



**Special Council Meeting
July 23, 2019 at 9:00 a.m.
Nesbitt Hall, Nesbitt, MB.**

CALL TO ORDER – 9:00 a.m.

ADOPTION OF THE AGENDA

BE IT RESOLVED that the agenda for the July 23, 2019 special meeting of Council be accepted as presented.

DELEGATIONS – commencing at 9:00 a.m.

Presentation of 2018 Audited Financial Statements

BE IT RESOLVED that the presentation from Kyle Paul from Sensus Partnership of Chartered Accountants regarding the 2018 audited financial statements be received.

BE IT RESOLVED the audited financial statements be approved and the municipality take full responsibility for the financial statements for the year ended December 31, 2018.

Note: This document will be available to the public following the presentation to Council.

Preliminary Discussions re Zoning By-law

BE IT RESOLVED that the presentation by Peter Andersen of Community and Regional Planning with respect to the new Zoning By-law be received.

COMMITTEE REPORTS

Personnel and Policy Committee

EMO Emergency Coordinator

BE IT RESOLVED that contact be made with surrounding municipalities to determine if there is the possibility to share an EMO Coordinator and related expenses.

Benefit Plan Review

BE IT RESOLVED that commencing January 1, 2020, the Municipality join the Municipal Employees Benefit Program for the establishment of a Pension Plan, Disability Income Plan and Group Insurance Plan with the following costs:

Administration fee - \$100.00 per eligible employee paid entirely by the employer;

Pension Plan – 8.3% of regular yearly earnings up to \$55,000 and 9.5% of pensionable earnings in excess of \$55,000 to be cost shared 50/50 between the employer and the employee;

Disability Income Plan – 1.7% of regular yearly earnings to be cost shared 50/50 between the employer and the employee; and

Group Insurance Plan – basic life insurance at a rate of \$0.26 per \$1,000 of earnings per month to be cost shared 50/50 between the employer and the employee, with the ability for additional coverage to be paid entirely by the employee

whereby current employees would have the opportunity to waive participation in the plan, but new employees, once eligible, would be required to join.

Non-Union Agreement

BE IT RESOLVED that a review be undertaken of the non-union agreement as it pertains to new employees following the implementation of the new benefits program.

GENERAL BUSINESS

Preliminary Discussions re Establishment of Special Levies for 2020

Discussion only.

Investing in Canada Infrastructure Program Applications

BE IT RESOLVED that an application be made through the Investing in Canada Infrastructure Program for:

Road Projects – Rural and Northern Communities

For the road construction projects as outlined on the Five-Year Road Reconstruction List and Map at an estimated cost of 100,000 per year whereby the Municipal portion of the funding shall be expended from the Road Reconstruction Reserve.

Note: Information will be provided at the meeting.

IN-CAMERA SESSION 1:30 p.m.

BE IT RESOLVED that this regular meeting now adjourns to an "in camera" meeting to discuss a legal matter as per Subsection 152(3)(b)(iv) of The Municipal Act and all matters discussed in-camera are confidential until discussed in an open meeting as per Section 83(1)(d) of The Municipal Act.

BE IT RESOLVED that this "in camera" meeting does now resume back to a regular meeting.

Respectful Workplace

BE IT RESOLVED that

ADJOURNMENT

BE IT RESOLVED that this meeting does now adjourn (time).

Dave Kreklewich, Head of Council

Joni Swidnicki, Chief Administrative Officer

MUNICIPALITY OF OAKLAND-WAWANESA

ZONING BY-LAW

[Emblem or Logo of Municipality]

Bylaw No. [xx.xxx] [Date]

Note: This page is intended to be a helpful guide for landowners, development officers / building officials, and members of the general public to assist them in understanding how to use and interpret a municipality's zoning by-law regulations.

HOW TO USE THIS ZONING BY-LAW

This zoning by-law regulates the use, size, height and location of buildings on properties within the Municipality of Oakland-Wawanesa. The following is a simple four-step process that may be employed to determine the uses and structures that may be allowed on a specific piece of property in a given zoning district.

Step One

What zoning district is your property located in?

- Use the Zoning Maps in **Schedule "A"** at the back of this By-law to determine the zoning for your property.
- Reference **PART 3: 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 is supported by the applicable policies in those documents.

Step Two

What uses are "permitted uses" and "conditional uses" in your zoning district?

- Find the column with the zone of your property in the applicable **Use and Bulk Table** in **PART 3 - Zoning Districts**
- Uses marked with the letter "**P**" are **permitted uses** and may be developed once you have received a development permit and building permit.
- Uses marked with the letter "**C**" are **conditional uses** that may or may not be acceptable in a particular zoning district 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.
- Certain **permitted uses** and **conditional uses** in select zoning districts have additional use-specific requirements, check **PART 4 - Additional Requirements for Specific Uses in Different Zoning Districts** of this By-law to determine whether any additional requirements apply to the land use in question.

Step Three

How and where can you develop properties in your zone?

- Find the column with the zone of your property in the applicable **Use and Bulk Table** in **PART 3: Zoning Districts**
- The Use and Bulk Table provides information on allowable height of buildings and structures, required setbacks for yards, and other spatial requirements for a property.
- To understand the specific details of these requirements, you may need to reference the **PART 2 - General Rules and Regulations Applicable in All Zoning Districts**, **PART 4 - Additional Requirements for Specific Uses in Different Zoning Districts** and **PART 6 - Definitions** of this By-law.

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 **PART 5 Administration and Enforcement - PART 5** of this by-law 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 by-laws.
- If you need a **Development Permit**, fill out a Development Permit application.
- You are responsible for finding out if any other provincial or federal regulations apply to your development, as well as any other required local permits, including a **Building Permit**, plumbing, electrical, demolition permits etc.

THE MUNICIPALITY OF OAKLAND-WAWANESA BY-LAW NO. xx.xxx

BEING A BY-LAW of the Municipality of Oakland-Wawanesa 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 Municipality of Oakland-Wawanesa has, by by-law, adopted the Oakland-Wawanesa Municipal Development Plan By-law No. xx-xxx;

NOW THEREFORE, the Council of the Municipality of Oakland-Wawanesa in meeting duly assembled, enacts as follows:

1. By-law No. xx.xxx attached hereto is hereby adopted;
2. The By-law shall be known as the Municipality of Oakland-Wawanesa Zoning By-law;
3. The following Zoning By-laws, as amended are hereby repealed:
 - Rural Municipality of Oakland Zoning By-law No. 1262-06;
 - Village of Wawanesa Zoning By-law No. 364.
4. This Bylaw shall come into force on [this date]

DONE AND PASSED in Council duly assembled at the community of Nesbitt, Manitoba, this _____, 2019

Signature of Head of Council

Signature of Chief Administrative Officer

READ A FIRST TIME this ____ of _____, 2019

READ A SECOND TIME this ____ of _____, 2019

READ A THIRD TIME this ____ of _____, 2019

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PART 1: Scope and Applicability

1.1 Title

This by-law shall be known as the Municipality of Oakland-Wawanesa Zoning By-law.

1.2 Scope

This by-law applies to all lands in the Municipality of Oakland-Wawanesa as indicated on the zoning maps of **Schedule "A"** of this by-law.

1.3 Application

This by-law 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 Municipality of Oakland-Wawanesa, 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 by-law.

1.5 Compliance with Other Municipal By-laws, Federal and Provincial Laws and Regulations

Whenever a provision of another by-law 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. The onus will be on the applicant to provide sufficient documentation attesting that the applicable by-law, or regulation is of a higher standard, and where the activity/development is regulated by a higher authority under licence or permit, the submittal, review and approval of the submitted documentation will at the discretion of the Development Officer wave the requirement of the planning district to issue the required Development Permit.

1.6 Use and Development of Land Will Not Promote Nuisance or Create a Hazzard

In this by-law or in a development permit, approval of a conditional use, variance order or other approval issued under this by-law shall not be construed as authorization for the carrying out of any activity which is a nuisance due to noise, odour, emission, vibration or other cause or create a hazard or a hazardous condition.

PART 2: General Rules and Regulations Applicable in All Zoning Districts

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 applicable Use and Bulk Table one of the following:
 - i) a Permitted Principal Use;
 - ii) a Conditional Principal Use, subject to Council approval;
- b) a permitted accessory use, building or structure;
- c) a conditional accessory use, building or structure;
- d) Where a proposed use is not listed, and by interpretation of the by-law no equivalency can be found, the proposed use will be deemed to be prohibited and a zoning by-law amendment will be required to allow for the proposed development in the zoning district in which it is located.

2.2 Existing Uses, Buildings and Structures

- a) A lawfully established existing use, building or structure which is classified as a permitted use, building or structure in the by-law shall be allowed to continue to exist, and may be enlarged or expanded, may be changed to another permitted use, or may be replaced if destroyed. In these circumstances, the enlargement, expansion, change in use, or replacement shall be subject to the issuance of a development permit, and shall conform with all requirements of the by-law.
- b) A lawfully established existing use, building or structure which is classified as a conditional use in this by-law shall be deemed to be an approved conditional use, building or structure and shall be allowed to continue to exist, or may be replaced if destroyed, provided that the replacement does not increase the intensity of the previously existing use.
 - i) In these circumstances, the change in use or replacement shall be subject to the issuance of a development permit, and shall conform with all requirements of this by-law; and
 - ii) Where an enlargement or expansion of such use is proposed, it shall require the specific approval of Council, in accordance with the requirements of **PART 5** of this By-law.
- c) Where a lawfully established use is established on a site and a site area or site width or required yard in accordance with the minimum requirements of this by-law and is thereafter reduced below the minimum requirements of this By-law by virtue of the development of a **public work, street or public utility**, the affected site area, site width and required yard shall be deemed to conform to the minimum requirements of this By-law
- d) An existing use, building or structure which is not classified as a permitted or conditional use, building or structure in this by-law shall be considered as a legal non-conforming use, building or structure, and shall be subject to the provisions of *The Planning Act* governing non-conformities.
 - i) A legal non-conforming use shall be allowed to continue to exist, and may be changed to a permitted use;

- ii) A legal non-conforming use shall not be intensified and shall not be changed to a different non-conforming use;
- iii) A legal non-conforming use shall not be re-established if it is discontinued for a period in excess of one year. A change in ownership or tenancy of a non-conforming use shall not affect the status of the non-conforming use;
- iv) A legal non-conforming building or structure shall not be re-established if it is removed or destroyed by more than 50 percent of its replacement value above the foundation; and
- v) Other provisions of The Planning Act governing non-conforming uses, buildings and structures, including a provision which enables Council to consider variation orders in situations where non-conformities are proposed to be enlarged or expanded, shall apply.
- vi) There shall be a maximum of one dwelling unit per site or land parcel except for the following:
 - (a) dwelling units which are required for family members or employees, who in, are actively involved in the agricultural operation and deriving income from it;
 - (b) multiple family dwellings as provided for in this by-law
 - (c) secondary suites as provided for in this by-law.

2.3 Existing Residential Dwellings

Notwithstanding the provisions PART 2, Section 2.2 (above) all lawfully established residential dwellings and their accessory structures existing at the effective date of this By-law are **deemed to be permitted uses** conforming to the minimum bulk requirements of the zone in which the buildings and/or structures are situated. Any enlargement, intensification, expansion or change of use of said existing residential dwellings and their related accessory structures shall conform with all of the requirements of this By-law.

2.4 Multiple Uses or Provisions

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

2.5 Accessory Uses Buildings and Structures

No accessory use, building or structure shall be established except for those in compliance with the following regulations:

- a) In this Municipality, an accessory use, building or structure may be accessory to a permitted or approved conditional use and may itself be treated as a permitted or conditionally approved accessory use, building or structure.
- b) No accessory use, building or structure shall be established, constructed or erected prior to the establishment of the principal use of land, building or structure to which it is accessory, except for the following:
 - i) A "Dwelling, Farm" shall be permitted as an accessory use to a permitted or conditional agricultural operation in all agricultural zoning districts when located on same site as the agricultural activity, provided that prior to the commencement of construction a Development Permit and Building Permit has first been obtained for the dwelling.

- ii) An accessory garage or storage building may be constructed or erected for the purpose of storage of materials and equipment for use during construction of the main building, provided that a Development Permit and Building Permit has first been obtained for the principal building on same the zoning site as the accessory use, building or structure.
- iii) A meteorological tower, used for wind and/or climatic research shall be allowed to be erected, subject to Council's approval, for a term not exceeding three (3) years and shall be subject to all other provisions of this By-law pertaining to the siting of Wind Turbine Generator Stations (WTGS). If the meteorological tower is to remain in place after the maximum three (3) year period, it shall become a part of a (WTGS) and be subject to the conditional use approval process required for a Wind Turbine Generation Station (WTGS) as provided for **PART 3** of this By-law.
- c) The area of land or buildings used or occupied for accessory uses on a site shall not exceed the area of land or buildings respectively used or occupied by the principal use on the same site.
- d) No land, building, or structure shall be used or occupied for any accessory use after the use or uses to which it is accessory have been discontinued.
- e) 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 by-law applicable to the principal building or structure.
- f) 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 by-law applicable to accessory buildings or structures.
- g) An accessory building or structure shall not be used as a dwelling unit, except where otherwise allowed in this by-law.

2.6 Required Yards

- a) Shall be free of buildings, except accessory buildings and structures, which must conform to the other requirements of this By-law.
- 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.

2.7 Temporary Buildings, Structures, or Uses

- a) 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:
 - i. A Development Permit for a temporary building, structure or use shall be subject to such terms and conditions as specified by council.
 - ii. 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 on the same parcel of land. When required, a new permit may be issued.

2.8 Buildings to be Moved or Removed

- a) No building or structure shall be moved in whole or in part to any other location unless every portion of the building or structure is made to conform to or where a variation order is granted pertaining to the regulations of this By-law applying to the zone in which it is located.
- b) Notwithstanding any other by-law or policy of a member municipality regarding demolitions or removals, upon completion of the removal or demolition 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/Building Official with whom Council shall rely on for advice that the site owner has undertaken appropriate action to ensure public safety on the affected site. Unless otherwise specified, a minimum of 6 inches of topsoil is to be added to complete the filling of the excavation.

2.9 Road Access

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

2.10 Landlocked Sites

- a) In unique circumstances, Council may permit development on a site which only has frontage on a private lane or road, provided that the said lane or road is at least twenty feet in width and intersects with an improved street, and is secured by means of a registered easement/declaration of right-of-way. Such accesses shall be developed and/or improved to a standard that ensures all weather access by emergency services vehicles.
- b) For the purpose of establishing the position of the required yards, the Development Officer shall determine the front, side and rear site lines of a landlocked site.

2.11 Site Reduced by Road Widening

Where the site area or site width of an existing parcel of land have been reduced as a result of land acquired for the establishment or widening of a public road or drain, or for any other public work, the resulting site area and width of the parcel shall be deemed to be in compliance with the minimum site area and width requirements for the existing lawfully established use of the parcel as specified by this by-law.

