

Notice: All persons making use of this Consolidation are reminded that it has no legislative sanction; that the Amendments have been embodied only for the convenience of reference; and that the original By-law and Amendments should be consulted for all purposes of interpreting and applying the law.

An Office Consolidation of
The Town of Teulon
Zoning By-law
By-law No. 18/02

Adopting By-law	Changes and Amendments	Content Affected		Remarks
		Text	Map	
8/06	<ul style="list-style-type: none"> Rezoned from "AR" to "CH" 		X	
11/12	<ul style="list-style-type: none"> Rezoned from "MG" to "RG" 		X	
5/14	<ul style="list-style-type: none"> Rezoned from "RMH" to "RM" 		X	
6/14	<ul style="list-style-type: none"> Rezoned from "CH" to "RG" 		X	
6/2018	<ul style="list-style-type: none"> Text amendments to Part I-Sec.2; Part IV; Table VII - I (addition of Secondary Suites provisions) 	X		
5/2021	<ul style="list-style-type: none"> Text amendments to Part IV; Part VIII 4.(4) & Part IX 4.(4) (addition of Portable Storage Units provisions) 	X		

**THE TOWN OF TEULON
ZONING BY-LAW
BY-LAW NO. 18/02**

TOWN OF TEULON
BY-LAW NO. 18/02

Being A BY-LAW to regulate the use and development of the land within the Town of Teulon.

WHEREAS, Section 39(1) of The Planning Act, Chapter P80, S.M. 1987, provides that a Zoning By-law may be enacted by the Council of a municipality;

AND WHEREAS, Pursuant to Section 27(1) of said Planning Act, the Board of South Interlake Planning District has by By-law adopted a Development Plan;

AND WHEREAS, Section 32(2) of the same Act provides that a Zoning By-law shall be prepared upon the adoption of a Development Plan;

NOW THEREFORE, THE Council of the Town of Teulon, in meeting duly assembled, enacts as follows:

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PART I – DEFINITIONS

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PART I – DEFINITIONS

RULES OF CONSTRUCTION

1. The following rules of construction apply to the text of this by-law:
 - (1) Words, phrases and terms defined herein shall be given the defined meaning.
 - (2) Words, phrases and terms defined herein shall be given the defined herein but defined in the Planning Act and the Building code, or other By-laws of the Town of Teulon shall be construed as defined in such Act and By-laws.
 - (3) Words, phrases and terms not defined herein nor in the Building, or other By-laws of the Town of Teulon shall be given their usual and customary meaning except where, in the opinion of Council, the context clearly indicates a different meaning.
 - (4) The phrase “used for” includes “arranged for”, “designed for”, or “occupied for”.
 - (5) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conjunction “and”, “or” or “either-or”, the conjunction shall be interpreted as follows:
 - (a) “and” indicates that all the connected items, conditions, provisions or events shall apply in any combination.
 - (b) “or” indicates that the connected items, conditions, provisions or events may apply singly or in combination.
 - (c) “either-or” indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
 - (6) The word “includes” shall not limit a term to the specified examples, but is intended to extend the meaning of all instances or circumstances of like kind or character.

DEFINITIONS

2. (1) **“Accessory”**, when it is used in this By-law, shall have the meaning as accessory use.
- (2) **“Accessory building”**, means an accessory building, which is attached to the principal building, and in determining the required yards, the attached accessory building shall be treated as being part of the main building.
 - (a) “Accessory building, attached,” means an accessory building, which is attached to the principal building, and in determining the required yards, the attached accessory building shall be treated as being part of the main building.
 - (b) “Accessory building, detached” means an accessory building which is not attached to the principal building and in determining the required yards, the requirements for accessory use, buildings and structures as shown in the Bulk Table shall be used.
 - (c) “Accessory building, semi-detached” means an accessory building, which is attached to the principal building by a structure such as, but not limited to, a breezeway. The required yards for a semi-detached accessory building shall be determined in the same manner as in paragraph (a) above.
- (3) **“Accessory use or structure”**, means a use or structure on the same site with, and of a nature customarily incidental and subordinate to, the principal use or structure. The single exception to the above is accessory off-street parking facilities which may be permitted by variation order to locate elsewhere than on the same zoning site with the building, structure or use served.
- (4) **“Act”**, means The Planning Act, Chapter P80 of the Continuing Consolidation of the Statutes of Manitoba, and amendments thereto.
- (5) **“Agricultural activities”**, means a use of land for agricultural purpose including farming, dairying, pasturage, agriculture, apiculture, floriculture, horticulture, and animal and poultry husbandry and the necessary accessory uses for packing, storing or treating the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.
- (6) **“Agricultural implement sales and services”**, means a building and open area, used for display, sale or rental and repair or maintenance of new or used farm implements.
- (7) **“Airport”**, means any area of land or water which is used or intended for use for the landing or taking off of aircraft and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of way, including taxiways, aircraft storage and tie-down areas, hangars and related buildings and open spaces.

- (8) **“Alter or alteration”**, means a change or modification to an existing building, structure or use which, unless otherwise provided for herein, does not increase the exterior dimensions with respect to height and area.
- (9) **“Alterations, incidental”**, means;
- (a) Changes or replacements in the non-structural parts of a building or structure, including but not limited to the following:
 - (i) an addition on the exterior of a building, such as an open porch;
 - (ii) alteration of interior partitions of buildings; or
 - (iii) Replacement of or changes in, the capacity of utility pipes, ducts or conduits.
 - (b) Changes or replacements in the structural parts of a building, including but not limited to the following:
 - (i) adding or enlarging windows or doors in exterior walls;
 - (ii) replacement of building facades; or
 - (iii) Strengthening the load bearing capacity, in not more than ten percent (10%) of the total floor area, to permit the accommodation of a specialized unit of machinery or equipment.
- (10) **“Alteration, structural”**, means the construction or reconstruction of supporting elements of a building or other structure
- (11) **“Apartment block or building”**, means the same as “DWELLING, MULTIPLE – FAMILY”.
- (12) **“Apartment Hotel”**, means a building or portion thereof designed for or containing dwelling units with or without kitchen accommodation and guest rooms or suites of rooms in which there is provided for occupants, all or most of the services furnished by hotels to their guests.
- (13) **“Amusement Parlour”**, means a use conducted wholly within a building, that would include four or more games of chance and skill, such as pinball machines, video games, shuffleboard games, model car racing, and other similar games.
- (14) **“Area, the”**, means all that land within the boundaries of the Town of Teulon.
- (15) **“Automobile body shop”**, means a building wherein the autobody repair and/or painting of automobiles takes place.
- (16) **“Automobile laundry or carwash”**, means a building or portion thereof wherein facilities are provided for the washing, cleaning and polishing of motor vehicles.

