### 4.5 Standards for Multi-Unit Dwellings

A multi-unit dwelling shall:

- a) only be located above the first storey of the building in the **CC** and **HC** zones
- b) have no required side yard (contrary to Table [1.2]) on a side that shares a **party wall** with a building on an adjacent site

## Home-Based Business

### 4.6 Standards for Home-Based Businesses

Home-based businesses must:

- a) be conducted by a person or persons residing in the dwelling
- b) not have more than [four] people employed or otherwise engaged in the business who do not reside in the dwelling
- c) not have processing or outside storage of goods in the **RS**, **RM**, **CN**, and **CC** zones
- d) not have more than [30 per cent] of the total floor area of buildings on the site devoted to the business
- e) have a maximum of [one] business sign, either freestanding or affixed to the wall of a principal or accessory building, not exceeding:
  - i) [40] square feet in the zones **AG** and **RR**
  - ii) [10] square feet in all other zones where home-based businesses are allowed

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## PART 5: Administration

This section sets up a system of procedures for administering the zoning bylaw. The bylaw must include provisions that set out when development permits are required. It also must establish the role of a development officer, if required. *The Planning Act* now includes specific provisions for zoning bylaw enforcement. Therefore, it is not necessary to repeat parts of *The Planning Act* in this section. More information on zoning administration and enforcement can be found in Part 4 of *The Introduction*.

This bylaw shall be administered in accordance with the provisions of *The Planning Act* and this PART.

### 5.1 Administration and Enforcement

In the administration and enforcement of this bylaw, the [Municipality or Planning District] shall have all of the powers of inspection, remedy and enforcement provided under Part 12 of *The Planning Act*.

This is the part of the bylaw that sets out a system of development permits. Municipalities and planning districts should review these provisions to make sure they include types of development for which permits will be issued and exclude those items for development where they do not want to issue permits. See *The Introduction* for more information on development permits.

### 5.2 When Development Permits are Required

A development permit is required for any of the following, except as otherwise provided for in this bylaw:

- a) the erection, construction, enlargement, structural alteration or placing of a building or structure, either permanent or temporary
- b) the establishment of a use of land or a building or structure
- c) the change of a use of land or a building or structure from the existing use to a use which is not a permitted use
- d) the alteration or enlargement of an approved conditional use

### 5.3 Development Permits and Other Permits

The issuance of a development permit in respect of building or structure does not affect the obligation to obtain a building permit or other permit where required under the building bylaw, or another law, bylaw or regulation, for such a building or structure.

### 5.4 When Development Permits are Not Required

A development permit is not required for the following:

- a) **incidental alterations**
- b) agricultural cropping of land
- c) the erection, construction, enlargement, structural alteration or placing of the following as accessory structures:
  - i) fences, below [four] feet in height

- ii) signs, not including advertising signs where they are conditional uses
  - iii) outdoor Lighting
  - iv) flagpoles
  - v) sheds and buildings for the storage of domestic equipment and supplies with a floor area of less than [120] square feet
  - vi) garden houses or children's playhouses
  - vii) private sewage disposal systems
  - viii) private communications facilities
  - ix) unenclosed patios at grade level
- d) Despite not requiring a development permit, all items in this provision shall be subject to requirements of this bylaw.

### 5.5 Applications for Development Permits

An application for a development permit:

- a) shall be made by the owner or owners of the parcel in question, or by a person authorized in writing by them
- b) shall be accompanied by plans drawn to scale showing the following:
  - i) the shape and dimensions of the parcel to be used or built on
  - ii) the location and dimensions of existing buildings and structures
  - iii) the location and dimensions of any proposed building, structure, enlargement or alteration
  - iv) the use or uses of each existing and proposed building and structure, or of the land, and the area to be occupied by each use
  - v) [vehicular access], [utility connections], [parking areas], [loading areas], or [signage] (where applicable)
- c) shall be accompanied by the fee prescribed by [the Municipality or Planning District].

This is the part of the bylaw that establishes the development officer as the designated employee or officer (per s. 184 of *The Planning Act*). **Note:** Omit the following provisions in the case of a Planning District or if the designated officer position has been established in another bylaw of a municipality. See *The Introduction* for more information.

### 5.6 The Development Officer

The position of the [development officer] is hereby established. The person appointed as [development officer] by council shall be a designated officer for the purposes of *The Planning Act*.

### 5.7 Roles of the Development Officer

The Development Officer shall have the authority to:

- a) issue development permits and exercise the powers of administration, inspection, remedy and enforcement provided in Part 12 of *The Planning Act*.
- b) refuse to issue a development permit where:
  - i) the development permit application, or any information accompanying the development permit application, is incorrect or incomplete



- ii) the proposed building, structure or use does not, to the development officer's knowledge, comply with this zoning bylaw, the [Building Bylaw] or with any other law
- c) revoke a development permit where the development permit was issued in error.
- d) 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 bylaw by no more than [10 per cent]
  - ii) the number of parking spaces required by the zoning bylaw by no more than [10 per cent]

**Note:** The above numbers for a minor variance may be less than 10 per cent but must not be more, according to *The Planning Act* [102(1)].