2.12 Unconventional Sites

Where a site is of such a unique configuration that the required yards cannot be ascertained in accordance with the definitions of **PART 6** herein, the Development Officer may designate the location of the required yards. The location and required dimensions of such yards shall be consistent with the intent of the yards specified for the zone within which the site is located.

2.13 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.

2.14 Open Space Along Rural Roads

Areas adjacent to rural intersecting roads shall be kept clear of features which would contribute to snow drifting problems on the roadway, or which would represent a safety hazard to motorists. Within all agricultural zone(s), the following provisions shall apply to any required front yard, side yard or rear yard which is adjacent to an improved government road allowance, highway or other municipal road:

- (a) No building or structure shall be constructed or located within the required yard, except for electric fences, barbed wire fences, chain link fences, wooden rail fences which are at least seventy-five (75) percent open in character and small shelters for children at school bus stops;

- (b) No excavation such as a dugout or gravel pit shall be located within the required yard;
- (c) No substantial planting (such as a shelterbelt or hedge) exceeding a height of three (3) feet shall be located within the required front yard; and
- (d) No substantial stockpiling of materials, such as soil, gravel, bales or cordwood shall be located within the required front yard.

2.15 Corner Vision Triangles

In order to provide for a reasonable measure of traffic safety within all of the municipality's zoning districts, it is considered important to provide for good visibility conditions at street intersections, by establishing special open space requirements as follows:

- (a) No building, structure, vehicular parking space, shelterbelt, hedge or stockpiling of materials exceeding a height of three (3) feet above grade shall be located within a triangular area of any site adjacent to an intersection of two public streets, with the sides of the triangular area being measured a distance of ten (10) feet along each property boundary from the point of intersection.

2.16 Projections into Yards

Within all zoning districts in the Municipality, required yards are intended to provide open spaces around buildings and structures for purposes of amenity, privacy, fire protection, and maintenance operations along the walls of buildings. Required yards shall be maintained as open space areas on all sites, except as follows:

- (a) Open, unenclosed stairs and landings may extend into any required front or rear yard to a maximum distance of 10 feet, and there shall be no limitation on the construction of unenclosed wheelchair ramps;
- (b) Other open, unenclosed projections of a building, including eaves, awnings, stairs, landings, wing-walls, raised decks and balconies, may extend into a required yard up to 50 percent of the required yard depth to a maximum projection of 5 feet, whichever is the lesser;
- (c) Enclosed projections of a building, including chimneys, alcoves, eaves and bay windows may extend into a required yard up to 50 percent of the required yard depth to a maximum projection of 5 feet, whichever is the lesser, provided that no more than 10 square feet of area within any required yard is occupied by these types of projection;
- (d) Air conditioning units, pool equipment and/or compressors shall be accessory structures in all zones and shall be subject to the following regulations:
 - 1) Shall be a minimum distance of 15.0 feet (4.57m) to an openable window of a habitable room on an adjoining lot.
 - 2) If located in a front yard, it must be screened with compact hedges or shrubs or other landscaping.
 - 3) Should be no closer than 5.0 feet (1.52m) to a side site line in all Residential Zones. In all other zones, it should be no closer than 10.0 feet (3.05m) to a side site line.
- (e) Landscaping features such as driveways, sidewalks, and patios at grade level, ornamental plantings, fences and other decorative features are permitted within any required yard, provided that the maximum height of a fence in any required front yard shall be 3 feet, and the maximum height of a fence in any required side or rear yard shall be 6 feet;

- (f) A garage may be located in the required rear yard providing it is setback a minimum of 10 feet from the rear property line except in instances where the garage doors do not face a rear lane or street in which case the minimum required setback to the rear property line shall be reduced to no less than three feet.
- (g) Portable buildings not exceeding 108 square feet in floor area for the storage of domestic equipment may be located within any required interior side yard or required rear yard, provided that the property lines are identified by legal survey, a separation distance of 2 feet is maintained from the site line, and a separation distance of 3 feet is maintained from any dwelling.
- (h) The minimum distance between the principal building and any other building shall be 10 feet.
- (i) Cairns, with a maximum size (footprint) of 25 square feet may be located within a required yard.

2.17 Double Frontage Sites

Within all zones, where a site has frontage along two more or less parallel streets, the following provisions shall apply:

- (a) Where the site depth is greater than two-hundred (200) feet, both site lines which abut these streets shall be considered to be front site lines, and the adjacent yards shall both be considered to be required front yards; and
- (b) Where the site depth is two-hundred (200) feet or less, only one (1) site line shall be considered to be the front site line, and this determination shall be made by the development officer, based on the arrangement of existing buildings in the immediate area.

2.18 Hazard Lands

- (a) No permanent building shall be constructed or placed in the vicinity of a lake, river, watercourse or body of water on land that would be inundated by the one in two hundred year flood or by a recorded flood exceeding the two hundred year flood, unless the owner provides sufficient information prepared by a qualified engineering consultant licensed to practice in Manitoba, to demonstrate to the satisfaction of council that the land is not subject to flooding; or proper measures will be taken to protect the building from flooding.
- (b) No permanent building shall be constructed or placed on land which is subject to subsidence or erosion by water or is marshy or unstable, or is otherwise unsuitable or hazardous by virtue of its soil or topography, unless the owner provides sufficient information prepared by a qualified engineering consultant licensed to practice in Manitoba, to demonstrate to the satisfaction of council that proper measures will be taken to deal with the unsuitability or hazard. Only erosion control or bank stabilization measures designed by a qualified engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba will be accepted.

2.19 Public Reserve Land

Public reserve land shall only be used for:

- (a) A public park or recreation area;
- (b) A natural area;
- (c) A planted buffer strip or part thereof separating incompatible land uses; or
- (d) Public works.

2.20 Development Near Waste Disposal Grounds and Sewage Lagoons

Parcels of land containing active or abandoned waste disposal grounds and sewage lagoons shall not be located within one thousand three hundred and twenty (1,320) feet and one thousand five hundred (1,500) feet respectively of a dwelling or other habitable building, any urban zone, a "RC" Rural Centre Zone and all

rural residential zone(s), unless a reduced separation distance is recommended by the provincial authority having jurisdiction and Council approves a variation order.

2.21 Development Near Areas with Potential for Aggregate Extraction

No building, dwelling, mobile or modular home or farm building or structure shall be constructed or located within an area which has been designated as a high or medium quality aggregate area by the Province of Manitoba, unless the site has been first been reviewed by the Mines Branch and a recommendation provided which would allow development to proceed. Where the proposed building is a dwelling, mobile or modular home, a separation distance of 500 feet shall be provided between the building location and the limits of the deposit.

2.22 Development Near Railways

- a) Nothing in this By-law shall be interpreted so as to interfere with normal railway operations and maintenance of railway trackage.
- b) Railway office buildings, warehouse facilities, maintenance buildings, and storage areas shall be subject to the requirements of this By-law.
- c) No new dwelling unit shall be located within one hundred and fifty (150) feet of the edge of a railway right-of-way.
- d) All non-railway works and development including surface mining and quarries within 50 metres of a railway right-of-way are subject to the provisions of the Federal *Railway Safety Act* and its regulations including the Mining Near Lines of Railways Regulations SOR/91-104, as amended).

2.23 Development Near the Provincial Highway System

For any structure or construction proposed within the control areas adjacent to the provincial highway system, provincial permits are required from the authority having jurisdiction. Permits from the provincial authority having jurisdiction are also required for any new, modified, or relocated driveway proposed to a provincial road or provincial trunk highway.

2.24 Onsite Water Supply and Sewage Disposal Systems

- a) In situations where piped municipal sewage collection and disposal services are not available, land owners may be allowed to construct private sewage disposal systems on their development site in accordance with all applicable provincial regulatory requirements. All onsite wastewater disposal systems must be registered with the provincial authority having jurisdiction prior to installation by a licensed installer. It is the responsibility of the land owner to apply for provincial permits and/or approvals for all private sewage disposal system.
- b) The provincial authority having jurisdiction should be consulted about permitting or licensing requirements for private water supplies. In the case of proposed development that involves the construction or expansion of a public or semi-public water supply system, the proponent shall be required to contact the Office of Drinking Water - Manitoba Sustainable Development and/or the provincial authority having jurisdiction for information concerning licensing and approvals that must be obtained prior to the commencement of construction.

2.25 Public Utilities

- a) This by-law 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 as defined in this by-law provided that the requirements of such public utility are of a standard compatible with the adjacent area, and

that any building or structure erected in any zone complies with the required yard and area requirements applicable to the zone.

- b) Where a public utility (as defined in this By-law) of another municipality is proposed to be located within the Municipality of Oakland-Wawanesa, it shall first apply to Oakland-Wawanesa Municipality for approval prior to the commencement of development.
- c) The use and bulk requirements of this by-law do not apply to the transmission facilities (wires, pipes, poles and associated equipment such as transformers and sub-stations) of a public utility as defined herein as equipment such as this may require only very small parcels or none at all (where easements are used).
- d) All office buildings, warehouse facilities and storage compounds owned or used by any public utility or public works shall be subject to all of the provisions of this By-law.
- e) Where any site requirement, including site area, site width, required yard or parking, is reduced below the requirements of this By-law as a result of land acquired for any street, lane, public utility, public works, public park area or public monument, it shall be deemed to conform to the requirements of this By-law.

2.26 Oil and Gas Exploration and Extraction, Electric Transmission Lines and Structures, and Pipelines

Are deemed to be in compliance with this by-law if they are carried out, constructed and operated in accordance with federal and provincial law, except for oil battery facilities which shall be subject to the requirements of **PART 3** of this By-law.

2.27 Off Street Parking Requirements

- a) All accessory parking and loading areas and spaces shall be located on the same site as the use served unless a variation order is approved by Council for any required parking and/or loading areas or spaces located on a different site than the use being served.
- b) The surface of all accessory off-street parking and loading areas and spaces and the access driveways thereto shall be surfaced with gravel, asphalt or concrete and shall be designed in such a manner that there will be no free flow of water onto either adjacent properties or public sidewalks.
- c) In all zones, when any new development is proposed, including a change of use of existing development, or when any existing development is enlarged or increased in capacity, then provision shall be made for accessory off-street parking in accordance with the regulations and standards contained in this section of the By-law as set out below.

TABLE 2.1: MINIMUM ONSITE PARKING SPACE REQUIREMENTS

	Use	Number of Parking Spaces Required
Residential Uses	Single-Dwelling	1.0 / Dwelling Unit
	Two-Dwelling or Multi-Dwelling	1.2 / Dwelling Unit
	Mobile Home Dwelling	1.0 / Dwelling Unit
	Bed and Breakfast Home	1.0 / Sleeping Accommodation
	Residential Care Facility	1.0 / each 2 dwelling or sleeping units
Commercial Uses	Hotel and Motel	1.0 / Guest Room or Sleeping Unit
	Eating and Drinking Establishment	1.0 / 4 seats or 1.0 per 100 sq.ft. (9.29 sq./m) of floor area, whichever is greater
	Convenience and Retail Sales Stores	1.0 per 200 sq.ft. (18.6 sq./m) of floor area
Industrial Uses	All other Commercial Establishments	1.0 per 250 sq.ft. (23.2 sq./m) of floor area
	Industrial Uses	1.0 per 1,000 sq.ft. (92.9 sq./m) of floor area or 1.0 per 5 employees, whichever is greater
Other Uses	Indoor Participant Recreation Service, Religious Assembly, Outdoor Participant Recreation Service, Private Club, Public Library and Cultural Exhibit, and Community Centre	1.0 per 5 seating spaces or 10 ft (3.05 m) of bench space. Where there are no fixed seats, 1.0 for each 100 sq.ft. (9.29 sq./m) of floor area devoted to the assembly room floor area
	Extended Medical Treatment Service	2.0 per bed
	Education Service	1.5 per classroom, plus 1 for each 100 sq.ft. (9.29 sq./m) of floor area devoted to public use
	Government Service	1.0 per 550 sq.ft. (51.1 sq./m) of floor area
	Child Care Service	1.0 for every 2 employees
	Funeral Service	1.0 for every 5 seating places
<i>*Where a proposed use is not listed above, the parking requirement shall be determined by the Development Officer who shall base said accessory off-street parking required based on the accessory off-street parking required for a similar use which is listed in this table.</i>		

Footnotes Forming Part of Table 2.1

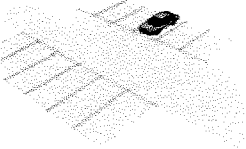
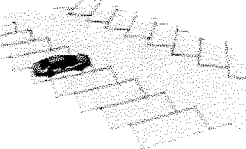


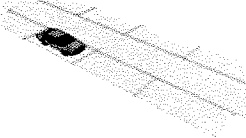
- a) The following regulations shall apply to all parking areas as required by this By-law:
- a) In the case of a multiple use site, the Development Officer shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the site, unless the applicant can demonstrate to the satisfaction of Council that the complementary use of the parking facilities would warrant a reduction in the parking requirements;
 - b) Parking areas shall be provided with at least one entrance and one exit for vehicles, and driveways and aisles for the removal of a vehicle without the necessity of moving any other vehicle;
 - c) The area shall be drained and maintained with a stable surface which is treated so as to prevent the rising of dust or loose particles; it may be constructed of crushed stone, slag, gravel, concrete, asphalt or other approved material;

- d) Where parking areas are provided in any commercial, industrial or institutional zone and lighting facilities are provided, such lights shall be so shielded and directed as to reflect away from any adjoining residential area. Where parking areas are provided in any residential zone and lighting facilities are provided, such lights shall be so shielded and directed as to reflect away from any adjoining residential property;
- e) Where a parking area is situated along a site line which coincides with the boundary of a residential zone and is not separated there from by any street, lane or water course, a buffer of a design acceptable to the Council shall be provided;
- f) No sign shall be erected except:
 - (i) signs for the direction of traffic within the parking area, and
 - (ii) directional signs of not more than five (5) square feet in area at each point of entrance and exit.

Such signs may bear the name of the business if the parking area is connected thereto.

- b) The layout and design of parking areas shall be as follows:
 - a) The layout and design of the parking area shall be in accordance with **Table 2.1 "Minimum Onsite Parking Space Requirements"** and **Table 2.2 "Parking Area Layout Requirements"**;
 - b) The length of each parking space shall be exclusive of access driveways, aisles, ramps and columns, and office or work areas;
 - c) Where access to a parking space is directly from a lane, the width of the lane adjacent to said parking space may be computed as part of the aisle width required for said parking space;
 - d) The angle of parking shall be measured between the centerline of the parking space and the centerline of the aisle;
 - e) The off-street parking area shall be provided with an access drive with a minimum width of ten (10) feet, to a street or lane;
 - f) Except as provided for in paragraph (d), an aisle or driveway shall not mean a street or lane; and
 - g) Design of parking areas and access drives need to address safe pedestrian circulation routes, efficiency in the parking layout, accessibility, lighting, aesthetic appearance, service vehicle access, and snow removal.