- (17) **“Automobile or trailer sales area”**, means an open area, used for the display, sale or rental of new or used automobiles or trailers, and where repairs are made they shall be done within a completely enclosed building, except minor incidental repairs of automobiles or trailers.
- (18) **“Automobile wrecking”**, means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.
- (19) **“Awning, canopy or marquee”**, means any roof like structure, which may be constructed as an integral part of a building or attached in such manner as not to be an integral part of a building, but is so constructed to provide shelter or shade over an entrance way or a window.
- (20) **“Basement or cellar”**, means that portion of a building which is all or partly underground.
- (21) **“Bed and Breakfast”**, means a dwelling occupied by a family and used incidentally to provide accommodation and meals to transient travelers and includes a tourist home but does not include a boarding house, rooming house, hostel, group home, hotel or motel.
- (22) **“Board”**, means the Board of the South Interlake Planning District as established under Section 14 of the Act.
- (23) **“Boarding House”**, means a dwelling in which the proprietor supplies for a sleeping accommodation with board for at least three persons and not more than ten persons exclusive of the proprietor, members of the proprietor’s family and servants of the establishment but does not include a hostel.
- (24) **“Building”**, means a building as defined in the Act.
- (25) **“Building, height of”**, means the total number of storeys in a building or the vertical distance measured from grade to the highest point of the roof surface if a flat roof; to the deck of a mansard roof; and to the mean height level between eaves and ridge for gable, hip or gambrel roof.
- (26) **“Building, main or principal”**, means a building in which is conducted the principal use of the site on which it is situated.
- (27) **“Bulk”**, means the following:
- (a) The size (including height of building and floor area) of buildings or structures;
 - (b) The size of the zoning site (including area, width and depth of site) upon which a building is located, and the number of dwelling units or rooms within such building in relation to the size of the zoning site;

- (c) The location of exterior walls of buildings in relation to site lines, to other walls of the same building, to legally required windows, or to other buildings; and
 - (d) All open areas relating to buildings or structures and their relationship thereto.
- (28) **“Camping and tenting grounds”**, means an area of land planned and improved to accommodate travel trailers, camping trailers, pick-up coaches, motorized homes, tents, tent trailers or other camping accommodations used for travel, recreational and vacation uses.
- (29) **“Carport”**, means an attached building open on two sides for the shelter of privately owned automobiles.
- (30) **“Caterer’s Establishment”**, means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take.
- (31) **“Cemetery”**, means land for the burial of the dead and dedicated for cemetery purposes, including columbaria, crematoria, mausoleums and mortuaries, when operated in conjunction with and within the boundaries of such cemetery.
- (32) **“Child care services”**, means the provisions of care for remuneration or reward to child apart from his or her parents or guardians for a period in any one day not exceeding fourteen (14) hours:
- (a) “Drop-in babysitting service” means the provision of supervision on a temporary basis being equal to the period of time while the child is with the babysitting service of children in a commercial or institutional building while the parents or guardians of the children undertake some form of short term activity, such as shopping, entertainment, education or similar activities in close proximity basis.
 - (b) “Home day care” means the provision of child care services in a family dwelling unit, in which the owner or tenant resides, or churches or parish halls, to children, including the children of the owner or tenant, who are generally not over twelve (12) years of age. The number of children shall not exceed eight (8).
 - (c) “Group day care” means the provision of child care service to nine (9) or more children who are generally not over the age of twelve (12) years of age in a provincially licensed facility with access to an outdoor recreation area.
- (33) **“Club, private, non-profit”**, means a non-profit corporation incorporated under the provisions of the Canada Business Corporation Act and The Business Corporations Act of Manitoba, or an association consisting of persons who are bona fide members paying

annual dues, which owns or leases a building or portion thereof, the use of such premises being restricted to members and their guests.

- (34) **“Club, recreational”**, means a non-profit corporation chartered by The Canada Corporation Act or The Manitoba Corporation Act, or an association consisting of persons who are bona fide members paying annual dues, which owns or leases land or buildings or portion thereof, the use of such premises being restricted primarily to the principal use, which is a generally recognized sport or recreational activity.
- (35) **“Compound, new and used vehicles”**, means an area of land totally enclosed by a fence of the minimum height of six (6) feet with the maximum height to not exceed the maximum height allowable under the municipal building and zoning regulations.
- (36) **“Compound, derelict vehicles”**, means an area of land totally enclosed by a fence of a maximum height allowable under the municipal building and zoning regulations, which fence must be totally non-see through from top to bottom.
- (37) **“Conditional Use”**, means the conditional use of land and/or buildings as defined in the Act.
- (38) **“Condominium”**, means a condominium as established under the provisions of The Condominium Act
- (39) **“Condominium bare land unit”**, means a unit of land defined by delineation of its horizontal boundaries without reference to any buildings on a condominium plan.
- (40) **“Condominium unit”**, means a part of the land or building and is designated as a unit by the condominium plan, and is comprised of the space enclosed by its boundaries and all the material parts of the land within this space at the time the condominium declaration and plan are registered.
- (41) **“Contractor’s establishment”**, means a building or construction trade or operation within an enclosed building with a minimum of outside storage of equipment or materials.
- (42) **“Contractor’s yard”**, means a site or area of land occupied or used by a building or construction trade or occupation wherein the outside storage of materials or storage and servicing of equipment is the principal use of the site.
- (43) **“Cottage”**, means a dwelling constructed and used as a secondary or temporary place of residence, for vacations and recreational purposes and not as the principal residence of the owner or occupant thereof.
- (44) **“Council”**, means the Council of the Town of Teulon.
- (45) **“Court”**, means an open unoccupied space on the same zoning site with a building and bounded on two (2) or more sides by such building or buildings.

- (46) **“Density”**, means the total number of dwelling units divided by the total area of land to be developed expressed in gross acres.
- (47) **“Development Officer”**, means the officer appointed by the Board in accordance with the provisions of the Act.
- (48) **“Development Permit”**, means a permit issued under this zoning by-law authorizing development, and may include a building permit.
- (49) **“Development Plan”**, means the South Interlake Planning District Development Plan adopted by By-law No. 1/02 and amendments thereto.
- (50) **“Drive-in establishment”**, means an establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles, which are driven onto the site where the customer may or may not receive service in the vehicle.
- (51) **“Dwelling”**, means a building or portion thereof designed for residential occupancy, but does not include a travel trailer, a motor home or mobile home.
- (52) **“Dwelling, single-family”**, means a detached building designed for and used by one- (1) family.
- (53) **“Dwelling, two-family”**, means a detached or semi-detached building designed for and used by two (2) families, each having exclusive occupancy of a dwelling unit.
- (54) **“Dwelling, multiple-family”**, means a building containing three (3) or more dwelling units, each unit designed for and used by one (1) family.
- (55) **“Dwelling unit”**, means one (1) or more rooms in a building designed for one (1) or more persons as a single housekeeping unit with cooking, sleeping and sanitary facilities.
- (56) **“Dwelling unit area”**, The floor area in the basement, open and enclosed decks and garage shall not be included in the calculations of the dwelling unit area.
- (57) **“Dwellings, unlotted town or row type”**, means a number of town or row type dwelling units situated on a zoning site.
- (58) **“Dwelling, lotted town or row type”**, means a single town or row type dwelling unit situated on a zoning site, the limits of which are designated on a plan of subdivision on record in the Winnipeg Land Titles Office.
- (59) **“Eating and drinking establishments”**, means the sale to the public of prepared foods,

for consumption within the premises or off the site. This includes licensed drinking establishments, restaurants, cafes, delicatessens, tearooms, banquet halls and catering, lunchrooms, and take-out restaurants.