### 5.8 Application for Amendments, Variances and Conditional Uses

An application for a variance, or conditional use, or an amendment to this bylaw must be in the proper form and must be accompanied by the fee prescribed by the [Council or Planning District Board]. The application must also be accompanied by:

- i) plans drawn to scale showing the shape and dimensions of the affected property
- ii) plans drawn to scale showing the location and dimensions of existing buildings and structures
- iii) plans drawn to scale showing the location and dimensions of the proposed building, structure, enlargement or alteration
- iv) 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]
- v) a description of the reason why the variance, conditional use, or amendment to this bylaw is being requested
- vi) any other information required by [the development officer] to determine compliance with, and to provide for enforcement of, this bylaw



## PART 6: Definitions

This section includes the definitions used in most basic zoning bylaws. More specialized definitions are included under the topic areas in *The Plug-ins*. For more information on the use of definitions, see Part 5 in *The Introduction*.

### 6.1 Definitions in *The Planning Act*

Terms not defined in this bylaw which are defined in *The Planning Act* have the meaning provided in that act.

### 6.2 Definitions in this Bylaw

Where the following terms appear in this bylaw, they have the meaning provided as follows:

**Accessory** means a use, building or structure that is naturally and normally incidental, subordinate in purpose or area, or both, and exclusively devoted to the use, building, or structure to which it is accessory. A use shown as a conditional use in the Use Table [Table 1.1] cannot be accessory to a use shown as a permitted use for the same zone.

**Agri-Business** means an establishment that provides goods or services to the agricultural sector, including (but not limited to) farm equipment and machinery repair shops, feed operations, livestock auction marts, and commercial seed cleaning plants.

**Alterations, Incidental** means changes or replacements in the non-structural parts of a building or structure, including, but not limited to the following:

- (i) An addition, alteration, removal, reconstruction or replacement on the non-structural exterior of a residential building
- (ii) An addition, alteration, removal, reconstruction or replacement of any unroofed driveway, sidewalk, patio or any accessory building floor
- (iii) Alteration of non-load bearing interior partitions in all types of buildings
- (iv) Replacement of, or changes in, the capacity of utility pipes, ducts or conduits
- (v) Replacement and placement of necessary roofing materials, awnings, eaves, overhangs and related structures, provided the area and height of the roof are not increased
- (vi) The addition and replacement of interior structures such as furnaces, fuel tanks, water heaters, fireplaces or wood stoves
- (vii) Replacement of exterior building facades

**Alterations, Structural** means any change, which prolongs the life of the supporting members of a building or structure, which includes, but is not limited to, bearing walls, columns, beams or girders.

**Animal Keeping** means a use where livestock or other animals (excluding pets) less than 10 *animal units* (cumulative across species) are sheltered, bred, raised, or sold. This includes, but is not limited to, stables and kennels.



**Building** has the meaning provided in *The Planning Act*, except that it does not include a well, pipeline, excavation, cut, fill, or transmission line.

**Crematorium** means a facility containing a certified furnace or similar device intended for use in the incineration of human or animal corpses.

**Drinking Establishment** means a building or portion of a building, which is licensed by the Government of Manitoba, where the principal purpose is the sale of alcoholic beverages to the public, for consumption on the premises.

**Drive-Through Facility** means a facility designed to provide goods or services to the persons in standing (as opposed to parked) motor vehicles, including but not limited to a drive-through restaurant or bank.

**Dwelling** means one or more rooms used or intended to be used as a single housekeeping unit with cooking, sleeping and sanitary facilities.

**Dwelling, Multi-Unit** means a building, located on a single site, containing three or more dwellings (for example, row houses, town houses, or apartment buildings).

**Dwelling, Single-Unit** means a building, located on a single site, containing one dwelling.

**Dwelling, Two-Unit** means a building, located on a single site, containing two dwellings (for example, a duplex or a side-by-side).

**Dwelling, Live-Work** means a dwelling unit that includes working space accessible from the living area, regularly used by one or more of the residents of the dwelling unit, but does not include a home-based business.

**General Agriculture** means an agricultural operation as defined in the Provincial Planning Regulation but does not include a livestock operation.

**Grade** means the average level of finished ground adjoining a building or structure at all exterior walls [as determined by the Development Officer].

**Height** means the total number of storeys in a building or the vertical distance measured from grade to:

- a) the highest point of the roof surface of a flat roof
- b) the deck or eaves of any other roof type

**Industrial, Heavy** means a use of land that includes the assembly, fabrication, storage, or processing of goods and materials that may have impacts in terms of noise, fumes, odours, or safety hazards outside of the structures in which the use takes place.