TABLE 2-2: PARKING AREA LAYOUT REQUIREMENTS

Configuration	Angle	Minimum Stall Dimensions		Minimum Aisle Width	
		Width	Length	Two Way	One Way
	75° - 90°	2.75 m (9 ft)	5.5 m (18 ft)	7.3 m (24 ft)	7.3 m (24 ft)
	60° - 75°	2.75 m (9 ft)	5.5 m (18 ft)	7.3 m (24 ft)	5.5 m (18 ft)
	45° - 60°	2.75 m (9 ft)	5.5 m (18 ft)	7.3 m (24 ft)	4.0 m (13 ft)
	30° - 45°	2.75 m (9 ft)	5.5 m (18 ft)	7.3 m (24 ft)	3.7 m (12 ft)
	Parallel	2.75 m (9 ft)	6.7 m (22 ft)	7.3 m (24 ft)	3.7 m (12 ft)

2.28 Accessible Parking Spaces

Out of the total number of required off-street parking spaces, the owner must provide a portion of those spaces so as to be accessible to persons with disabilities, in accordance with the following requirements:

1. Each accessible parking space:
 - (i) must be at least 11.5 ft. (3.5 m) wide;
 - (ii) must be located within 200.0 ft (60.96 m) of major building entrances used by residents, employees, or the public; and
 - (iii) must include signage reserving the space for use by persons with disabilities.
 - a) At least one curb ramp must be located within 100.0 ft (30.48 m) of the auto parking space closest to each entrance to a principal or accessory building that is not a service entrance; and
 - b) The accessible parking space requirements are as follows:

TABLE 2.3: ACCESSIBLE PARKING SPACE REQUIREMENTS

Total Number of Parking Spaces Required	Minimum Number of Accessible Parking Spaces Required
1-25	1
25-50	2
51-75	3
75-100	4
101+	4 plus 1 for every 50 additional spaces, to a maximum of 10 spaces

2.29 Loading Space Requirements

For all building and uses involving regular and frequent receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials, the owner or operator of the buildings or uses shall provide and maintain on the site adequate loading and unloading spaces as follows:

- a) Each loading or unloading space shall be at least thirty (30) feet long, twelve (12) feet wide and have a vertical clearance of at least fourteen (14) feet;
- b) Access to loading or unloading areas shall be by means of a driveway at least 20 feet wide contained on the site in which the spaces are located and leading to a street or lane located within the zone in which the use is located;
- c) Loading and unloading areas shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles;
- d) Off-street loading spaces shall not be permitted in a required corner side yard; and
- e) The number of loading spaces shall be provided in accordance with the following:

TABLE 2.4: MINIMUM LOADING SPACES

Area of Building	Minimum Loading Space
Less than 5,000 square feet	One (1) space
Exceeding 5,000 square feet but not more than 15,000 square feet	Two (2) spaces
Exceeding 15,000 square feet	Three (3) spaces

2.30 Parking Area Entrances / Exits for Automobile Service Stations, Public Parking Areas, Drive-Through Facilities, and Vehicle Sales

Automobile service stations, public parking areas, drive-through facilities, and all vehicle/equipment sales shall require at least one entrance and one exit for vehicles, driveways and aisles for the removal of a vehicle without the necessity of moving any other vehicle. Access to sites for the titled uses for vehicles shall be only by way of entrances and exits provided in accordance with the following:

TABLE 2.5: PARKING AREA ENTRANCE AND EXIT REQUIREMENTS

Minimum width of an entrance or exit	20 ft.
Minimum width of a combined entrance and exit	25 ft.
Maximum width of an entrance or exit	40 ft.
Maximum width of a combined entrance and exit	60 ft.
Minimum distance between any part of an entrance, exit and the intersection of street site lines or the intersection of a street site line and a side site line on a public lane	30 ft.
Minimum distance between entrances and exits	30 ft.

2.31 Fences – Residential Uses

A fence on a residential property:

- a) shall not include electric fences or barbed wire fences;
- b) shall not be higher than:
 - (i) 3.0 feet (0.91m) in a required front yard, and
 - (ii) 6.0 feet (1.82m) in a required side or rear yard measured from the highest part of the fence to the point where the fence post enters grade;
- c) are permitted in all required yards and can be placed up to the property line; and
- d) Outdoor storage of materials shall only be in side and/or rear yards and shall not project above the height of side or rear yard fences (where they exist or are proposed) except for recreation vehicles.

2.32 Fences – Non Residential Uses

A fence on all properties other than residential properties:

- a) in all agricultural zones, electric, barbed wire and wooden rail fences of a type not obstructing views of road traffic shall be permitted within the limits of the parcel on which they are located and should not exceed a height of 8 feet.
- b) in the case of the “**CC**” – **Commercial Central** and “**RCI**” – **Rural Commercial Industrial** zones, chained wire fences are allowed where the top 2.0 feet (0.6 m) of the fence can be barbed wire for security purposes;
- c) shall not be higher than:
 - (i) all other non-residential fencing shall not exceed 4.0 feet (1.22m) in a required front yard; and
 - (ii) 8.0 feet (2.44m) in a required side or rear yard measured from the highest part of the fence to the point where the fence post enters grade;
- d) are permitted in all required yards and can be placed up to the property line.
- e) outdoor storage shall be allowed to project above the height of front, side and rear yard fencing but only in the following zones: “**MG**” and “**RCI**” Zones.

2.33 Advertising Signs and Billboards

Billboards and other advertising signs directing attention to a business, commodity or message offered elsewhere than upon the same zoning site on which that sign is located may be allowed subject to satisfying the zoning district specific use and bulk requirements set out in that zone's Use and Site Requirements Table in **PART 3** of this By-law. These signs will require the proponent to obtain a **Development Permit** and **may require conditional use approval** subject to the total size of the advertising sign being proposed.

2.34 Accessory Signs – General Provisions

The following provisions shall apply to all accessory signs erected or maintained within the Municipality, except wherein otherwise stated:

- a) Accessory signs and sign structures may be allowed as accessory uses in accordance with **PART 2, Table 2.6** (below), and may require the issuance of a Development Permit;
- b) All accessory signs shall comply with the minimum yard requirements for accessory structures in the zone in which they are to be located or erected and as may be provided in this section;
- c) No accessory 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;
- d) No accessory sign may contain flashing lights or digital images unless specifically allowed in **PART 2, Table 2.6** (below). All accessory signs with flashing lights or digital images are prohibited within 100 feet (30 metres) of residential zones;
- e) No accessory sign or structure shall be erected or maintained on, over or above any land or right-of-way belonging to the Municipality without a Development Permit and an encroachment agreement registered on title of the subject property/building which abuts the municipally owned right-of-way;
- f) The placing of accessory signs within the control area of a Provincial Road or Provincial Trunk Highway shall require a permit/approval from the provincial authority having jurisdiction;
- g) All accessory signs shall be setback a minimum of 5 feet from the limits of the parcel on which it is located and to which it is accessory. In the case of a corner lot, the corner side yard setback shall be increased to minimum of twelve (15) feet.
- h) All accessory signs and structures shall be kept in good repair and in a proper state of preservation. Signs which have become obsolete because of discontinuance of the operation or activity or are not maintained in good condition or repair shall be repaired, removed or relocated within 30 days following notice by the Development Officer; and
- i) The following accessory signs **shall not** require a **Development Permit**. However, they must still comply with any applicable siting and setback requirements in this By-law:
 - a) Signs posted by duly constituted public authorities in the performance of their public duties;
 - b) Flags or emblems of a political, civic, educational or religious organization;
 - c) Commemorative or memorial signs or tablets;
 - d) Temporary signs including real estate signs, construction signs, election signs, garage sale signs and similar;
 - e) Residential on-site identification signs or warning signs (such as "Private Property" signs and similar) not exceeding four (4) square feet in surface area; and

- f) Signs required for direction and convenience of the public, including signs identifying restrooms or parking entrances, not exceeding five (5) square feet in sign surface area.

TABLE 2.6: ZONING DISTRICT SPECIFIC ACCESSORY SIGN REGULATIONS BY SIGN TYPE


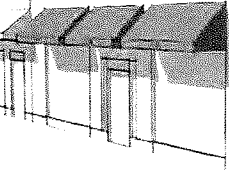
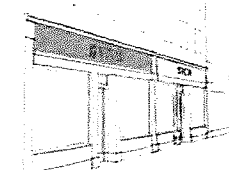

Sign Type	Siting Specifications		Allowed in Zones	Development Permit Required
 Address/Name	Quantity	1 per address	AG, AL	No
	Area	maximum 4.0 square feet for single detached dwellings, 32 square feet for multi-dwellings, Place of Worship and other non-residential buildings	RC	
	Depth	max 3.0 inches	RR2, RR5, RMH RG	
			CC	
			MG	
			PR	
			RCI, CR	
 Awning	Quantity	1 per window	CC	Yes
	Area	n/a	MG	
	Width	maximum equal to building facade	RCI	
	Depth	minimum 4.0 feet		
	Dist. from Curb	min 2.0 feet		
 Fascia/Wall	Quantity	1 per business	RC	No
	Area	1.5 square foot per linear foot of facade	CC	
	Width	max 90% width of facade	MG	
	Depth	max 7.0 in	PR	
			RCI	
 Freestanding/Ground	Quantity	1 per site	AG, AL	Yes
	Area feet.	single occupancy = max 100 square feet.	RC	
		multiple occupancy = max 300 square feet.	CC	
	Height	maximum 8.0 feet	MG	

TABLE 2.6: ZONING DISTRICT SPECIFIC ACCESSORY SIGN REGULATIONS BY SIGN TYPE

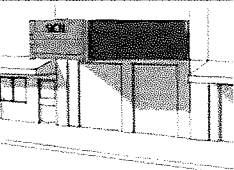
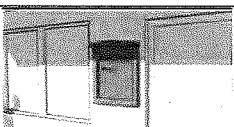
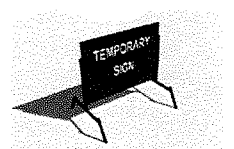
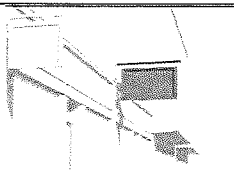
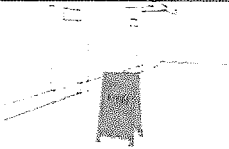


Sign Type	Siting Specifications		Allowed in Zones	Development Permit Required
	Width	maximum 4.0 feet	PR	
	Depth	max 12.0 inches	CR	
 Marquee	Quantity	1 per business	RC	Yes
	Area	n/a	CC	
	Width	entrance plus 2 feet per side	MG	
	Depth	minimum 4.0 feet; maximum 10 feet	RCI	
	Dist. from Curb	minimum 3.0 feet		
 Outdoor Display Case	Quantity	1 per business	RC	No
	Area	max 6.0 square feet.	CC	
	Width	max 3.5 feet	MG	
	Height	max 3.5 feet	PR	
	Depth	max 6.0 inches	RCI	
			CR	
 Portable/Mobile	Quantity	1 per site	AG, AL	Yes
	Area	maximum 48.0 square feet.	RC	
	Width	n/a	CC	
	Height	maximum 10.0 feet.	MG	
	Setback	a minimum of 15 feet from the corner site lines of intersecting streets	PR	
			RCI	
 Projecting	Quantity	1 per business	RC	Yes
	Area	max 4.0 square feet.	CC	
	Width	maximum 4.0 feet	MG	
	Depth	maximum 4.0 feet		

TABLE 2.6: ZONING DISTRICT SPECIFIC ACCESSORY SIGN REGULATIONS BY SIGN TYPE

Sign Type	Siting Specifications		Allowed in Zones	Development Permit Required
			RCI CR	
 Sidewalk/Sandwich	Quantity 1 per business Area maximum 8.0 square feet. Width maximum 26 inches Height maximum 42 inches		RC CC	No
 Window	Quantity 1 per window Area maximum 25% of glass area		RC CC MG RCI	No
 Yard/Identification	Quantity 1 per site Area maximum 6 square feet. Width maximum 3.0 feet Height maximum 2.0 feet (not incl. post) Apex max 6.0 feet to top of post		AG, AL RR2, RR5, RG PR CR	No

PART 3: Zoning Districts

3.1 Zoning Districts in the Municipality of Oakland-Wawanesa

The following zoning districts are hereby established in this By-law and are intended to provide sufficient land in suitable locations to meet the needs of the municipality while also being generally consistent with the provisions of the Oakland-Wawanesa Development Plan.

TABLE 3.1: ZONING DISTRICTS ESTABLISHED

Abbreviations	Zoning District Name	Refer to Section
"AG"	Agriculture General Zone	3.6
"AL"	Agriculture Limited Zone	3.7
"RC"	Rural Centre Zone	3.8
"RR2"	Rural Residential Zone	3.9
"RR5"	Rural Estate Residential	3.10
"RMH"	Residential Mobile Home Zone	3.11
"RG"	Residential General Zone	3.12
"CC"	Commercial Central Zone	3.13
"MG"	Industrial General Zone	3.14
"PR"	Parks and Recreation Zone	3.15
"RCI"	Rural Commercial Industrial Zone	3.16
"CR"	Conservation and Recreation Zone	3.17

3.2 Zoning District Boundaries

The zoning districts established in **TABLE 3.1** (above) shall apply within the boundaries of the zones shown on the maps in **Schedule "A"** of this by-law and the following rules of interpretation shall apply in all zoning districts:

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

3.3 Permitted and Conditional Uses

The permitted, conditional and accessory uses prescribed for parcels within each zoning district are those set out in the Use Tables of **PART 3** of this By-law as follows:

- Permitted uses are indicated with the letter **[P]**.
- Conditional uses are indicated with the letter **[C]**.

3.4 Use and 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 use and bulk requirements described in the Use and Bulk Regulations Tables of this **PART** or elsewhere in this by-law.

3.5 Additional Requirements for Specific Uses in Different Zones

Regardless of whether a use is allowed as a permitted use or a conditional use, and regardless of the zoning district in which the use is located, additional standards for specific uses may apply and are set out in **PART**

4 of this By-law and must be met, except as may otherwise be provided for in this By-law through a Conditional Use or Variance Order.