- (60) **“Enlargement”**, means an addition to the floor area of an existing building or structure, or an increase in that portion of a site occupied by an existing use.
- (61) **“Existing”**, means existing on the effective date of this By-law.
- (62) **“Extension”**, means an increase in the amount of existing floor area used for an existing use, within an existing building.
- (63) **“Family”**, means one or more people related by blood or marriages or common law marriage or adoption, or a group of not more than three (3) persons who may not be related by blood or marriage or common law marriage or adoption, living together as a single housekeeping unit.
- (64) **“Farm buildings or structures”**, mean any buildings or structures existing or erected on land used principally for agricultural activities but not including dwellings.
- (65) **“Floor area”**, means the sum of the gross horizontal areas of the several floors of all buildings and structures on the zoning site, measured from the exterior faces of the exterior walls or from the centreline of party walls. In particular, the floor areas of a building or buildings shall include:
 - (a) Basements when used for residential, commercial or industrial purposes, but not including space used for storage or the housing of mechanical or central heating equipment, and accessory off-street parking spaces;
 - (b) Elevator shafts and stairwells at each story, except shaft and stair bulkheads and exterior unroofed steps or stairs; and
 - (c) Penthouses, mezzanines, attics where there is a structural headroom of seven (7) feet or more.
- (66) **“Garage”**, means a building or portion thereof in which a motor vehicle is, or motor vehicles are, stored, repaired, washed or serviced, excluding autobody shop.
- (67) **“Garage, private or carport”**, means an accessory building or portion of principal building, if attached, used by the occupants of the premises upon which it is located for the parking or temporary storage of private passenger motor vehicles and may also include the incidental storage of other personal property.
- (68) **“Garden apartment”**, means an apartment building not exceeding forty-five (45) feet or (3) storeys in height, whichever is lesser, and includes design features such as balconies, courts and considerable common lawn or garden space, including roof gardens.

- (69) **“Grade”**, means the average level of finished ground adjoining a building or structure at all exterior walls, as determined by the Development Officer.
- (70) **“Home occupation”**, means an accessory use which:
- (a) is carried on in a dwelling unit or mobile home or its accessory building;
 - (b) is carried on solely by the members of the family residing at the same dwelling unit or mobile home without the employment of other persons;
 - (c) is incidental to or secondary to the use of the dwelling unit or mobile home;
 - (d) has no exterior display, no exterior storage of materials, and no other exterior indication of the home occupation or variation of the residential character of the principal or accessory building except as provided for herein;
 - (d) does not become offensive, or obnoxious or create a public nuisance;
 - (e) does not cause the generation of undue traffic and congestion in the neighbourhood; and
- (71) **“Hotel”**, means a building or part thereof wherein accommodation is provided for transient lodgers, in any individual room or apartment, with or without cooking facilities. Permitted accessory uses include, but are not limited to, restaurants, licensed beverage rooms, banquet halls, ballrooms and meeting rooms.
- (72) **“House, boarding, lodging or rooming”**, means a building or portion thereof, other than a hotel or motel, without individual cooking facilities, where lodging, or lodging and meals are provided for compensation.
- (73) **“Junk yard”**, means an open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to metals, paper, rags, rubber tires and bottles. A junk yard includes an automobile wrecking or dismantling yard but does not include uses established entirely within an enclosed building.
- (74) **“Kennel”**, means any premises on which more than two (2) animals are boarded, bred, trained or cared for, in return for remuneration or are kept for the purpose of sale. A kennel shall not include a veterinary clinic, animal hospital or animal pound.

- (75) **“Lane”**, means a street not over thirty-three (33) feet in width which affords only a secondary means of vehicular access to abutting property.
- (76) **“Livestock”**, means farm animals kept for use, propagation or intended for profit and includes:
- (a) dairy and beef cattle;
 - (b) swine, goats, sheep and horses;
 - (c) hens, chicken, turkeys, turkey broilers, geese and ducks; and
 - (d) foxes, mink and rabbits.
- (77) **“Livestock production operation”**, means an operation for the rearing, feeding, or milking of livestock and poultry in an enclosure and in confinement in buildings or fenced pens but does not include operations for:
- (a) slaughtering of livestock or poultry;
 - (b) grading or packing of livestock or poultry and their products;
 - (c) transporting livestock and poultry and their products;
 - (d) a hatchery;
 - (e) a livestock auction market;
 - (f) livestock sale yards, in which livestock may be kept for a period not exceeding ten (10) days; and
 - (g) pasturing cattle.
- (78) **“Loading space”**, means an off-street space on the same zoning site with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which has access to a street or lane, other appropriate means of access.
- (79) **“Lodge”**, means a hall or meeting place of a local branch for the members of a fraternal order or society, such as Masons, Knights of Columbus, Elks, Eagles and similar organizations.

- (80) **“Maisonette”**, means a self contained living accommodation often occupying two floors of a larger house and having its own outside entrance.
- (81) **“Manufacturing”**, means the use of land, buildings or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale of any goods, substance, article, thing or service.
- (82) **“Mobile home”**, means a dwelling unit, which means a dwelling unit, which meets either of the following criteria:
- (a) It was constructed and identified as CSA-A277 OR CSA Z240 and possesses an identification stricter evidencing this; or
 - (b) A dwelling unit which has a metal chassis or frame supporting the dwelling unit and was constructed off the site.
- (83) **“Mobile Home Park”**, means an area of land upon which mobile home spaces are provided and have been approved by the Council.
- (84) **“Mobile home site”**, means a zoning site in mobile home subdivision for the placement of a mobile home.
- (85) **“Mobile home space”**, means a space in a mobile home park for the placement of a mobile home.
- (86) **“Mobile home subdivision”**, means an area of land subdivided to provide mobile home sites in accordance with the subdivision approval procedure under The Planning Act.
- (87) **“Motel”**, means a building or part thereof, not over two (2) storeys in height wherein sleeping accommodation is provided for transient lodgers and in which there is an exist from each room or suite of rooms directly to the outdoors with access to grade level. Permitted accessory uses include but are not limited to restaurants, licensed beverage rooms, banquet halls, ballrooms and meeting rooms.
- (88) **“Non-conformity”**,
- (1) “Non-conformity” means one, or a combination of two or more, of the following:
 - (a) A site or an area of land;
 - (b) A building or structure;
 - (c) A use of building or structure;
 - (d) A use of land; or
 - (e) A sign;

Which lawfully existed prior to the effective date of this By-law or amendments thereto, but does not conform to the provisions contained within this By-law or amendments thereto.

(2) Non-conformities are hereby classified as:

(a) Uses

“Non-conforming uses” means any lawful use of a building, structure or land, or portion thereof, which does not conform to one or more of the applicable use regulations of the zone in which it is located, either on the effective date of this By-law or amendments thereto;

(b) Buildings or structures

A “non-conforming building or structure” means any lawful building or structure which does not comply with one or more of the applicable bulk regulations in the zone on the effective date of this By-law or amendments thereto;

(c) Site

A “non-conforming site” means any lawful site which does not comply with the site area, site width or site depth on the effective date of this By-law, or amendments thereto, and was on record in the Land Titles Office and in separate ownership prior to the effective date of this By-law, or amendments thereto, and did not form part of a larger contiguous holding in the same ownership; and

(d) Signs

A “non-conforming sign” means any lawful sign, which does not comply with one or more of the applicable bulk regulations in the zone on the effective date of this By-law or amendments thereto.

(89) **“Open space”**, means that portion of a zoning site at ground level, unless otherwise stated, unoccupied by principal or accessory buildings and available to all the occupants of the building. The open space shall be unobstructed to the sky and shall not be used for service driveways or accessory off-street parking space or loading space, unless otherwise provided for herein, but shall be useable for landscaping, drying yards, recreational space and other leisure activities normally carried on outdoors. Balconies, roof and other like above grade level areas may also be considered as open space.

(90) **“Owner”**, means an owner as defined in the Act.

(91) **“Parcel of land”**, means a parcel as defined in the Act.