**Industrial, Light** means a use of land that includes the assembly, fabrication, storage, or processing of goods and materials that do not create noise, fumes, odours, safety hazards outside of the structures in which the use takes place.

**Office** means the use of a building or a portion of a building for the provision of services to a business, an organization, or to the public. It does not include the manufacturing of any product or the retail sales of goods.

**Office (Small)** means a building or portion of a building where the office use occurs in a space with a ground floor area less than [465] square meters ([5,000] square feet).



- Office (Large)** means a building or portion of a building where the office use occurs in a space with a ground floor area equal to or greater than [465] square meters ([5,000] square feet).
- Party Wall** means a wall forming part of a building and used for separation of adjoining buildings occupied, constructed or adapted to be occupied by different persons or businesses.
- Place of Worship** means a building (ex: a church, chapel, mosque, synagogue, or temple) primarily used for religious purposes.
- Principal Use** means the primary or predominant activity on any lot or within any building or structure.
- Principal Building** means a structure on a site used to accommodate the principal use.
- Public Utility** means a system furnishing water, sewage collection, electricity, telecommunication services, gas or similar services to properties by means of pipes, lines and other equipment located on or under public roads and other rights-of-way. [It does not include private for-profit or commercial-scale wind or solar energy generating systems.]
- Retail** means the use of a building or portion of a building where goods, wares, merchandise, or similar items are offered for sale directly to the public.
- Retail (Small)** means a building or portion of a building where the retail use occurs in a space with a ground floor area less than [465] square meters ([5,000] square feet).
- Retail (Large)** means a building or portion of a building where the retail use occurs in a space with a ground floor area equal to or greater than [465] square meters ([5,000] square feet).
- Secondary** means a use or structure that takes place on the same site as a principal use or structure that is not naturally and normally carried out as part of that principal use (ex: a daycare in an office building).
- Serviced Lot** means a lot with the ability to connect to a municipal sewer system.
- Site** means a whole lot or block in a registered plan of subdivision, or the aggregate of all contiguous land described in a certificate of title or in more than one certificate of title provided they are in the same ownership.
- Site, Corner** means a site situated at the intersection of two streets.
- Site, Interior** means a site other than a corner site or a through site.
- Site, Through** means a site having a pair of opposite site lines along two more-or-less parallel streets.
- Site Area** means the computed amount of gross land area contained within the site lines.
- Site Coverage** means the combined area of all buildings, structures, and paved surfaces on the site as a percentage of the site area, measured at the level of the lowest storey above the grade including all enclosed and insulated decks, sunrooms, porches and verandas, but excluding seasonal non-insulated structures, open or covered, such as decks, screen porches or veranda, patios at grade, steps, uncovered walks, wheelchair ramps, cornices, eaves and similar projections.
- Site Line** means one of the boundaries of a site, which include:



**Site Line, Front** means that boundary of a site along an existing or designated street. For a through site or corner site, the site lines along both streets shall be deemed front site lines. [Where an irregular shaped site cannot have its site lines defined by this definition, the front site line shall be determined by the development officer].

**Site Line, Rear** means that boundary of a site which is most nearly parallel to the front site line. [Where an irregular shaped site cannot have its site lines defined by this definition, the rear site line shall be determined by the development officer].

**Site Line, Side** means any boundary of a site which is not a front or rear site line.

**Site Width** means the horizontal distance between the side site lines, measured at right angles to the site depth at a point midway between the front and rear site lines, or [40] feet from the front site line, whichever is the lesser.

**Storey** means that portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it, but does not include a cellar.

**Structure** means a thing constructed or erected with a fixed location on or below the ground or attached to something with such a fixed location. It includes, but is not limited to, buildings, walls, fences, signs, billboards, light standards and antennas.

**Yard** means an open area between the exterior wall of a building and the boundaries of the site on which it is located.

**Yard required** means the yard measured from a front, rear, or side site line towards the interior of the site within which no building or any part of a building may be located, except as provided in this bylaw.

## SCHEDULE A: ZONING MAPS

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Insert the map of the area—divided into zones—on this page. The map should follow the zoning map checklist below.

### Zoning Map Checklist

All zoning maps should meet the criteria in this checklist:

- All zone names (or abbreviations) match the labels on the map.
- Maps include a legend.
- Maps are drawn at a scale that clearly shows the boundaries of different zones. At least one map should show the entire area covered by the zoning bylaw. If the area covered by the zoning bylaw is large, several maps may be required to clearly show the zone boundaries. Areas with more detailed zoning can be shown on inset maps or separate detailed maps.
- Maps have legal references: SECT/TWP/RGE and/or plan numbers.
- Maps include major street names and geographical features (ex: railways, water bodies, parks).
- Maps have standard colours and/or patterns that can be differentiated without difficulty.
- The locations of waste disposal areas, sewage lagoons, airstrips and their related buffer areas are shown on a map (this helps to ensure new envelopment meets necessary separation distances).

**Note:** Contact the local Community and Regional Planning office for more advice on mapping.