3.6 “AG” Agriculture General Zoning District - Purpose and Intent

The “AG” Agriculture General Zoning District is hereby established in this zoning by-law and is intended to:

- (a) Support and strengthen the agricultural industry in the municipality and to provide flexibility and opportunity for farm operators to engage in a variety and range of farming practices; and
- (b) Protect the agricultural industry and its land resources in recognition of the contribution of agriculture to the economy, lifestyle and character of the municipality.
- (c) Protect the environmental carrying capacity of the land base to sustain the range of uses associated with this zoning district.
- (d) Allow for a limited amount of non-agricultural uses, provided the primary use of the land is agriculture.

3.6.1 “AG” Agriculture General Zone – Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

- i) Accessory Animal Housing Facilities located on conditionally approved small rural land holdings such as a “riding academy and stables” or a “non-farm dwelling” site shall be allowed as a permitted accessory use. In such circumstances, each site shall be allowed to accommodate a maximum of up to nine (9) animal units (cumulative across species) as calculated from **PART 4, Table 4.1** of this by-law and shall not exceed one animal unit per acre of site area and shall be subject to the following additional requirements:
 - i. The animal housing facility and any manure stored onsite shall be separated a minimum distance of five hundred (500) feet from the limits of all General Development Zones, Rural Residential Zones and three hundred and twenty-eight (328) feet away from all residences other than the owner’s residence located on the same site as the animal housing facility and any manure stored onsite, adjacent motels, restaurants and community buildings. In addition, all animal housing facilities and any manure stored onsite shall be setback a minimum of 125 feet from all public roads, and seventy-five (75) feet from the side and rear limits of limits of the property on which they are sited.
 - ii. Notwithstanding the nine (9) animal unit cap (cumulative across species) referred to in this section, where a conditionally approved riding academy and stables or non-farm dwelling site proposes to keep ten (10) or more animal units (cumulative across species), they shall be deemed to be a “livestock operation” as defined in **PART 6** of this by-law and shall be required to satisfy the use and bulk requirements for a “livestock operation” in the “AG” Agricultural General Zone as set out in **PART 4** this by-law as well as having to satisfy other provisions of **PART 5** of this by-law.
- ii) Accessory Domestic Structures
Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.

- iii) Accessory Place of Worship
In the **"AG" zone**, an "accessory Place of Worship" which is located on the same site and in direct support of either a permitted or conditionally approved agricultural activity or livestock operation may be developed and shall be treated as a permitted accessory structure.
 - iv) Accessory Shipping Containers
In the **"AG" Zone**, an "accessory shipping container" as defined in **PART 6** of this by-law may be developed as a permitted accessory building only when it is located on the same site as a permitted or conditionally approved general or specialized agricultural activity, livestock operation, farm or non-farm dwelling site and in all cases it shall be located to the rear of the principal dwelling on the site. All accessory shipping containers as provided for herein shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law, Manitoba Building Code and Manitoba Fire Code (where applicable).
 - v) Accessory Signs as provided for in **PART 2** of this By-law.
 - vi) Accessory Tent Like Structures
In the **"AG" Zone**, an "accessory tent-like structure" as defined in **PART 6** of this by-law may be developed as a permitted accessory building only when it is located on the same site as a permitted or conditionally approved general or specialized agricultural activity, livestock operation, farm or non-farm dwelling site. All accessory tent-like structures greater than one-hundred and eight (108) square feet shall be subject to the issuance of a Development Permit.
 - vii) Farm dwellings, Mobile and/or Modular Homes when located on the same parcel of land as the agricultural operation to which they are accessory.
 - viii) Home based business activities shall be developed in accordance with the requirements of **PART 4** of this by-law.
 - ix) Personal Telecommunications Tower used to support ancillary devices such as but not limited to citizens' band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved single private agricultural activity or private residential activity shall be treated as a permitted accessory structure. All such personal telecommunications tower structures shall be set back from all property lines a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.
- b) **Conditional Accessory Uses Buildings and Structures**
 - i) Accessory Farm Based Air Landing Strips and Related Storage Facilities
In the **"AG" Zone**, all newly siting accessory farm-based air landing strips and their related storage facilities may be developed as a conditionally approved accessory use only when they are located on and forming part of a permitted or conditionally approved agricultural operation subject to the following additional requirements:
 - 1) The minimum parcel size required for a permitted or conditionally approved agricultural operation wanting to develop an accessory farm-based air land strip

and its associated storage facilities shall be 80 acres and the site shall have a minimum width of one-thousand (1,000) feet;

- 2) The accessory farm-based air landing strip and any related storage facilities shall be setback a minimum of 300 feet from all property lines of the site on which it is located;
- 3) No newly siting accessory farm-based air landing strip and any related storage facilities shall be developed within 1 mile of the limits of a "GD" General Development zone, all rural residential zone(s) and all seasonal recreation zones.
- 4) Existing farm-based air landing strips and their related storage facilities which do not comply with the minimum use and bulk and siting and setback requirements as set out in this section shall be deemed to be an approved accessory use as they existed on the date of the adoption of this by-law.
- 5) Notwithstanding anything in this By-law, all accessory farm-based air landing strips and their related storage facilities shall be subject to Transport Canada requirements and/or recommended guidelines (where applicable) and it shall be the responsibility of the proponent to investigate the need for any required permits, approval or licenses as may be required from Transport Canada.

ii) Secondary Suite

Not more than one "secondary suite" as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory use and only when it is located on the same zoning site and is located within and/or forming part of either an existing or newly proposed permitted "farm dwelling" or conditionally approved "non-farm dwelling". Notwithstanding the siting and setback requirements for "accessory uses" as provided for in **Table 3.2 of this PART**, all secondary suites shall satisfy all of the siting and setback requirements of **PART 3, Table 3.2** herein applicable to the principal dwelling within which the secondary suite is to be developed and all secondary suites shall not exceed 49% of the total habitable floor space of the principal dwelling in which it is developed. In all cases, where a secondary suite is being proposed, the principal dwelling in which the secondary suite is being proposed shall be occupied by the owner of the property. It shall be the responsibility of the proponent to consult with the provincial authorities having jurisdiction prior to construction to determine the suitability of the site for the secondary suite and determine the need for any provincial permits, approvals or licenses as may be required associated with new or expanded or modified on-site wastewater collection and drinking water systems and/or the provision of hydro services.

c) **Prohibited Accessory Uses Buildings and Structures**

NOTE: For information related to projections into required yards, on-site parking and loading and fencing refer to **PART 2** of this By-law.

TABLE 3.2: USE & SITE REQUIREMENTS: "AG" AGRICULTURE GENERAL ZONE	MINIMUM REQUIREMENTS (q)				
	SITE SIZE		REQUIRED YARDS		
	Area (Acres)	Width (feet)	Front (feet) (a)	Side (feet) (a) (b)	Rear (feet) (a) (b)
PERMITTED USES					
Advertising Signs (with a sign surface area up to 54 sq./ft. in size)	-	-	25 (h)	15 (h)	15 (h)
Agricultural Activities, General	80	1,000	125	25	25
Livestock Operations with a capacity between 10 to 299 Animal units (AUs) (cumulative across species) (d) (e) (See also PARTS 4 and 6 herein)	80 (d)	1,000	125(i)	25 (i)	25 (i)
Market Gardens, Nurseries or Greenhouses	2	200	125	25	25
CONDITIONAL USES					
Advertising Signs (with a sign surface area greater than 54 sq./ft. in size)	-	-	25 (h)	15 (h)	15 (h)
Agricultural Activities, Specialized (c) (n)	2	200	125	25	25
Agro-Commercial/Industrial Manufacturing Establishments	2 (f)	200	125	25	25
Agricultural produce handling or processing	2	200	125	25	25
Agricultural sales or service	2 (f)	200	125 (g)	25 (g)	25 (g)
Auction Marts	2 (f)	200	125	25	25
Body Shops, Salvage Yards and Automobile Wrecking Operations	2 (f)	200	125	25	25
Campgrounds	2 (f)	200	125	25	25
Cemeteries	2 (f)	200	0	0	0
Community Halls (p)	2 (f)	200	125	25	25
Contracting Establishments	2	200	125	25	25
Exhibition Grounds	2	200	125	25	25
Golf Courses and Buildings	40	1,000	125	25	25
Kennels and Fur Farms	2 (f)	200	125	25	25
Livestock Operations with a capacity of 300 animal units (AU's) or more (cumulative across species) (d) (e) (See also PARTS 4 and 6 of this By-law)	80 (d)	1,000	125(i)	25 (i)	25 (i)
Manufacturing, Indoor provincially licensed cannabis cultivation, processing and packaging facilities and their related activities	2 (f)	200	125	25	25
Motor Vehicle or Agriculture Equipment Service	2 (f)	200	125	25	25
Museums or Historic Sites	2 (f)	200	125	25	25
Natural Resource Extraction, Surface Mining and Gravel Pits	2	200	125	50	50
Non-Farm and Farm Dwellings (m)	2 (f)	200	125	25	25
Oil Field Battery Facilities (l)	2	200	125	25	25
Outdoor Recreation Facilities	2	200	125	25	25
Place of Worship (p)	2 (f)	200	125	25	25
Public Works Compounds and Buildings	2 (f)	200	125	25	25
Riding Academies and Stables (m)	2	200	125	25	25
Sewage Lagoons	2	200	125	50	50

TABLE 3.2: USE & SITE REQUIREMENTS: "AG" AGRICULTURE GENERAL ZONE		MINIMUM REQUIREMENTS (q)			
		SITE SIZE		REQUIRED YARDS	
		Area (Acres)	Width (feet)	Front (feet) (a)	Side (feet) (a) (b)
				Rear (feet) (a) (b)	
Trucking Establishments	2 (f)	200	125	25	25
Veterinary Clinics	2 (f)	200	125	25	25
Waste Disposal Sites	2	200	125	50	50
Wildlife Management Areas	2	200	125	25	25
Wind Energy Generation Stations (WEGS) (j)	7	550	125(k)	125(k)	125(k)
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, buildings and structures (See also PARTS 2 and 4 of this by-law)	-	-	125	25	25
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes Forming Part of Table 3.2: "AG" Agriculture General Zone:

- (a) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from provincial authorities having jurisdiction.
- (b) Except for cemeteries where a site or rear site line is adjacent to a government road allowance or other municipal road, the minimum required yard shall be 125 feet.
- (c) Apiaries or bee colonies shall be considered as a conditional use when proposed to be located within 1 mile of a designated residential area, seasonal recreation area and/or urban settlement center.
- (d) Notwithstanding the minimum site area requirement specified in **TABLE 3.2 herein**, all newly siting or expanding livestock operations shall have access to (either by direct ownership or lease) and use of sufficient lands to accept the application of all of the livestock manure generated by the operation in a sustainable manner on an annual basis in accordance with the provisions of the **Livestock, Manure & Mortalities Management Regulation 42/98**, as amended and the **Nutrient Management Regulation 62/2008**, as amended.
- (e) New or expanding livestock operations are deemed to be a conditional use regardless of their location when the total number of animal units (AUs) being produced, inclusive of all animal species, is equal to or greater than three hundred (300) animal units (AUs) cumulative across species. All livestock operations located in the **"AG" Agriculture General Zone** producing 10 or more animal units (cumulative across species) shall also be subject to the requirements of **PART 4** of this by-law.

- (f) The maximum site area shall be 10 acres, unless physical features of the site, such as natural drains, shelterbelts, etc. indicate that a slightly larger site would be appropriate.
- (g) Anhydrous ammonia storage facilities shall be set back 350 feet from any public roadway, and shall be separated by a distance of 1,000 feet from any individual residence or building of human occupation except for the residence or building of human occupation of the operator or caretaker and shall be separated by a distance of 2,640 feet from any residential area and public buildings.
- (h) Where two municipal roads intersect the minimum required yard shall be 200 feet measured from the centre line of the intersection.
- (i) Notwithstanding the requirements of **Table 3.2 herein**, all animal housing facilities shall be setback a minimum of 50 metres (164 feet) from the property boundaries of the livestock operation and all feedlots and manure storage facilities shall be setback a minimum of 100 metres (328 feet) from the property boundaries of the livestock operation.
- (j) Additional Requirements for Siting Wind Energy Generation Stations:
In addition to satisfying the minimum requirements of **Table 3.2 of PART 3 herein**, the following additional requirements shall also apply to the development of wind energy generation stations (WEGS).
 - i. Each wind energy generation station (WEGS) facility shall be dedicated only to the location of the wind energy generation station tower and/or the associated accessory buildings and infrastructure. The wind turbine tower is the principal use of the (WEGS) site but the land within the (WEGS) site that is not used for the facility may be used for compatible agricultural activities provided all other provisions of this by-law are satisfied.
 - ii. No portion of a (WEGS) tower, including its blade assembly shall extend beyond the limits of the site on which it is located unless the affected property owner has provided written authorization to the WEGS developer and Development Officer.
 - iii. All accessory buildings and structures associated with and located on the same site as a Wind Energy Generation Station (WEGS) tower shall be set back a minimum of 125 feet from all property lines of the site on which the (WEGS) is located. Where the site is located within the control areas of the provincial highway system, the proponent shall be responsible for obtaining required permits from provincial authorities having jurisdiction.
 - iv. A (WESG) project involving more than one site and/or parcel of land may be processed at the same time. However, separate conditional use applications and any resulting conditional use orders shall be issued for each separate site containing one or more wind energy generation station tower.
 - v. Proponents of a wind energy generation station (WEGS) development shall submit to the Development Officer a detailed site plan showing the location of all wind turbine towers, electrical lines (above or below ground), on-site roads and driveways providing access to the public road system and setback information to adjacent development as part of the conditional use application.
 - vi. Proponents of a (WEGS) development are responsible for obtaining any required Federal and/or Provincial permits or approvals from agencies such as but not limited to Transport Canada, NAV Canada, Manitoba Hydro and all provincial authorities having jurisdiction, prior to the issuance of a development permit and any required building permits.