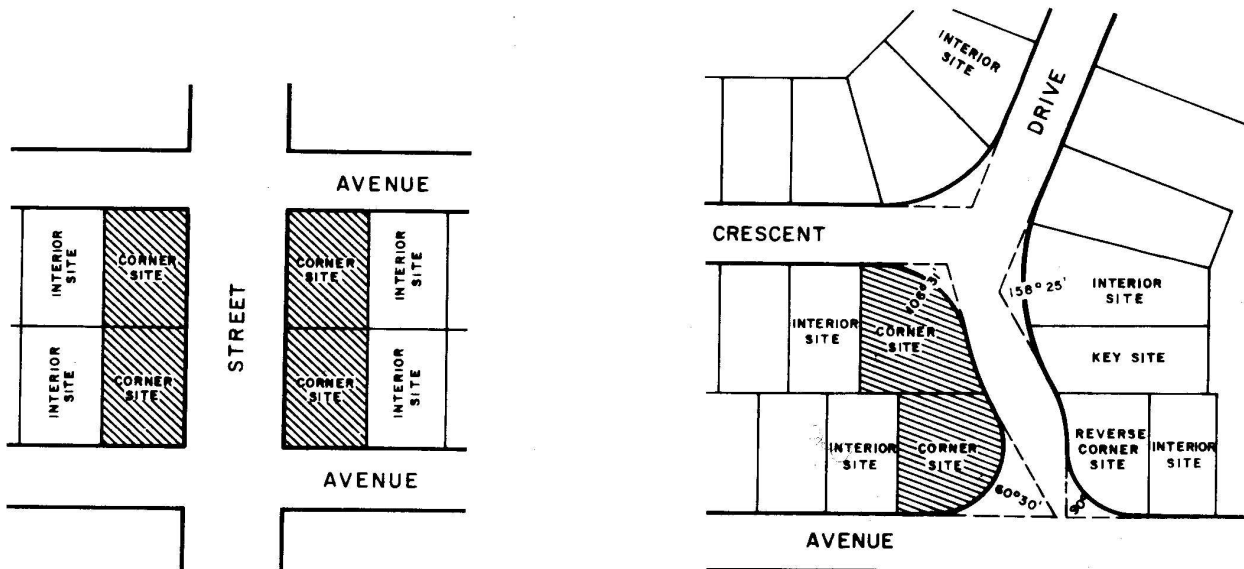
- (92) **“Parking Area”**, means an open area of land other than a street or lane, or an area within a structure used for the parking of vehicles.
- (93) **“Parking area, public”**, means a parking area used for temporary parking of vehicles and is available for public use whether free, for compensation or as an accommodation for clients, customers, employees or visitors.
- (94) **“Parking space”**, means a parking area, public parking area or zoning site for the temporary parking or storage of a vehicle.
- (95) **“Partition”**, means an interior non-load bearing wall one story or part story in height.
- (96) **“Party wall”**, means a wall forming part of a building and used for separation of adjoining buildings occupied, constructed or adapted to be occupied by different persons or businesses.
- (97) **“Performance standard”**, means a standard established to control noise, odour, smoke, toxic or noxious matter, vibration, fire and explosive hazards or glare or heat generated by, or inherent in, uses of land or buildings.
- (98) **“Personal service shop”**, means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons and without limiting the generality of the foregoing may include such establishments as barber shops, beauty parlors, hair-dressing shops, Laundromat, shoe repair and shoe shining shops, tailor and dressmaking shops.
- (99) **“Planned Unit Development”**, means a land development project planned as an entity in accordance with a unitary site plan which permits flexibility in siting of building, mixture of housing types and land uses, useable open spaces, and the preservation of significant natural features.
- (100) **“Premises”**, means an area of land with or without buildings.
- (101) **“Public utility”**, means any system, works, plant, equipment or services which furnishes services and facilities available at approved rates to or for the use of the inhabitants of the Town of Teulon including but not limited to:
- (a) Communication, by way of telephone, wireless or television;
 - (b) Public transportation, by bus or other vehicles;
 - (c) Production, transmission, delivery or furnishing of water, gas or electricity to the public at large; or
 - (d) Collection of sewage, garbage or other waste.
- (102) **“Public utility building”**, means a building used by a public utility.

- (103) **“Repair”**, means the renewal or reconstruction of any part of an existing structure for the purpose of its maintenance or restoration.
- (104) **“Residential care dwelling”**, means a dwelling in which sleeping accommodation and supervision for individuals numbering three (3) or less who are not related by blood, marriage, adoption or common law marriage. When determining the number of individuals, any person employed to provide such care shall not be counted.
- (105) **“Residential Care Facility”**, means a dwelling in which sleeping accommodation and supervision for individuals numbering four (4) or more which individuals are not related by blood, marriage, adoption or common law marriage. When determining the number of individuals, any person employed to provide such care shall not be counted.
- (106) **“Secondary Suite”** means a self-contained accessory dwelling unit located within a permanent single-family detached dwelling on a single zoning site. A secondary suite contains a single housekeeping unit and has its own separate access, cooking, sleeping and sanitary facilities which are separate from and not shared with those of the principal dwelling unit. This use does not include duplex housing, semi-detached housing, or apartment housing. (BL 6/2018)
- (107) **“Senior citizens home”**, means a multiple-family dwelling or building containing individual rooms where elderly people live independent of personal care.
- (108) **“Service station, automotive”**, means a building or portion thereof and land used for supplying fuel, oil, minor accessories and making repairs to motor vehicles at retail direct to the customer.
- (109) **“Sign”**, means any writing (including letter, word or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), banner, pennant or any other figures of similar character which:
- (a) is a structure or any part thereof, or is attached to, painted on or in any other manner represented on or in a building or other structure;
 - (b) is used to identify, direct attention to, or advertise; and
 - (c) is visible from outside a building but shall not include show windows.
- (109) **“Sign, advertising”**, means a sign directing attention to a business, commodity, service or entertainment conducted, sold on site or offered elsewhere.
- (110) **“Sign, bulletin board”**, means a sign of permanent character, but with movable letters, words or numerals indicating the name of persons associated with, or events conducted upon, or products or services offered upon the premises upon such sign is maintained, e.g. school, church, community centre bulletin board and similar uses.

- (111) **“Sign, Business”**, means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered upon the same zoning site where the sign is maintained.
- (112) **“Sign, construction”**, means a sign which identifies a construction project and information relative thereto.
- (113) **“Sign, facia or wall”**, means any sign attached against the surface of, or against or within a recess in the wall, a column or other perpendicular portion of a building in a position essentially parallel to said wall, column or other perpendicular portion. A facia sign shall also mean any sign attached to the walls of two or more buildings and spanning the spaces between said buildings.
- (114) **“Sign, flashing”**, means an illuminated sign on which artificial light is not maintained constant in intensity and color at all times when such sign is in use.
- (115) **“Sign, freestanding”**, means a sign supported by vertical column or columns placed in the ground with the sign surface area above ground level.
- (116) **“Sign, identification”**, means a sign that identifies the business, owner, resident or the street address and which sets forth no other advertisement.
- (117) **“Sign, illuminated”**, means a sign designed to give forth any artificial light or reflect light from an artificial source.
- (118) **“Sign Marquee”**, means a sign attached to a marquee, canopy, or awning projecting from and supported by a building.
- (119) **“Sign, projecting”**, means any sign other than a facia sign, which is attached to a building and extends beyond the exterior wall of the said building or beyond the surface of that portion of the building to which it is attached.
- (120) **“Sign, real estate”**, means a sign advertising the sale, rental or lease of the premises on which it is maintained.
- (121) **“Sign, roof”**, means any sign erected, constructed and maintained and maintained wholly upon or over the roof of any building with the principal support on the roof structure.
- (122) **“Sign surface area”**, means the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, including any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports of uprights on which it is placed. Where a sign has two or more uprights on which it is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such