- vii. When locating a proposed wind energy generation station tower in the vicinity of an airport all Transport Canada regulations regarding lighting, height and location of buildings and structures shall be satisfied.
 - viii. A development permit and building permit (if required) shall be obtained prior to the commencement of construction.
 - ix. All signage and/or lighting affixed to a commercial Wind Energy Generation Station (WEGS) towers shall be subject to the approval of Council. Any illumination of the facility shall be arranged so that it does not create glare at any nearby property or public roadway.
 - x. A private wind energy generation station (WEGS) located on the same site and in direct support of either a permitted or conditionally approved single private agricultural activity or private residential activity shall be treated as an accessory structure. This structure shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of extension of its rotors.
 - xi. The total height of all (WEGS) towers shall be the distance measured from the ground to the uppermost point of the extension of any rotor blade.
- (k) Minimum Separation Distances Between Wind Energy Generation Stations and Adjacent Development:
In addition to satisfying the minimum requirements of **Table 3.2 of PART 3** herein, the following additional **mutual** separation distances set out below shall also apply to both land uses cited in each clause).
- i. All (WEGS) tower bases shall be separated a minimum distance of one thousand six hundred and forty feet from all dwellings and other habitable buildings (e.g. motel) located on all lands except as provided in clause ii (below).
 - ii. All (WEGS) tower bases shall be separated a minimum distance of one and one half (1.5) times the total height of the tower plus rotor from employee accommodation buildings built and owned by the WEGS company/operator which are located on leased or owned lands which are part of the wind farm development.
 - iii. All (WEGS) towers shall be separated a minimum of 1.5 times their total height from any other titled property including the boundary of a railway right-of-way, government road allowance or provincial road or provincial trunk highway. Where a (WEGS) is proposed within the control area of a provincial road or provincial trunk highway, they shall be subject to the approval of the provincial authorities having jurisdiction.
 - iv. All (WEGS) tower bases shall be setback a minimum two hundred (200 feet) from the ordinary high water level of a lake or water course.
 - v. All WEGS) tower bases shall be setback a minimum of one half mile (2640 feet) from all zoned urban areas, rural residential areas and/or seasonal recreation areas.
- (l) Oil field battery facilities shall be considered a conditional use only when they are proposed to be located or expanded within one half mile of any dwelling or habitable structure, otherwise they shall be deemed a permitted use.
- (m) Animal housing facilities located on small rural land holdings such as a “riding academy and stable” or a single “farm dwelling” site or “non-farm dwelling” site shall be allowed as a permitted accessory use in all agricultural zones. In such circumstances, each site shall be allowed to accommodate a maximum of up to

nine (9) animal units (cumulative across species) as calculated from **Table 4-1 of PART 4** of this by-law and shall be subject to the following additional requirements:

- 1)
 - a) The animal housing facility and any manure stored onsite shall be separated a minimum distance of five hundred (500) feet (152.4 meters) from the limits of all **"RC" Rural Centre Zones, "RR" Rural Residential Zones and "RMH" Residential Mobile Home Zones** and the **Community of Wawanesa** and three hundred and twenty-eight (328) feet (100m) away from all residences other than the owner's residence located on the same site as the animal housing facility and any manure stored onsite, adjacent motels, restaurants and community buildings. In addition, all animal housing facilities and any manure stored onsite shall be setback a minimum of 125 feet from all public roads and seventy-five (75) feet from the side and rear limits of the property on which they are sited.
 - b) The maximum amount of livestock which may be kept within a small rural land holding such as a riding academy and stables or single farm or non-farm dwelling site shall not exceed 0.75 Animal Units (AU) per two (2) acres of site area, to a maximum of nine (9) Animal Units (cumulative across species).
 - 2) Notwithstanding subsection 1) b) (above), where a conditionally approved riding academy and stables proposes to keep ten (10) or more animal units (cumulative across species), they shall be deemed to be a "livestock operation" as defined in **PART 6** of this by-law and shall be subject to the use and site requirements for a "livestock operation" as set out in **TABLE 3.2 of this PART** as well as the requirements of **PART 4** of this by-law.
- (n) Council may require the proponent to provide it with a physical site plan and/or a business plan as part of the conditional use application to assist in determining support for this type of land use.
 - (o) Where a proposed development involves the construction of "water control works" or "drainage works" as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
 - (p) Newly siting facilities of this type shall generally be directed to existing urban or rural centers but may be allowed in the **"AG" AGRICULTURE GENERAL ZONE** if Council is satisfied that no suitable site is available in an existing urban community.
 - (q) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.

3.7 “AL” Agriculture Limited Zoning District - Purpose and Intent

The “AL” Agriculture Limited Zoning District is hereby established in this zoning by-law and is intended to:

- (a) Support and strengthen the agricultural industry in the municipality and to provide flexibility and opportunity for farm operators to engage in a variety and range of farming practices; and
- (b) Protect the agricultural industry and its land resources in recognition of the contribution of agriculture to the economy, lifestyle and character of the municipality.
- (c) Protect the environmental carrying capacity of the land base to sustain the range of uses associated with this zoning district.
- (d) Allow for a limited amount of non-agricultural uses, provided the primary use of the land is agriculture.
- (e) Provide for a wide range of agricultural activities, with the opportunity to review applications for new or expanding livestock operations (LOs) at a lower 50 animal unit threshold than in the “AG” Agriculture General Zone

3.7.1 “AL” Agriculture Limited Zone – Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

- i) Accessory Animal Housing Facilities located on conditionally approved small rural land holdings such as a “riding academy and stables” or a “non-farm dwelling” site shall be allowed as a permitted accessory use. In such circumstances, each site shall be allowed to accommodate a maximum of up to nine (9) animal units (cumulative across species) as calculated from **PART 4, Table 4.1** of this by-law and shall not exceed one animal unit per acre of site area and shall be subject to the following additional requirements:

- 1. The animal housing facility and any manure stored onsite shall be separated a minimum distance of five hundred (500) feet from the limits of all “RC” Rural Centre Zones, “RR” Rural Residential Zones and “RMH” Residential Mobile Home Zones and the Community of Wawanesa and three hundred and twenty-eight (328) feet away from all residences other than the owner’s residence located on the same site as the animal housing facility and any manure stored onsite, adjacent motels, restaurants and community buildings. In addition, all animal housing facilities and any manure stored onsite shall be setback a minimum of 125 feet from all public roads, and seventy-five (75) feet from the side and rear limits of limits of the property on which they are sited.
- 2. Notwithstanding the nine (9) animal unit cap (cumulative across species) referred to in this section, where a conditionally approved riding academy and stables or non-farm dwelling site proposes to keep ten (10) or more animal units (cumulative across species), they shall be deemed to be a “livestock operation” as defined in **PART 6** of this by-law and shall be required to satisfy the use and bulk requirements for a “livestock operation” in the “AL” Agriculture Limited Zone as set out in **PART 4** this by-law as well as having to satisfy other provisions of **PART 5** of this by-law.

- ii) Accessory Domestic Structures

Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.

- iii) Accessory Place of Worship
In the **"AL" zone**, an "accessory Place of Worship" which is located on the same site and in direct support of either a permitted or conditionally approved agricultural activity or livestock operation may be developed and shall be treated as a permitted accessory structure.
 - iv) Accessory Shipping Containers
In the **"AL" Zone**, an "accessory shipping container" as defined in **PART 6** of this by-law may be developed as a permitted accessory building only when it is located on the same site as a permitted or conditionally approved general or specialized agricultural activity, livestock operation, farm or non-farm dwelling site and in all cases it shall be located to the rear of the principal dwelling on the site. All accessory shipping containers as provided for herein shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law, Manitoba Building Code and Manitoba Fire Code (where applicable).
 - v) Accessory Signs as provided for in **PART 2** of this By-law.
 - vi) Accessory Tent Like Structures
In the **"AL" Zone**, an "accessory tent-like structure" as defined in **PART 6** of this by-law may be developed as a permitted accessory building only when it is located on the same site as a permitted or conditionally approved general or specialized agricultural activity, livestock operation, farm or non-farm dwelling site. All accessory tent-like structures greater than one-hundred and eight (108) square feet shall be subject to the issuance of a Development Permit.
 - vii) Farm dwellings, Mobile and/or Modular Homes when located on the same parcel of land as the agricultural operation to which they are accessory.
 - viii) Home based business activities shall be developed in accordance with the requirements of **PART 4** of this by-law.
 - ix) Personal Telecommunications Tower used to support ancillary devices such as but not limited to citizens' band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved single private agricultural activity or private residential activity shall be treated as a permitted accessory structure. All such personal telecommunications tower structures shall be set back from all property lines a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.
- b) Conditional Accessory Uses Buildings and Structures**
- i) Accessory Farm Based Air Landing Strips and Related Storage Facilities
In the **"AL" Zone**, all newly siting accessory farm-based air landing strips and their related storage facilities may be developed as a conditionally approved accessory use only when they are located on and forming part of a permitted or conditionally approved agricultural operation subject to the following additional requirements:
 - 1) The minimum parcel size required for a permitted or conditionally approved agricultural operation wanting to develop an accessory farm-based air land strip and its associated storage facilities shall be 80 acres and the site shall have a minimum width of one-thousand (1,000) feet;
 - 2) The accessory farm-based air landing strip and any related storage facilities shall be setback a minimum of 300 feet from all property lines of the site on which it is located;

- 3) No newly siting accessory farm-based air landing strip and any related storage facilities shall be developed within 1 mile of the limits of a **"RC" Rural Centre Zone** and all "RR" Rural Residential zone(s).
- 4) Existing farm-based air landing strips and their related storage facilities which do not comply with the minimum use and bulk and siting and setback requirements as set out in this section shall be deemed to be an approved accessory use as they existed on the date of the adoption of this by-law.
- 5) Notwithstanding anything in this By-law, all accessory farm-based air landing strips and their related storage facilities shall be subject to Transport Canada requirements and/or recommended guidelines (where applicable) and it shall be the responsibility of the proponent to investigate the need for any required permits, approval or licenses as may be required from Transport Canada.

ii) Secondary Suite

Not more than one "secondary suite" as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory use and only when it is located on the same zoning site and is located within and/or forming part of either an existing or newly proposed permitted "farm dwelling" or conditionally approved "non-farm dwelling". Notwithstanding the siting and setback requirements for "accessory uses" as provided for in **Table 3.3 of this PART**, all secondary suites shall satisfy all of the siting and setback requirements of **PART 3, Table 3.3** herein applicable to the principal dwelling within which the secondary suite is to be developed and all secondary suites shall not exceed 49% of the total habitable floor space of the principal dwelling in which it is developed. In all cases, where a secondary suite is being proposed, the principal dwelling in which the secondary suite is being proposed shall be occupied by the owner of the property. It shall be the responsibility of the proponent to consult with the provincial authorities having jurisdiction prior to construction to determine the suitability of the site for the secondary suite and determine the need for any provincial permits, approvals or licenses as may be required associated with new or expanded or modified on-site wastewater collection and drinking water systems and/or the provision of hydro services.

c) **Prohibited Accessory Uses Buildings and Structures**

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.3: USE & SITE REQUIREMENTS: "AL" AGRICULTURE LIMITED ZONE	MINIMUM REQUIREMENTS (m) (o) (p)				
	SITE SIZE		REQUIRED YARDS		
	Area (Acres)	Width (feet)	Front (feet) (a)	Side (feet) (a) (b)	Rear (feet) (a) (b)
PERMITTED USES					
Advertising Signs (with a sign surface area up to 54 sq./ft. in size)	-	-	25 (h)	15 (h)	15 (h)
Agricultural Activities, General	80	1,000	125	25	25
Livestock Operations with a capacity between 10 to 49 Animal units (AUs) (cumulative across species) (e) (See also PARTS 4 and 6 herein)	80 (d)	1,000	125(i)	25 (i)	25 (i)
Market Gardens, Nurseries or Greenhouses	2	200	125	25	25
CONDITIONAL USES					
Advertising Signs (with a sign surface area greater than 54 sq./ft. in size)	-	-	25 (h)	15 (h)	15 (h)
Agricultural Activities, Specialized (c) (l)	2	200	125	25	25
Agro-Commercial/Industrial Manufacturing Establishments	2 (f)	200	125	25	25
Agricultural produce handling or processing	2	200	125	25	25
Agricultural sales or service	2 (f)	200	125 (g)	25 (g)	25 (g)
Auction Marts	2 (f)	200	125	25	25
Body Shops, Salvage Yards and Automobile Wrecking Operations	2 (f)	200	125	25	25
Campgrounds	2 (f)	200	125	25	25
Cemeteries	2 (f)	200	0	0	0
Community Halls (p)	2 (f)	200	125	25	25
Contracting Establishments	2	200	125	25	25
Exhibition Grounds	2	200	125	25	25
Golf Courses and Buildings	40	1,000	125	25	25
Kennels and Fur Farms	2 (f)	200	125	25	25
Livestock Operations with a capacity between 51 and 200 animal units (AU's) (cumulative across species) (d) (e) (See also PARTS 4 and 6 of this By-law)	80 (d)	1,000	125(i)	25 (i)	25 (i)
Motor Vehicle or Agriculture Equipment Service	2 (f)	200	125	25	25
Museums or Historic Sites	2 (f)	200	125	25	25
Natural Resource Extraction, Surface Mining and Gravel Pits	2	200	125	50	50
Non-Farm and Farm Dwellings (k)	2 (f)	200	125	25	25
Oil Field Battery Facilities (j)	2	200	125	25	25
Outdoor Recreation Facilities	2	200	125	25	25
Place of Worship (n)	2 (f)	200	125	25	25
Public Works Compounds and Buildings	2 (f)	200	125	25	25
Riding Academies and Stables (k)	2	200	125	25	25
Sewage Lagoons	2	200	125	50	50
Trucking Establishments	2 (f)	200	125	25	25

TABLE 3.3: USE & SITE REQUIREMENTS: "AL" AGRICULTURE LIMITED ZONE	MINIMUM REQUIREMENTS (m) (o) (p)				
	SITE SIZE		REQUIRED YARDS		
	Area (Acres)	Width (feet)	Front (feet) (a)	Side (feet) (a) (b)	Rear (feet) (a) (b)
Veterinary Clinics	2 (f)	200	125	25	25
Waste Disposal Sites	2	200	125	50	50
Wildlife Management Areas	2	200	125	25	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, buildings and structures (See also PARTS 2 and 4 of this by-law)	-	-	125	25	25
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes Forming Part of Table 3.3: "AL" Agriculture Limited Zone:

- (a) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from provincial authorities having jurisdiction.
- (b) Except for cemeteries where a site or rear site line is adjacent to a government road allowance or other municipal road, the minimum required yard shall be 125 feet.
- (c) Apiaries or bee colonies shall be considered as a conditional use when proposed to be located within 1 mile of a designated residential area, seasonal recreation area and/or urban settlement center.
- (d) Notwithstanding the minimum site area requirement specified in **TABLE 3.3 herein**, all newly siting or expanding livestock operations shall have access to (either by direct ownership or lease) and use of sufficient lands to accept the application of all of the livestock manure generated by the operation in a sustainable manner on an annual basis in accordance with the provisions of the Livestock, Manure & Mortalities Management Regulation 42/98, as amended and the Nutrient Management Regulation 62/2008, as amended.
- (e) New or expanding livestock operations are deemed to be a conditional use regardless of their location when the total number of animal units (AUs) being produced, inclusive of all animal species, is equal to or greater than three hundred (300) animal units (AUs) cumulative across species. All livestock operations located in the **"AL" Agriculture Limited Zone** producing 10 or more animal units (cumulative across species) shall also be subject to the requirements of **PART 4** of this by-law.
- (f) The maximum site area shall be 10 acres, unless physical features of the site, such as natural drains, shelterbelts, etc. indicate that a slightly larger site would be appropriate.
- (g) Anhydrous ammonia storage facilities shall be set back 350 feet from any public roadway, and shall be separated by a distance of 1,000 feet from any individual residence or building of human occupation except

for the residence or building of human occupation of the operator or caretaker and shall be separated by a distance of 2,640 feet from any residential area and public buildings.