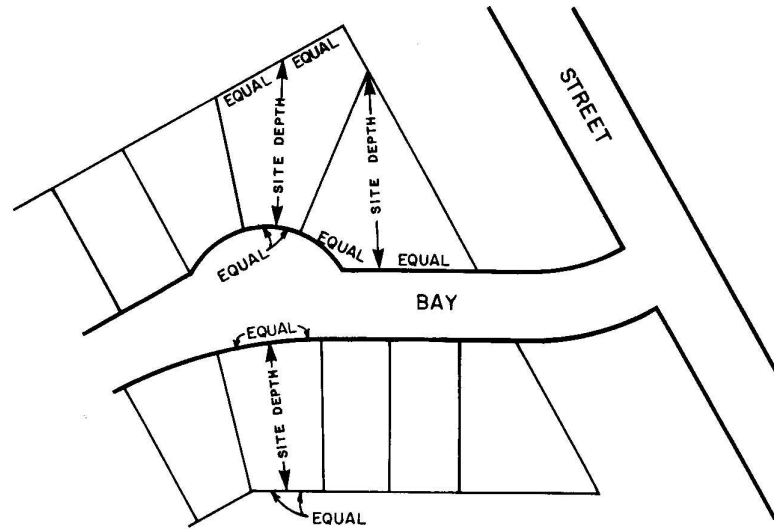
faces are placed back to back and are at no point more than two (2) feet from one another, the sign surface area of the sign shall be taken as the surface area of one face if the two faces are of equal area, or as the surface area of larger face if the two faces are of unequal area.

- (123) **“Sign temporary”**, means a sign with or without a structural frame and intended for a limited period of display, and shall include a mobile sign.
- (124) **“Site”**, means a zoning site as defined herein unless the context indicates otherwise.
- (125) **“Site area”**, means the computed area contained within the site lines.
- (126) **“Site corner”**, means a site situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.

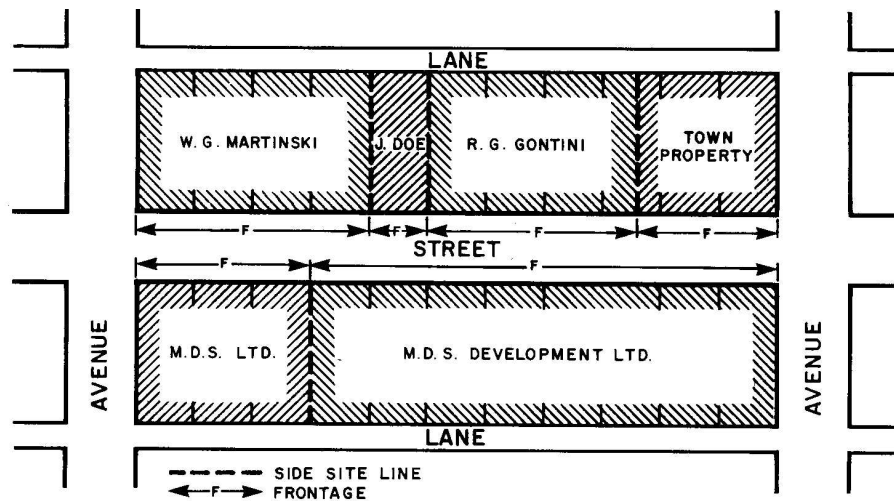


- (127) **“Site coverage”**, means that part of the site area expressed as a percent that is covered by the maximum horizontal cross-section of a building or buildings. Structures which are below the finished site grade, including sewage lagoons, water reservoirs, parking structure below grade and similar structures, shall not be included in site coverage.

- (128) **“Site depth”**, means the horizontal distance between the centre points in the front and rear site lines.

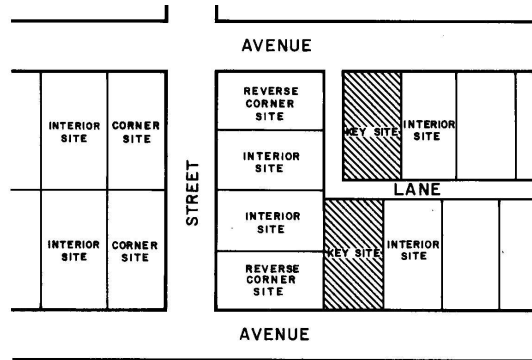


- (129) **“Site frontage”**, means all that portion of a zoning site fronting on a street and measured between side site lines.



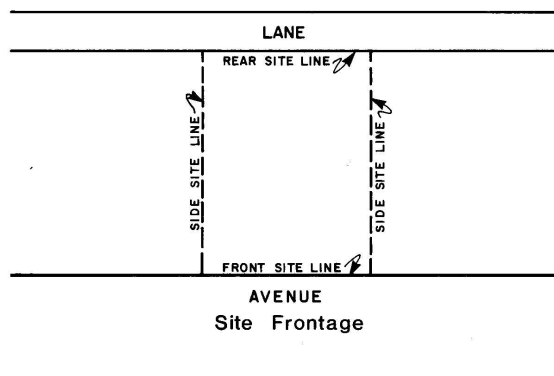
- (130) **“Site, interior”**, means a site other than a corner site or a through site.

(131) **“Site, Key”**, means the first site to the rear of a reversed corner site,

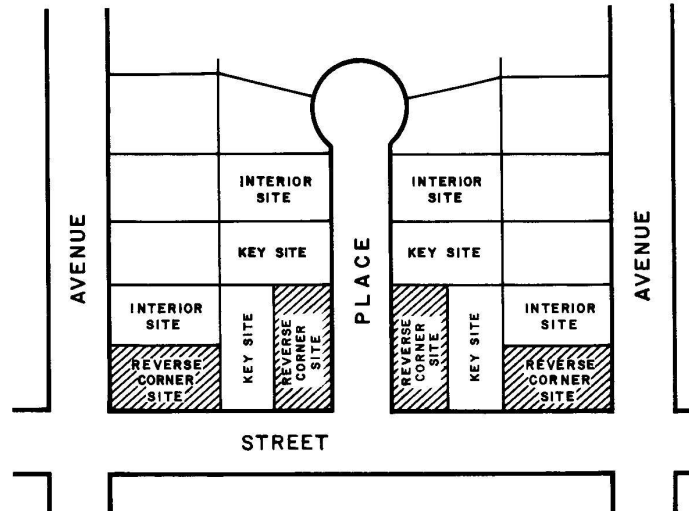


(132) **“Site Lines”**, means as follows:

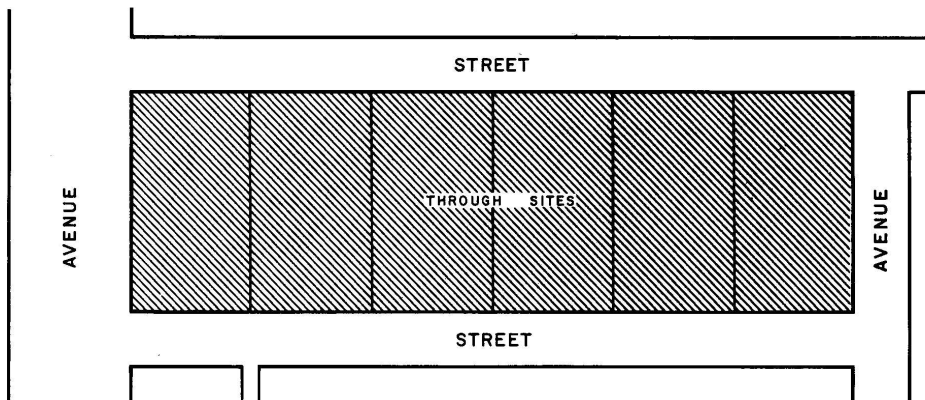
- (a) “Front site line,” means that boundary of a site which is along an existing or designated street. For a corner site the Development Officer may select the front site lines except where an interior site abuts the corner site, then the front site line shall be that line which is the continuation of the front site line of the interior site;
- (b) “Rear site line” means that boundary of a site which is most nearly parallel to the front site line and in the case of a site in which the side site lines intersect, such as a triangular site, a line ten (10) feet in length within the site, parallel to and at the maximum distance from the front site line;
- (c) “Side site line” means any boundary of a site which is not a front or rear site line; and
- (d) Where an irregular shaped site cannot have its site lines defined by the foregoing definitions, the front, rear and side site lines shall be determined by the Development Officer.