- (h) Where two municipal roads intersect the minimum required yard shall be 200 feet measured from the centre line of the intersection.
- (i) Notwithstanding the requirements of **Table 3.3 herein**, all animal housing facilities shall be setback a minimum of 50 metres (164 feet) from the property boundaries of the livestock operation and all feedlots and manure storage facilities shall be setback a minimum of 100 metres (328 feet) from the property boundaries of the livestock operation.
- (j) Oil field battery facilities shall be considered a conditional use only when they are proposed to be located or expanded within one half mile of any dwelling or habitable structure, otherwise they shall be deemed a permitted use.
- (k) Animal housing facilities located on small rural land holdings such as a “riding academy and stable” or a single “farm dwelling” site or “non-farm dwelling” site shall be allowed as a permitted accessory use in all agricultural zones. In such circumstances, each site shall be allowed to accommodate a maximum of up to nine (9) animal units (cumulative across species) as calculated from **Table 4-1 of PART 4** of this by-law and shall be subject to the following additional requirements:
 - 1)
 - a) The animal housing facility and any manure stored onsite shall be separated a minimum distance of five hundred (500) feet (152.4 meters) from the limits of all **“RC” Rural Centre Zones, “RR” Rural Residential Zones and “RMH” Residential Mobile Home Zones** and the **Community of Wawanesa** and three hundred and twenty-eight (328) feet (100m) away from all residences other than the owner’s residence located on the same site as the animal housing facility and any manure stored onsite, adjacent motels, restaurants and community buildings. In addition, all animal housing facilities and any manure stored onsite shall be setback a minimum of 125 feet from all public roads and seventy-five (75) feet from the side and rear limits of the property on which they are sited.
 - b) The maximum amount of livestock which may be kept within a small rural land holding such as a riding academy and stables or single farm or non-farm dwelling site shall not exceed 0.75 Animal Units (AU) per two (2) acres of site area, to a maximum of nine (9) Animal Units (cumulative across species).
 - 2) Notwithstanding subsection 1) b) (above), where a conditionally approved riding academy and stables proposes to keep ten (10) or more animal units (cumulative across species), they shall be deemed to be a “livestock operation” as defined in **PART 6** of this by-law and shall be subject to the use and site requirements for a “livestock operation” as set out in **TABLE 3.3 of this PART** as well as the requirements of **PART 4** of this by-law.
- (l) Council may require the proponent to provide it with a physical site plan and/or a business plan as part of the conditional use application to assist in determining support for this type of land use.
- (m) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (n) Newly siting facilities of this type shall generally be directed to existing urban settlement centers but may be allowed in the **“AL” Agriculture Limited Zone** if Council is satisfied that no suitable site is available in an existing urban community.

- (o) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.
- (p) All mobile and modular homes must meet all structural standards as determined by *The Buildings and Mobile Home Act*, as amended.

3.8 “RC” Rural Centre Zoning District - Purpose and Intent

The “RC” Rural Centre Zoning District is hereby established in this by-law and is intended to provide for residential and related community development within the rural settlement centres of **Nesbitt** and **Carroll**. The keeping of any livestock is prohibited in this zoning district.

The “RC” Rural Centre Zone provides as permitted uses, those uses generally found in small communities that are compatible with residential uses as well as schools, recreation facilities and limited commercial and light industrial uses. Conditional uses in this zone represent uses that may be characterized by larger building scale, may generate increased traffic, have operating processes and/or storage needs, which require site specific assessment to ensure the right locational fit within the community.

3.8.1 “RC” Rural Centre Zone – Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

i) Accessory Domestic Structures

Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.

ii) Accessory Signs as provided for in PART 2 of this By-law.

iii) Accessory Tent Like Structures

In the “RC” Zone, an “accessory tent-like structure” as defined in **PART 6** of this by-law may be developed as a permitted accessory building only when it is located on the same site as a single dwelling, modular, mobile home or two unit dwelling and in all cases it shall be located to the rear of the principal dwelling on the site. All accessory tent-like structures between one hundred and eight (108) square feet and two-hundred and fifty (250) square feet shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law. Accessory tent-like structures exceeding two-hundred and fifty (250) square feet shall be subject to the issuance of a Development Permit and Building Permit and must meet all other requirements of the zoning by-law.

iv) Accessory Telecommunications Towers

An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **PART 3, TABLE 3.4 of this PART**, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.

v) Home Based Business Activities

Shall be developed in accordance with the requirements of **PART 4** of this by-law.

b) Conditional Accessory Uses Buildings and Structures

i) Secondary Suite

Not more than one “secondary suite” as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory use and only when it is located on the same zoning site and is located within and/or forming part of either an existing or newly proposed permitted “single-dwelling”. Notwithstanding the siting and setback requirements for “accessory uses” as provided for in **TABLE 3.4 of this PART**, all secondary

suites shall satisfy all of the siting and setback requirements of **PART 3, TABLE 3.4** herein applicable to the principal dwelling within which the secondary suite is to be developed and all secondary suites shall not exceed 49% of the total habitable floor space of the principal dwelling in which it is developed. In all cases, where a secondary suite is being proposed, the principal dwelling in which the secondary suite is being proposed shall be occupied by the owner of the property. It shall be the responsibility of the proponent to consult with the provincial authorities having jurisdiction prior to construction to determine the suitability of the site for the secondary suite and determine the need for any provincial permits, approvals or licenses as may be required associated with new or expanded or modified on-site wastewater collection and drinking water systems and/or the provision of hydro services.

- ii) Pole Type Structures / Buildings as defined in **PART 6** of this by-law may be allowed as a conditionally approved accessory structure / building only when it is located on the same site as the principal building or use of land to which it is accessory.

c) Prohibited Accessory Uses Buildings and Structures

- i) Accessory Shipping Containers
An “accessory shipping container” as defined in **PART 6** of this By-law are prohibited within the **“RC” Rural Centre Zone**.
- ii) The Keeping of Livestock
The keeping of any livestock and/or the construction of buildings or other structures or enclosures for the purposes of any keeping livestock is prohibited within the **“RC” Rural Centre Zone**.

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.4: USE & SITE REQUIREMENTS: "RC" RURAL CENTRE ZONE	MINIMUM REQUIREMENTS (a) (b) (n) (o) (l)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq./ft.)	SITE WIDTH (feet)	FRONT YARD (feet) (c)	SIDE YARD (feet)	REAR YARD (feet)
PERMITTED USES					
Advertising Signs (with a sign surface area up to 54 sq./ft. in size)	-	-	25 (k)	15 (k)	15 (k)
Bakeries	5,000	50	25	5	25
Clubs, Private or Public	15,000	100	25	15	25
Cultural Facilities, including auditoriums, community clubs and halls, libraries, museums and theatres.	15,000	100	25	15	25
Dwellings, single-unit	5,000	50	25	6	25
Dwellings, mobile home	5,000	50	25	6 (d)	25
Dwellings, modular home	5,000	50	25	6	25
Dwellings, two-unit	7,500	75	25	15	25
Dwellings, multiple-unit	(e)	100	25	15	25
Emergency Services, including police and fire stations	15,000	100	25	15	25
Establishments for the provision of personal services, such as offices, financial institutions, clinics, salons, day care facilities and funeral homes.	15,000	100	25	15	25
Establishments for the sale of goods or services, provided that all storage is within a fully enclosed building.	15,000	50	25	15	25
Exhibition Grounds	20,000	100	25	15	25
Food or Beverage Service Establishments	5,000	50	25	5	25
Institutional uses such as hospitals, schools, personal care homes and senior citizen homes	20,000	100	25	15	25
Nurseries or Greenhouses	15,000	100	25	15	25
Parks or Playgrounds	1,000	20	-	-	-
Place of Worship	15,000	100	25	15	25
Public Utilities (m)	5,000	50	25(f)	5 (f)	25(f)
Recreation Facilities	15,000	100	25	15	25
Residential care facilities, providing service to up to a maximum of (4) persons	10,000	100	25	15	25
Storage Buildings and Warehouses for non-hazardous materials	15,000	100	25	15	25
CONDITIONAL USES					
Accommodation Facilities such as Hotels and Motels	15,000	100	25	15	25
Advertising Signs (with a sign surface area greater than 54 sq./ft. in size)	-	-	25 (k)	15 (k)	15 (k)
Campgrounds	20,000	100	25	15	25
Earth Moving Contractors and Concrete Suppliers	15,000	100	25	15	25
Establishments for the commercial storage, handling or processing of agricultural produce	15,000	100	25	15(g)	25(g)

TABLE 3.4: USE & SITE REQUIREMENTS: "RC" RURAL CENTRE ZONE	MINIMUM REQUIREMENTS (a) (b) (n) (o) (l)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq./ft.)	SITE WIDTH (feet)	FRONT YARD (feet) (c)	SIDE YARD (feet)	REAR YARD (feet)
Establishments for the sales, storage or distribution of agricultural supplies, equipment or structures, including bulk fuel establishments	15,000	100	25	15(g)	25(g)
Establishments for the sale of goods and services, where there is exterior storage of products	15,000	100	25	15	25
Manufacturing, Fabricating, Machining, Processing or Repair Establishments	15,000	100	25	15	25
Outside storage facilities and compounds for non-hazardous materials	15,000	100	25	15	25
Public Parking Areas	5,000	50	5	3	5
Public Works Compounds and Buildings	15,000	100	25	15	25
Residential care facilities, providing service to (5) persons or more	15,000	100	25	15	25
Trucking Establishments	15,000	100	25	15	25
Veterinary Clinics	15,000	100	25	15	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, buildings, structures (l)(m) (See also PARTS 2 and 4 of this by-law for additional information)	-	-	(h)	5(g)(i)	5 (g)(i)(j)
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes Forming Part of Table 3.4: "RC" Rural Centre Zone:

- (a) In addition to the minimum requirements for **TABLE 3.4**, the following requirements shall apply:
- (i) Maximum allowable height for all buildings and structures shall be 30 feet, excepting grain storage structures, fuel and fertilizer storage tanks, church steeples and telecommunication towers.
 - (ii) Minimum dwelling unit area shall be 1,000 square feet for a residential building, and 400 square feet for an accessory residential suite within a commercial building.
- (b) (1) Where a proposed use requires wastewater disposal facilities and the site is **NOT** serviced by a piped municipal sewer system or a private holding tank approved by the provincial department having jurisdiction, the minimum bulk requirements shall be adjusted as follows:
- (i) Minimum required site area shall be two (2) acres
 - (ii) Minimum required site width shall be two hundred (200) feet
 - (iii) Minimum required side yard shall be thirty (30) feet.

- (2) Regardless of the whether the site is serviced by a piped municipal sewer system, holding tank or individual onsite sewage disposal system (e.g. tile field), the minimum required side yard shall be twelve (12) feet in the case of the street side of a corner site.
- (3) Where a two (2) unit dwelling or a multi-unit dwelling serviced by a municipal sewer system or private holding tank is to be subdivided in a manner to create separate zoning sites for each dwelling unit, the minimum required side yard for interior side yards sharing a common party wall shall be reduced to zero (0) feet. For two-unit dwellings sharing a common party wall, the minimum site area required for each dwelling unit shall be reduced to 5,000 square feet and the minimum required site width shall be reduced to 50 feet.
- (c) The minimum front yard requirement for a site where there are existing buildings on either side of the site shall be the average of the front yards of the adjacent buildings provided the average is not greater than the minimum site requirements.
- (d) For mobile home sites, there shall be an open space at least 20 feet by 50 feet adjacent to the side of the mobile home containing either the entrance or the main living room window.
- (e) Where the site is serviced by a municipal piped wastewater system or a private holding tank approved by the provincial authority having jurisdiction, the minimum bulk requirements for sites with three (3) or more dwelling units or suites shall be as follows:
 - (i) Minimum required site area - 10,000 square feet for the first three dwelling units or suites with an additional 1,000 square feet for each additional dwelling unit or suite above the first three units/suites.
 - (ii) Minimum required site width - 100 feet
 - (iii) Minimum required side yard - 6 feet excepting the street side of a corner site which shall be (12 feet).
- (f) Where the proposed development consists of a building or structure less than 100 square feet in floor area, a smaller site may be approved by Council, provided that the site is not adjacent to a required front yard of a residential site, and provided that a separation distance of 7 feet is maintained from all site lines.
- (g) Where the side or rear site line of a site is adjacent to a railway right-of-way, the required yard shall be 0 feet for structures which require railway loading service.
- (h) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (i) In the case of buildings or structures which are accessory to residential uses, when located entirely to the rear of the principal building, the minimum required side yard and rear yard for accessory buildings and structures shall be 3 feet.
- (j) Where an accessory building is used for the storage of a motor vehicle, the wall which contains the vehicle access door shall be set back a minimum distance of 10 feet from a public lane.
- (k) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from the provincial authorities having jurisdiction.
- (l) The keeping of any livestock and/or the construction of buildings or other structures or enclosures for the purposes of any keeping livestock **shall not** be allowed within the **"RC" Rural Centre Zone**.

- (m) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (n) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (o) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.

3.9 “RR2” Rural Residential Zoning District – Purpose and Intent

The “RR2” - Rural Residential Zoning District is hereby established in this by-law and provides areas for clusters of planned multi-lot rural residential development on parcels that are a minimum of 2 acres in size with 200 feet of frontage. Rural residential development will be located and designed to preserve the rural and agrarian character of the area while not being wasteful of Prime and viable lower class agricultural lands. Lots will generally rely on individual onsite water and wastewater infrastructure. The keeping of any livestock is **prohibited** in this zoning district.

3.9.1 “RR2” Rural Residential Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

- i) Accessory Domestic Structures
Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.
- ii) Accessory Signs as provided for in **PART 2** of this By-law.
- iii) Accessory Telecommunications Towers
An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **PART 3, Table 3.5** herein, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.
- iv) Home based business activities shall be developed in accordance with the requirements of **PART 4** of this by-law.

b) Conditional Accessory Uses Buildings and Structures

- i) Accessory Tent Like Structures
In the “RR2” Rural Residential Zone, an “accessory tent-like structure” as defined in **PART 6** of this by-law may be allowed a conditionally approved accessory building only when it is located on the same site as a single dwelling, modular, mobile home and in all cases it shall be located to the rear of the principal dwelling on the site. All accessory tent-like structures between one hundred and eight (108) square feet (10 sq./m) and two hundred and fifty (250) square feet (23.2sq./m) shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law. Accessory tent-like structures exceeding two-hundred and fifty (250) square feet (23.2sq./m) shall be subject to the issuance of a Development Permit and Building Permit and must meet all other requirements of the zoning by-law.

c) Prohibited Accessory Uses Buildings and Structures

- i) Accessory Shipping Containers
Accessory shipping containers are prohibited in the “RR2” – Rural Residential Zone.

ii) The Keeping of Livestock

The keeping of any livestock and/or the construction of buildings or other structures or enclosures for the purposes of any keeping livestock is prohibited within the “RR2” Rural Residential Zone.

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.5: USE & SITE REQUIREMENTS: "RR2" RURAL RESIDENTIAL ZONE	MINIMUM REQUIREMENTS (a) (c) (e) (f) (h)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq./ft.)	SITE WIDTH (feet)	FRONT YARD (feet) (b)	SIDE YARD (feet) (b)	REAR YARD (feet) (b)
PERMITTED USES					
General Store and Related Sales and/or Post Office	2	200	125	30	30
Historical Sites	1	100	125	30	30
Public Picnic Areas, Parks, Playgrounds, Tot-lots, Recreational Facilities (such as tennis courts, horseshoe pitches, lawn bowling courts, swimming pools and the like)	1	100	125	30	30
Public Utilities (d)	7,500 sq./ft.	60	75	15	30
Single-Unit Dwellings	2	200	125	30	30
CONDITIONAL USES					
Mobile and Modular Homes	2	200	125	30	30
ACCESSORY USES, BUILDINGS AND STRUCTURES USES					
Accessory Uses, Buildings, Structures (g) (See also PARTS 2 and 4 of this by-law for additional information).	-	-	(g)	30	30
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes forming Part of Table 3.5: "RR2" Rural Residential Zone:

- (a) (i) The maximum allowable height for all buildings and structures shall be 30 feet, excepting personal telecommunications towers which shall be allowed as permitted accessory structures when located on the same site as a single unit dwelling, mobile or modular home site.
- (ii) The minimum dwelling unit floor area for a single-unit dwelling, mobile home or modular home shall be one-thousand (1,000) square feet (92.9sq./m).
- (b) (i) Where principal buildings and/or structures are adjacent to a Government Road Allowance under the jurisdiction of the municipality, the minimum front and side yard setbacks shall be one hundred and twenty-five (125) feet (38.1m).
- (ii) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from the provincial authorities having jurisdiction.
- (c) The keeping of any livestock or the construction of animal housing facilities in the **"RR2" zone** is prohibited.

- (d) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (e) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (f) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (g) Where the rear site line of a single dwelling, mobile or modular home site is along a shoreline of a lake or other water body, the minimum rear yard shall be zero (0) for accessory docks and/or boathouses only.
- (h) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.

3.10 “RR5” Rural Estate Residential Zoning District – Purpose and Intent

The “RR5” - Rural Estate Residential Zoning District is hereby established in this by-law and provides for clusters of planned multi-lot rural estate residential development on medium sized rural acreages that are a minimum of 5 acres in size with 300 feet of frontage. These lots will generally rely on individual onsite water and wastewater infrastructure. The keeping of a maximum of 1.33 AU of livestock per 2 acres of site area to a maximum of (3.5) animal units cumulative across species on residential parcels may be allowed as a conditional use in this zone.

3.10.1 “RR5” Rural Estate Residential Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

- i) Accessory Domestic Structures
Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.
- ii) Accessory Signs as provided for in **PART 2** of this By-law.
- iii) Accessory Telecommunications Towers
An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **Table 3.6 of this PART**, all accessory telecommunication tower structures shall be set back from all property lines and railway right-of-ways a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.
- iv) Home based business activities shall be developed in accordance with the requirements of **PART 4** of this by-law.

b) Conditional Accessory Uses, Buildings and Structures

- i) Accessory Tent Like Structures
In the “RR5” Rural Estate Residential Zone, an “accessory tent-like structure” as defined in **PART 6** of this by-law may be allowed a conditionally approved accessory building only when it is located on the same site as a single dwelling, modular, mobile home and in all cases it shall be located to the rear of the principal dwelling on the site. All accessory tent-like structures between one hundred and eight (108) square feet (10 sq./m) and two hundred and fifty (250) square feet (23.2sq./m) shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law. Accessory tent-like structures exceeding two-hundred and fifty (250) square feet (23.2sq./m) shall be subject to the issuance of a Development Permit and Building Permit and must meet all other requirements of the zoning by-law.
- ii) Accessory Animal Housing Facility
Where an accessory animal housing facility is proposed on a site with a single-unit dwelling, mobile or modular home as its principal use, the animal housing facility may be allowed as a conditionally approved accessory use in the “RR5” Rural Estate Residential Zone. In such circumstances, the maximum amount of livestock which may be kept on a rural residential site shall not exceed 1.33 Animal Units (AU) per two (2) acres of site area as calculated from **Table 4-1 of PART 4** of this by-law, to a maximum of three and a half

(3.5) Animal Units (cumulative across species) and shall be subject to the following additional requirements:

- a) The animal housing facility and any manure stored onsite shall be separated a minimum distance of two hundred (200) feet (61m) away from all residences other than the owner's residence located on the same site as the animal housing facility and any manure stored onsite. In addition, any manure stored onsite shall be setback a minimum of thirty (30) feet (9.15m) from the side and rear limits of the property on which they are sited and shall also be stored to the rear of the dwelling on the site.

c) Prohibited Accessory Uses Buildings and Structures

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.6: USE & SITE REQUIREMENTS: "RR5" RURAL ESTATE RESIDENTIAL ZONE	MINIMUM REQUIREMENTS (a) (d) (f) (i)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (Acres)	SITE WIDTH (feet)	FRONT YARD (feet) (b)	SIDE YARD (feet) (b)	REAR YARD (feet) (b)
PERMITTED USES					
General Store and Related Sales and/or Post Office	2	200	125	30	30
Historical Sites	1	100	125	30	30
Public Picnic Areas, Parks, Playgrounds, Tot-lots, Recreational Facilities (such as tennis courts, horseshoe pitches, lawn bowling courts, swimming pools and the like)	1	100	125	30	30
Public Utilities (c)	7,500 sq./ft.	60	75	15	30
Single-Unit Dwelling (g) (h)	5	300	125	30	30
CONDITIONAL USES					
Mobile and Modular Homes (g) (h)	5	300	125	30	30
ACCESSORY USES, BUILDINGS AND STRUCTURES					
Accessory Uses, Buildings, Structures (f) (See also PARTS 2 and 4 of this by-law for additional information).	-	-	(e)	30	30
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes Forming Part of Table 3.6: "RR5" Rural Estate Residential Zone:

- (a) (i) The maximum allowable height for all buildings and structures shall be 30 feet, excepting personal telecommunications towers which shall be allowed as permitted accessory structures when located on single-unit dwelling, mobile or modular home site.
- (ii) The minimum dwelling unit floor area for a single-dwelling, mobile home and modular home shall be one-thousand (1,000) square feet (92.9sq./m).
- (b) (i) Where principal buildings and/or structures are adjacent to a Government Road Allowance under the jurisdiction of the municipality, the minimum front and side yard setbacks shall be one hundred and twenty-five (125) feet (38.1m).
- (ii) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from the provincial authorities having jurisdiction.
- (c) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.

- (d) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (e) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (f) Where the rear site line of a single dwelling, mobile or modular home site is along a shoreline of a lake or other water body, the minimum rear yard shall be zero (0) for accessory docks and/or boathouses only.
- (g) Where an area is developed or expanded for residential purposes (i.e. single-unit dwelling, modular or mobile homes), no parcel shall be created or thereafter further re-subdivided for residential purposes unless each parcel intended for residential development conforms to the minimum site area and width requirements as set forth in **Table 3.6 of this PART**.
- (h) Where an animal housing facility is proposed on a site with a single-unit dwelling, mobile or modular home as its principal use, the animal housing facility may be allowed as a conditionally approved accessory use in the **“RR5” Rural Estate Residential Zone**. In such circumstances, the maximum amount of livestock which may be kept on a rural residential site shall not exceed 1.33 Animal Units (AU) per two (2) acres of site area as calculated from **Table 6-1 of PART 6** of this by-law, to a maximum of three and a half (3.5) Animal Units (cumulative across species) and shall be subject to the following additional requirements:
 - 1) a) The animal housing facility and any manure stored onsite shall be separated a minimum distance of two hundred (200) feet (61m) away from all residences other than the owner’s residence located on the same site as the animal housing facility and any manure stored onsite. In addition, any manure stored onsite shall be setback a minimum of thirty (30) feet (9.15m) from the side and rear limits of the property on which they are sited and shall also stored to the rear of the dwelling on the site.
- (i) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.

3.11 “RMH” - Residential Mobile Home Zone – Purpose and Intent

The “RMH” Residential Mobile Home Zoning District is hereby established in this by-law and is intended to provide areas in Oakland-Wawanesa outside urban and rural centres where mobile home parks may be developed. The keeping of any livestock in the “RMH” zone is prohibited.

3.11.1 “RMH” Residential Mobile Home Zone Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

i) Accessory Domestic Structures

Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages and parking areas, garden sheds, gazebos, private swimming pools and other similar features.

ii) Accessory Signs as provided for in **PART 2** of this By-law.

iii) Accessory Telecommunications Towers

An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **Table 3.7 of this PART**, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.

iv) Home Based Businesses

Shall be developed in accordance with the requirements of **PART 4** of this by-law.

b) Conditional Accessory Uses, Buildings and Structures

c) Prohibited Accessory Uses Buildings and Structures

i) Accessory Shipping Containers

Accessory shipping containers as defined in **PART 6** of this by-law are prohibited in the “RMH” Residential Mobile Home Zone.

ii) Accessory Tent Like Structures

In the “RMH” Zone, an “accessory tent-like structure” as defined in **PART 6** of this by-law is prohibited.

iii) Pole Type Structures / Buildings

As defined in **PART 6** of this by-law are prohibited in the “RMH” – Residential Mobile Home Zone.

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.7: USE & SITE REQUIREMENTS: "RMH" RESIDENTIAL MOBILE HOME ZONE	MINIMUM REQUIREMENTS (a) (b) (c) (f) (j) (k)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq./ft.)	SITE WIDTH (feet)	FRONT YARD (feet)	SIDE YARD (feet)	REAR YARD (feet)
PERMITTED USES					
Mobile Home Park (l)	2 Acres	200	50	25	25
- Mobile Home Space in a Mobile Home Park (e)	4,000	40	15	4 (d)	15
CONDITIONAL USES					
Community Centers and Clubs	20,000	100	25	12	20
Emergency Services Including Fire, Police and Ambulance Stations	10,000	100	25	15	25
Group Daycare Facilities	7,200	65	25	10	25
Parks, Playgrounds, Tot Lots and Buffer Strips	3,000	20	10	10	10
Public Utility Buildings and Systems (i)	5,000	50	15	6	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, Buildings and Structures (g) (See also PARTS 2 and 4 of this By-law).	-	-	(h)	3	2 (i)
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes Forming Part of Table 3.7: "RMH" Residential Mobile Home Zone:

In addition to the minimum requirements for **TABLE 3.7** (above), the following requirements shall apply:

- (a) (i) Not more than one (1) principal building or principal use and its accessory buildings or structures shall be permitted on one (1) site, with the exception of mobile homes in a mobile home park.
- (ii) The maximum allowable height for all principal buildings and structures shall be 20 feet except for architectural components of permitted or conditionally approved residential use.
- (iii) The maximum allowable height for all accessory buildings and structures shall be 15 feet.
- (b) Where a proposed mobile home park is **NOT** serviced by a piped municipal sewer system or private holding tanks approved by the provincial authority having jurisdiction, the minimum bulk requirements shall be as follows:
 - (i) Minimum required site area shall be five (5) acres;
 - (ii) Minimum required site width shall be two hundred (300) feet;
 - (iii) Minimum required side yard shall be twenty-five (25) feet.
- (c) (i) In the case of a corner mobile home space, the minimum required side yard setback shall be increased to 12 feet free of all projections other than eaves and gutters.
- (d) (i) Where an interior mobile home space used for residential purposes is not adjacent to a lane, one of the side yards shall be a minimum of 10 feet free of all projections other than eaves and gutters

in order to accommodate the required parking space or to provide for vehicular access to the rear of the site. This requirement shall not apply where a garage or carport is attached to the principal building.

- (ii) One side of a mobile home space or mobile home site shall contain a minimum open area of ten (10) feet by forty (40) feet for the purposes of providing for outdoor amenity and recreation.
- (e) (i) The minimum floor area for dwellings in this zone is six-hundred (600) sq./ft. (55.7 sq./m).
- (f) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from the provincial authorities having jurisdiction.
- (g) (i) Where an accessory building is used for storage of a motor vehicle on a mobile home space, the wall which contains the vehicle access door shall be set back a minimum distance of ten (10) feet from an interior road.
- (ii) Where any accessory building is located to the rear of the principal building the minimum interior side yard is two (2) feet
- (h) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (i) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (j) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (k) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.

(l) **MOBILE AND/OR MODULAR HOME PARK REQUIREMENTS:**

A mobile home park may only be developed with council’s approval after consideration of a development application subject to the following requirements:

1. A mobile home park shall only be developed in the “**RMH**” Residential Mobile Home Zone.
2. A new mobile home park shall contain a minimum of three (3) mobile home spaces.
3. A mobile home park shall have a minimum width of two hundred (200) feet.
4. A landscaped buffer area, a minimum of twenty (20) feet in width shall be maintained free and clear of all buildings and structures around the entire perimeter of a mobile home park – accesses to the mobile home park may cross this buffer.
5. Internal road right-of-ways in a mobile/modular home park shall be a minimum of fifty (50) feet in width with the improved portion of the roadway being a minimum of twenty-five (25) feet in width.

6. Only one mobile home shall be located on a single mobile home space in a mobile home park.
7. No mobile home shall be located within twelve (12) feet of a storage compound or twenty (20) feet of a service building.
8. Each mobile home space in a mobile home park shall be provided with a potable water supply and a provincially approved wastewater system, an electrical service connection capable of meeting the domestic needs of the mobile home and an adequate base to support the mobile home.
9. Each application for development of a mobile home park shall be accompanied by a site plan showing, to scale, roads, mobile home spaces, mobile home pads, service and communal buildings and structures.
10. Each mobile home space shall be a minimum of 40 feet wide and have a minimum depth of 100 feet. Each mobile home shall be sited on a mobile home space such that a minimum 10 ft. side yard exists on one side of the mobile home for vehicle parking and open space purposes.
11. Notwithstanding anything herein, no detached accessory building or structure shall be located nearer a mobile home, including a mobile home on an adjoining space, than a distance of six (6) feet clear of all projections. Detached accessory buildings or structures shall be located only in the rear yard.
12. All mobile and modular homes must meet all requirements as set forth in *The Buildings and Mobile Home Act*, as amended.