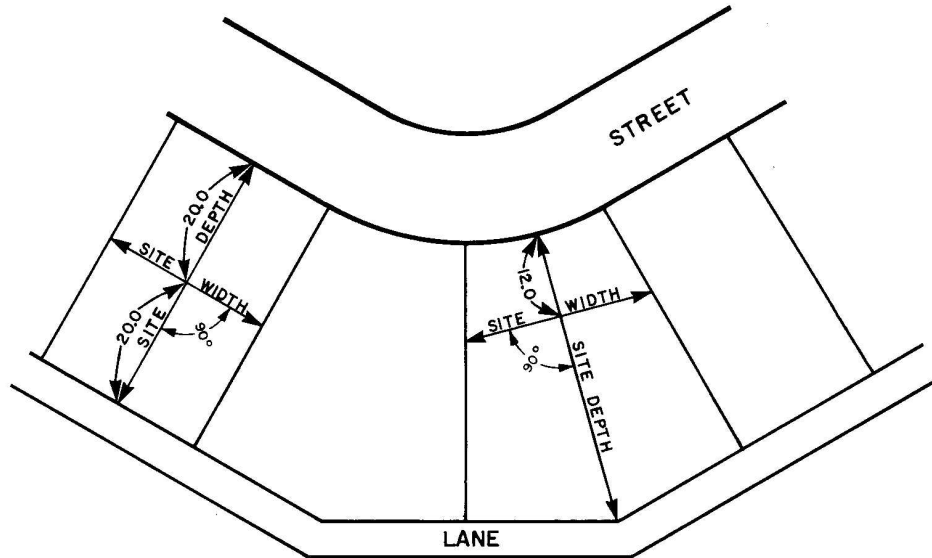
- (133) **“Site, reverse corner”**, means a corner site, the flanking street site line of which is substantially a continuation of the front site line of the first site to its rear.



- (134) **“Site, through”**, means a site having a pair of opposite site lines along two (2) more or less parallel streets. On a through site both street lines shall be deemed front site lines.



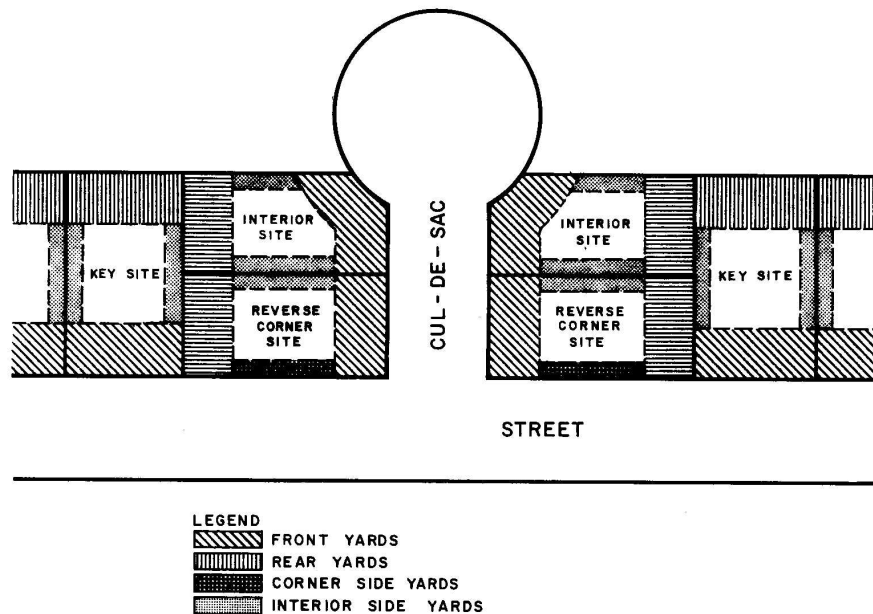
- (135) **“Site width”**, means the horizontal distance between the side site lines, measured at right angles to the site depth at a point midway between the front and rear site lines, or forty (40) feet from the front site line, whichever is the lesser.

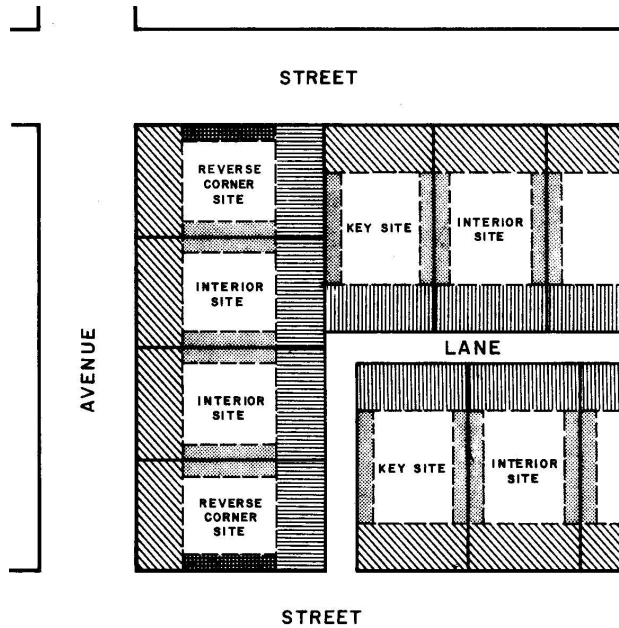


- (136) **“Site, zoning”**, means an area of land which:
- (a) is occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use or uses thereto, together with such open spaces as are required under the provisions of this by-law;
 - (b) has frontage on a street or has any lawful means of access satisfactory to the Council; and
 - (c) is of sufficient size to provide the minimum requirements of this by-law for a permitted or conditional use in a zone where the use is located.
- (137) **“Stable, private”**, means a detached accessory building for the keeping of cattle or horses owned by the occupants of the premises and not kept for remuneration, hire or sale.
- (138) **“Stable, public”**, means a stable other than a private stable.
- (139) **“Storey”** means that portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it, A basement shall be counted as a storey for the purpose of height measurement if the vertical distance between the ceiling and the average finished level of the adjoining ground is more than six (6) feet.

- (140) **“Storey, first”**, means the storey with its floor closest to grade and having its ceiling more than six (6) feet above grade, and is located immediately above the basement where applicable.
- (141) **“Storey, second”**, means the storey located immediately above the first storey.
- (142) **“Street”**, means a street as defined in the Act.
- (143) **“Structure”**, means anything constructed or erected with a fixed location on or below the ground, or attached to something having a fixed location on the ground and includes buildings, walls, fences, signs, billboards, poster panels, light standards and similar items.
- (144) **“Travel Trailer”**, which term also includes a motor home, means a vehicular, portable structure designed to be used as temporary accommodation for travel, recreational and vacation purposes and which:
- (a) Is capable of being transported on its own chassis and running gear by towing or other means;
 - (b) Is placed on the chassis or body of a motor vehicle; or
 - (c) Forms part of a motor vehicle.
- (145) **“Travel Trailer Parks”**, means any premises which is used or designed for temporary accommodation of two or more travel trailers whether or not a charge is made for such accommodation.
- (146) **“Use”**, means:
- (a) Any purpose for which a building or structure or an area of land may be designed, arranged, intended, maintained or occupied; or
 - (b) Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or structure or on an area of land.
- (147) **“Used vehicle sale area”**, means an open area where used automobile, truck or like motorized vehicles are acquired and displayed for resale or trade in its entirety, but not to be dismantled and used or sold in part.
- (148) **“Yard”**, means an open area, on the same zoning site with a building or structure which yard is unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted herein.