3.12 “RG” Residential General Zoning District – Purpose and Intent

The “RG” Residential General Zoning District is hereby established in this by-law and is intended to provide areas in the community of Wawanesa to accommodate fully serviced (i.e. municipal piped water and wastewater) single-unit, two-unit and multi-unit dwellings, mobile and modular homes and related development. 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 serve diverse market demands. The keeping of any livestock in the “RG” zone is prohibited.

3.12.1 “RG” Residential General Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

- i) Accessory Domestic Structures
Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.
- ii) Accessory Signs as provided for in **PART 2** of this By-law.
- iii) Accessory Telecommunications Towers
An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **Table 3.8 of this PART**, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.
- iv) Home Based Businesses
Shall be developed in accordance with the requirements of **PART 4** of this by-law.

b) Conditional Accessory Uses, Buildings and Structures

- i) Secondary Suite
Not more than one “secondary suite” as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory use and only when it is located on the same zoning site and is located within and/or forming part of either an existing or newly proposed permitted “single-unit dwelling”. Notwithstanding the siting and setback requirements for “accessory uses” as provided for in **Table 3.8 of this PART**, all secondary suites shall satisfy all of the siting and setback requirements of **PART 3, Table 3.8** herein applicable to the principal dwelling within which the secondary suite is to be developed and all secondary suites shall not exceed 49% of the total habitable floor space of the principal dwelling in which it is developed. In all cases, where a secondary suite is being proposed, the principal dwelling in which the secondary suite is being proposed shall be occupied by the owner of the property. It shall be the responsibility of the proponent to consult with the provincial authorities having jurisdiction prior to construction to determine the suitability of the site for the secondary suite and determine the need for any provincial permits, approvals or licenses as may be required associated with new or expanded or modified on-site wastewater collection and drinking water systems and/or the provision of hydro services.

- ii) Pole type structures / buildings
As defined in **PART 6** of this by-law are a Conditional Use in the “**RG – Residential General Zone**”.

c) Prohibited Accessory Uses Buildings and Structures

- i) Accessory Shipping Containers
Accessory shipping containers as defined in **PART 6** of this by-law are prohibited in the “**RG**” Residential General Zone.

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.8: USE & SITE REQUIREMENTS: "RG" RESIDENTIAL GENERAL ZONE	MINIMUM REQUIREMENTS (a) (b) (h) (l) (m)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (Acres)	SITE WIDTH (feet)	FRONT YARD (feet) (b)	SIDE YARD (feet) (b)	REAR YARD (feet) (b)
PERMITTED USES					
Child Care Services	15,000	75	25	8 (c)	25
Dwellings (e):					
- Single-Unit Dwellings	5,000	50	25	6(c)(d)	25
- Two-Unit Dwellings	8, 000 (f)	80	25	8 (c) (d)	25
- Multi-Unit Dwellings	10,000 (g)	100	15	15	25
Parks and Playgrounds	5,000	50	15	8 (c)	25
Place of Worship, including Churches, Temples, Church Halls and Church Educational Facilities	15,000	100	25	8 (c)	25
Public Utilities	5,000	50	15	8 (c)	25
Schools	1 acre	200	25	15	25
CONDITIONAL USES					
Boarding, Rooming and Lodging Houses	15,000	100	25	8 (c)	25
Community Centers and Clubs	15,000	100	25	8 (c)	25
Dwellings:					
- Mobile and Modular Homes	6,000	50	25	6 (c) (d)	25
Emergency Services Including Fire, Police and Ambulance Stations	15,000	100	25	8 (c)	25
Libraries and Museums	15,000	100	25	8 (c)	25
Residential Care Facilities	15,000	100	25	8 (c)	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, Buildings and Structures (i) (See also PARTS 2 and 4 of this By-law).	-	-	(j)	3	2 (i)
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes Forming Part of Table 3.8: "RG" Residential General Zone:

In addition to the minimum requirements for **TABLE 3.8** (above), the following requirements shall apply:

- (a) (i) The maximum allowable height for all buildings and structures shall be 30 feet (two stories) except for church steeples and similar architectural components of permitted or conditionally approved public buildings and private tele-communication towers which are accessory to a residential use.
- (b) Where a proposed use requires wastewater disposal facilities and the site is **NOT** serviced by a piped municipal sewer system or a private holding tank approved by the provincial authority having jurisdiction, the minimum bulk requirements shall be adjusted as follows:
 - (i) Minimum required site area shall be two (2) acres;
 - (ii) Minimum required site width shall be two hundred (200) feet;

- (iii) Minimum required side yard shall be thirty (30) feet.
- (c) (i) In the case of a corner lot, the minimum required side yard setback shall be increased to 12 feet free of all projections other than eaves and gutters.
- (d) (i) Where an interior lot used for residential purposes is not adjacent to a lane, one of the side yards shall be a minimum of 10 feet free of all projections other than eaves and gutters in order to accommodate the required parking space or to provide for vehicular access to the rear of the site. This requirement shall not apply where a garage or carport is attached to the principal building.
- (e) (i) The minimum dwelling unit floor area for a single-unit dwelling shall be one-thousand (1,000) sq./ft. (92.9sq./m) with an additional four hundred (400) sq./ft. (37.16 sq./m) for the second and each additional dwelling unit therein.
- (f) (i) For the purpose of interpreting the requirements of **Table 3.8** herein, a semi-detached two-unit dwelling, a row house or a multi-unit dwelling having common party walls shall be considered as being one (1) building occupying one (1) site.
- (ii) Notwithstanding clause (i) of this footnote (above), in the case of semi-detached two-unit dwellings, each dwelling unit may occupy a separate site, provided each site is a minimum of 4,000 sq./ft. in area and has a minimum site width of fifty (50) feet. In such circumstances, the side yard required along the shared common party wall shall be reduced zero (0) feet and all other provisions of **Table 3.8 of this PART** shall also apply.
- (g) The minimum site area required for multi-unit dwellings shall be 10,000 sq./ft. for the first three (3) units and shall increase by a minimum of 1,000 sq./ft. for each additional dwelling unit thereafter.
- (h) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from the provincial authorities having jurisdiction.
- (i) Where an accessory building is used for storage of a motor vehicle, the wall which contains the vehicle access door shall be set back a minimum distance of ten (10) feet from a public lane.
- (j) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (k) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (l) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (m) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.

3.13 “CC” Commercial Central Zoning District – Purpose and Intent

The “CC” – Commercial Central Zoning District is hereby established in this by-law and is intended to provide areas in the community of Wawanesa for street-level commercial retail and other compatible uses such as, office, personal service, dining and entertainment, large scale indoor recreation facilities in the centralized part of Wawanesa. This zoning district also supports the rehabilitation and re-use of existing buildings, along with the preservation of heritage resources and significant structures. The keeping of any livestock in the “CC” zone is prohibited.

3.13.1 “CC” Commercial Central Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

i) Accessory Dwelling Unit

In the “CC” Commercial Central Zoning District, one or more accessory dwelling units developed within the principal building shall be allowed as a permitted accessory use but in all cases said accessory dwelling units must be located above or behind the principal commercial enterprise occurring in the principal building and meet all other requirements of this by-law, the Manitoba Building Code and Manitoba Fire Code (where applicable).

ii) Accessory Signs as provided for in **PART 2** of this By-law.

iii) Accessory Telecommunications Towers

An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **Table 3.9 of this PART**, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.

iv) Home Based Business Activities shall be developed in accordance with the requirements of **PART 4** of this by-law.

b) Conditional Accessory Uses, Buildings and Structures

i) Accessory Shipping Containers

In the “CC” Zone, an “accessory shipping container” as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory building only when it is located on the same site as the use to which it is accessory. All accessory shipping containers as provided for herein shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law, Manitoba Building Code and Manitoba Fire Code (where applicable).

ii) Accessory Tent Like Structures

In the “CC” Zone, an “accessory tent-like structure” as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory building only when it is located on the same site as the use to which it is accessory. All accessory tent-like structures between one hundred and eight (108) square feet and two-hundred and fifty (250) square feet shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law. Accessory tent-like structures exceeding

two-hundred and fifty (250) square feet shall be subject to the issuance of a Development Permit and Building Permit and must meet all other requirements of the zoning by-law.

c) Prohibited Accessory Uses Buildings and Structures

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.9: USE & SITE REQUIREMENTS: "CC" COMMERCIAL CENTRAL ZONE	MINIMUM REQUIREMENTS (a) (b) (c) (h) (l) (m)				
	SITE SIZE		REQUIRED YARDS		
	Area (sq./ft.)	Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
PERMITTED USES					
Advertising Signs (with a sign surface area up to 54 sq./ft. in size)	-	-	25 (h)	15 (h)	15 (h)
Automobile, Boat and Trailer Sales and Service	15,000	100	15	15	25
Automobile Service Stations	15,000	100	15	15	25
Banquet Halls	5,000	50	5	5 (d)	25
Business and Personal Services Establishments	5,000	50	5	5 (d)	25
Bus Stations	5,000	50	5	5 (d)	25
Child Care Services	15,000	75	25	8 (d)	25
Community Centers and Clubs	20,000	100	25	10 (d)	25
Contractor's Establishments (with indoor storage only)	5,000	50	25	10 (d)	25
Fire and Police Stations	5,000	50	5	5 (d)	25
Government Offices	5,000	50	5	5 (d)	25
Grocery Stores	5,000	50	5	5 (d)	25
Hospitals	1 acre	200	25	10 (d)	25
Hotels or Motels	30,000	150	25	10 (d)	25
Laundries, Dry Cleaning Establishments	15,000	100	25	15	25
Libraries and Museums	15,000	100	25	10 (d)	25
Lumber Yards (with indoor storage only)	10,000	100	25	15	10
Moving, Storage and Warehousing	5,000	50	5	5 (d)	25
Parks and Playgrounds	5,000	50	15	8 (d)	25
Place of Worship, including Churches, Temples, Church Halls and Church Educational Facilities	20,000	100	25	10 (d)	25
Private Clubs and Lodges	5,000	50	5	5 (d)	25
Public Utilities (k)	5,000	50	15	8 (d)	25
Recreation Facilities (bowling alleys, cinemas, etc)	5,000	50	5	5 (d)	25
Retail Services	5,000	50	5	5 (d)	25
Restaurants and Drive-In Eating Establishments	5,000	50	5	5 (d)	25
Wholesale Office Sales and Storage	5,000	50	5	5 (d)	25
CONDITIONAL USES					
Advertising Signs (with a sign surface area greater than 54 sq./ft. in size)	-	-	25 (h)	15 (h)	15 (h)
Boarding, Rooming and Lodging Houses	15,000	100	25	10 (d)	25
Bulk Fuel and Oil Sales and Storage	10,000	100	25	15	25
Carpentry and Woodworking Shops	5,000	50	5	5 (d)	25
Contractor's Establishments (with indoor and outdoor storage)	7,000	70	25	15	25
Dwellings: (f)					
- Single-Unit Dwellings and Modular Homes	5,000	50	25	6 (d) (e)	25
- Two-Unit Dwellings	8, 000 (g)	80	25	8 (d) (e)	25
Lumber Yards (with outdoor storage)	15,000	100	25	10 (d)	25
Machine Shops	7,000	70	25	15	25
Manufacturing, General	7,500	75	25	15	25

TABLE 3.9: USE & SITE REQUIREMENTS: "CC" COMMERCIAL CENTRAL ZONE	MINIMUM REQUIREMENTS (a) (b) (c) (h) (l) (m)				
	SITE SIZE		REQUIRED YARDS		
	Area (sq./ft.)	Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
Parking Lots (public or private) (m)	4,000	40	5	5 (d)	10
Residential Care Facilities	15,000 (b)	100	25	10 (d)	25
Snowmobile, Motorcycle and ATV Sales and Service Establishments	10,000 (b)	100	25	15	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, Buildings and Structures (See also PARTS 2 and 4 of this By-law).	-	-	(j) (k)	3	2 (i)
<p>NOTES:</p> <p>¹ For information concerning the treatment of lawfully established existing uses, buildings and structures in existence prior to the adoption of this by-law, please refer to PART 2: General Rules and Regulations Applicable in All Zoning Districts of this by-law.</p> <p>² Provisions of PART 2: General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.</p>					

Footnotes Forming Part of Table 3.9: "CC" Commercial Central Zone:

In addition to the minimum requirements for **TABLE 3.9** (above), the following requirements shall apply:

- (a) (i) The maximum allowable height for all buildings and structures shall be 45 feet (three stories) except for church steeples and similar architectural components of permitted or conditionally approved public buildings and accessory telecommunication towers.
- (b) Where a proposed use requires wastewater disposal facilities and the site is **NOT** serviced by a piped municipal sewer system or a private holding tank approved by the provincial authority having jurisdiction, the minimum bulk requirements shall be adjusted as follows:
 - (i) Minimum required site area shall be two (2) acres;
 - (ii) Minimum required site width shall be two hundred (200) feet;
 - (iii) Minimum required side yard shall be thirty (30) feet.
- (c) In the **"CC" Zone**, more than one principal commercial building or commercial use of land or some combination thereof may be permitted on a single parcel of land. Where any building or parcel is used for more than (1) purpose, all of the requirements of this by-law pertaining to each building or use shall be satisfied. In the event of a conflict between requirements pertaining to each use or building, the higher or more stringent requirement shall prevail and shall be satisfied.
- (d) (i) In the case of a corner lot, the minimum required side yard setback shall be increased to 12 feet free of all projections other than eaves and gutters.
- (e) (i) Where an interior lot used for residential purposes is not adjacent to a lane, one of the side yards shall be a minimum of 10 feet free of all projections other than eaves and gutters in order to accommodate the required parking space or to provide for vehicular access to the rear of the site. This requirement shall not apply where a garage or carport is attached to the principal building.

- (f) (i) The minimum dwelling unit floor area for a single-unit dwelling shall be one-thousand (1,000) sq./ft. (92.9sq./m) with an additional four hundred (400) sq./ft. (37.16 sq./m) for the second and each additional dwelling unit therein.
- (g) (i) For the purpose of interpreting the requirements of **Table 3.9** herein, a semi-detached two-unit dwelling, a row house or a multi-unit dwelling having common party walls shall be considered as being one (1) building occupying one (1) site.
- (ii) Notwithstanding clause (i) of this footnote (above), in the case of semi-detached two-unit dwellings, each dwelling unit may occupy a separate site, provided each site is a minimum of 4,000 sq./ft. in area and has a minimum site width of fifty (50) feet. In such circumstances, the side yard required along the shared party wall shall be reduced zero (0) feet and all other provisions of **Table 3.9 of this PART** shall also apply.
- (h) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the control areas of the provincial highway system, permits must be obtained from the provincial authorities having jurisdiction.
- (i) Where an accessory building is used for storage of a motor vehicle, the wall which contains the vehicle access door shall be set back a minimum distance of ten (10) feet from a public lane.
- (j) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (k) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (l) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (m) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.