- (a) “Yard, required”, means a yard extending along a site line or wall to a depth or width (measured from the site line or wall) specified in the yard requirement for the zone in which such zoning site is located;
- (b) “Yard, corner side”, means a side yard which adjoins a street;
- (c) “Yard front”, means a yard extending along the full length of the front site line between the side site lines;
- (d) “Yard, interior side”, means a side yard which is adjacent to another zoning site, or to a lane separating such side yard from another zoning site, or to the wall of a building adjacent to the wall of another building in a planned unit development;
- (e) “Yard, rear”, means a yard extending along the full length of the rear site line between the side site lines;
- (f) “Yard, side”, means a yard extending along the side site line from the front yard to the rear yard; and
- (g) The following sketches illustrate the foregoing definitions of the yards:

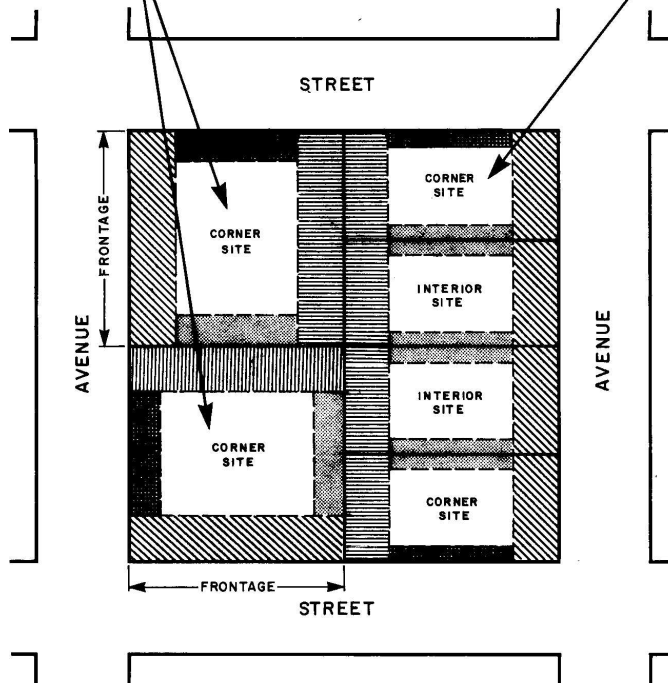




LEGEND

	FRONT YARDS
	REAR YARDS
	CORNER SIDE YARDS
	INTERIOR SIDE YARDS

FOR A CORNER SITE THE DEVELOPMENT OFFICER MAY SELECT THE FRONT SITE LINE EXCEPT WHERE AN INTERIOR SITE ABUTS THE CORNER SITE, THEN THE FRONT SITE LINE SHALL BE THAT LINE WHICH IS THE CONTINUATION OF THE FRONT SITE LINE OF THE INTERIOR SITE.



LEGEND

	FRONT YARDS
	REAR YARDS
	CORNER SIDE YARDS
	INTERIOR SIDE YARDS

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PART II – ADMINISTRATION

TITLE

1. This By-law may be cited as “The Town of Teulon By-law”.

THE AREA

2. The provisions of this By-law shall apply to all lands within the limits of the Town of Teulon.

INTENT AND PURPOSES

3. The regulations and provisions established by this By-law are deemed necessary in order to:
 - (1) Implement the objectives and policies of the South Interlake Planning District Development Plan as it applies to the Town of Teulon;
 - (2) To guide and define the powers and duties of the Council, the Board, and the Development Officer; and
 - (3) To regulate the following:
 - (a) All buildings and structures erected hereafter;
 - (b) All uses of buildings, structures and land established hereafter;
 - (c) All structural alterations or relocations of existing buildings and structures occurring hereafter;
 - (d) All enlargements or additions to existing buildings, structures or uses; and
 - (e) The change of use of land, buildings or structures.

RESPONSIBLE AUTHORITY

4.
 - (1) The authority responsible for the enactment of this By-law shall be the Council, in accordance with the provisions of the Act; and
 - (2) Subject to the provisions of the Act, the regulations, restrictions and boundaries set forth in this By-law may from time to time be amended, supplemented, changed or repealed.

RESPONSIBILITY OF COUNCIL

5. Subject to the provisions of the Act, the Council is responsible for:
 - (1) Enactment of the By-law;
 - (2) Considering the adoption or rejection of proposed amendments or the repeal of this By-law;
 - (3) Approving or rejecting conditional use applications, and may revoke existing conditional uses and variation orders for any violation of any conditions imposed by it.

RESPONSIBILITIES OF THE BOARD

6. Subject to the provisions of the Act, the Board is responsible for:
 - (1) Administering and enforcing the provisions of this By-law;
 - (2) Administering and enforcing relevant provisions of the Act, where applicable;
 - (3) Establishing a schedule of fees and charges for development and building permits. Until all applicable fees and charges have been paid in full, no action need be taken on any application; and
 - (4) Processing applications to be submitted to Council for amendments, variations orders and conditional uses and the collection of fees as provided for herein.

PLANNING ADVISORY COMMITTEE

7. Planning advisory committees may be established in accordance with the provisions of the Act.

AMENDMENTS

PROCEDURES:

8. (1) Subject to the provisions of the Act, an amendment may be initiated by a resolution of intention by the Council, or by application of one or more owners of the property of their agents within the area proposed to be changed. An application to amend the zoning by-law and all required information and fees shall be filed with the Board.

DECISION BY COUNCIL:

8. (2) Council shall give notice and hold a public meeting according to the provisions of the Act, at which time it shall review all of the facts presented, and any representation, study the facts presented, make its findings and determination in writing and shall transmit a copy thereof to the applicant. If Council approves the application, it shall proceed with the adoption of the amendment in accordance with the provision of the Act.

OBJECTION TO DISTRICT BOARD:

8. (3) Anyone objecting to any amendment which subsequently has been given second reading by Council may file a further objection with the District Board, and the District Board shall hold a hearing and a decision according to the provisions of the Act.

CONDITIONAL USES

CONDITIONAL USES:

9. (1) The development and execution of this By-law are based upon the division of the area into zones, within which zones the use of land and buildings and structures in relation to the land are substantially compatible. It is recognized, however, that there are certain uses deemed conditional uses which, because of their unique characteristics, cannot properly be classified in any particular zone without consideration, in each case, of the impact of those uses upon neighbouring land and of the public need for the particular use at the particular location. Such uses fall into two categories:
- (a) Uses publicly operated or traditionally associated with the public interest; and
 - (b) Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighbouring property or public facilities.

APPLICATION:

9. (2) An application for a conditional use shall be processed and approved or rejected by Council in accordance with the provisions of the Act.

FILING AND APPLICATION:

9. (3) The application shall be filed with the Development Officer and shall be accompanied by a site plan and other data as required and such fees as determined by the Board.

EXPIRY OF APPROVAL:

9. (4) The approval of Council in accordance with the provisions of the Act shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decision, unless it is renewed prior to the expiry date at the discretion of Council, for an additional period of twelve (12) months.

EXISTING CONDITIONAL USE:

9. (5) Where an existing use listed as a permitted or conditional use under the Town of Teulon By-law No. 15/90 and amendments thereto, and is listed as a conditional use under this by-law, it shall be considered as a legally existing conditional use.

CHANGES TO AN EXISTING CONDITIONAL USE:

9. (6) Any change in a conditional use shall be subject to the provisions of this Section and the appropriate provisions of the Act.

VARIATIONS

THE RIGHT TO APPLY:

10. (1) Any person may apply for a variation order, in accordance with the provisions of the Act.

THE APPLICATION:

10. (2) An application for a variation order and all required information and fees shall be made to the South Interlake Planning District Board and filed with the Development Officer.
- (3) An application for a variation order shall be processed and approved or rejected in accordance with the provisions of the Act.

DEVELOPMENT AGREEMENT

AGREEMENT WITH THE TOWN OF TEULON:

11. (1) Where an application is made for the amendment of this By-law, the Council may require the owner or the person entitled to be registered as owner of the land, building or structure to which the amendment shall apply, as a condition to its enactment, to enter into a development agreement with the Town in respect of that land as well as contiguous land owned or leased by the applicant.

AGREEMENT TO COMPLY WITH THE ACT:

11. (2) The provisions of said agreement shall be in accordance with the Act.

THE DEVELOPMENT OFFICER

DUTIES:

12. (1) The Board shall appoint a development officer, who on behalf of the Town of Teulon, shall carry out the administration and enforcement of this By-law:

POWERS:

12. (2) The Development Officer may:
- (a) Issue a development permit where the development of land, buildings or structures conforms to the adopted Development Plan, the provisions of the Act and the requirements of this By-law and amendment thereto, subject to the provisions of subsection (3);
 - (b) Enter any buildings or premises at all reasonable hours in the performance of his duties with respect to this By-law;
 - (c) Issue development permits for the temporary use of buildings, structures or land pursuant to the provisions of this By-law; and
 - (d) Issue zoning memoranda or such other documents necessary for the administration and enforcement of this By-law.
 - (e) Grant or refuse, in his discretion, a minor variation not to exceed ten (10) percent of the requirements of this By-law governing front, side, rear or any other yard, subject to the provisions of the Act.

DEFER APPROVAL OF PERMITS:

12. (3) The Development Officer shall defer approving an application for a development permit:
- (a) as provided for in the Act;
 - (b) which would result in a violation of this By-law, the Development Plan, the Act or any By-law of the Town of Teulon; and
 - (c) to any person who has failed to pay any fees due and owing to the Town of Teulon or the Board under this By-law.

DEVELOPMENT PERMIT

PERMIT REQUIRED:

13. (1) The owner or his agent shall obtain all necessary permits as required by the Board, Council and other government agencies.

WHEN REQUIRED:

13. (2) An application for a development permit is required for the following:
- (a) The erection or construction or placement of any building, structure or mobile home, except fences, ornamental light standards and utility sheds not exceeding 120 square feet in the area and not greater than 10 feet in height;
 - (b) The addition, extension, structural alteration or conversion of any building or structure;
 - (c) The relocation or removal or demolition of any building or structure;
 - (d) The use of vacant land, buildings or structures; and
 - (e) The change of use of land, buildings or structures except when a change is from one farm activity to another.

REQUIREMENTS:

13. (3) In addition to the requirements of any By-law of the Town of Teulon or any other provincial regulations, all applications for a development permit shall:
- (a) Be accompanied by a plan, drawn to scale, showing the actual dimensions and shape of the site to be built upon; the exact size and location on the site of buildings already existing, if any, and the location and dimensions of the proposed building, enlargement or structural alterations; and
 - (b) Include such other information as may be required by the Council or Board, including existing or proposed building or structural alterations; existing or proposed use of building and land; the number and location of automobile parking spaces and loading spaces; the number of families, dwelling units or rental units the building is designed to accommodate; conditions existing on the site; current copies of relevant titles, easements, caveats; a surveyor's certificate prepared by a Manitoba Land Surveyor

and such other matters as may be necessary to determine conformance with and provide for the enforcement of this By-law.

RESPONSIBILITIES OF OWNER:

13. (4) No person shall erect, locate, relocate, repair, use, or occupy any building, land or structure contrary to any development permit or the material furnished in support of the application.

BUILDING PERMITS

PERMITS ISSUED PRIOR TO BY-LAW:

14. Unless otherwise provided for herein, building permits issued prior to the effective date of this By-law shall be considered valid for the purpose of this By-law provided all the conditions under which the permit was issued are complied with.

NON-COMFORMITY

GENERAL PROVISIONS:

15. (1) A non-conforming use and a non-conforming building, structure, land or sign shall be regulated in accordance with and subject to the provisions of the Act, unless otherwise provided for herein.

STRUCTURAL ALTERATIONS:

15. (2) Pursuant to Section 50(4) of the Act, a structural alterations may be made to a building or structure while a non-conforming use thereof is continued or while the building or structure while a non-conforming use thereof is contained or while the building or structure does not conform to the provisions of this By-law or amendments thereof, provided that the said alteration conforms to the requirements of this By-law, or where such requirements may be varied by a variation order.

“Non-conforming uses” means any lawful use of a building, structure or land, or portion thereto, which does not conform to one or more of the applicable use regulations of the zone in which it is located, either on the effective date of this By-law or amendments.

REPAIR OR REBUILDING:

15. (3) Pursuant to Section 50(5) of the Act, where Council determines that a

non-conforming building or structure is damaged or destroyed more than (50%) percent of its replacement value above its foundation, the said building or structure shall not be repaired or rebuilt except in conformance with this By-law or its amendments.

A “non-conforming building or structure” means any lawful building or structure which does not comply with one or more of the applicable bulk regulations in the zone on the effective date of this By-law or amendments thereto.

NON-CONFORMING SITE:

15. (4) No building or structure may be erected on a non-conforming site unless:
- (a) all the required yards, as set forth in this zoning By-law for the zone in which the land is located, are met; or
 - (b) a Variation Order for such yard requirements, which are not being met, is obtained.

A “non-conforming site” means any lawful site which does not comply with the site area, site width or site depth on the effective date of this By-law, or amendments thereto, and was on record in the Land Titles Office and in separate ownership prior to the effective date of this By-law, or amendments thereto, and did not form part of a larger contiguous holding in the same ownership.

NON-CONFORMING SIGNS:

15. (5) A non-conforming sign shall be subject to all the provisions of this PART relating to non-conformities, except as provided hereafter:
- (a) A change in the subject matter represented on a sign shall not be considered a change of use; and
 - (b) A non-conforming sign may be structurally altered provided that such structural alteration does not result in:
 - (i) the creation of a new non-conformity or an increase in the degree of “non-conformity”; or
 - (ii) an increase in the sign surface area; or
 - (iii) an increase in the degree of illumination.

CERTIFICATES AND FEES:

15. (6) Any fees made to the Development Officer for the issuance of a

certificate in accordance with Section 48(3) of the Act shall be determined by Council.

INTERPRETATION AND APPLICATION

MINIMUM REQUIREMENTS TO APPLY:

16. (1) In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements to satisfy the intent and purpose as set forth herein.

RELATION TO OTHER BY-LAWS:

16. (2) Whenever provisions of any By-law of the Town of Teulon or any other requirements of the Provincial or Federal Government impose overlapping regulations or requirements over the use of land or buildings or bulk requirements or contain any restrictions covering any of the same subject matter contained herein, the most restrictive or highest standard shall govern.

PREVIOUS VIOLATIONS:

16. (3) Unless otherwise provided for herein, an existing building, structure or use which was illegal under the provisions of any planning scheme or zoning by-law in force on the effective date of this By-law and amendments thereto shall not become or be made legal solely by reason of the adoption of this By-law; and to the extent that, and in any manner that, said illegal buildings, structure or use is in conflict with the requirements of this By-law, said building, structure or use remains illegal hereunder.

SITE AND YARD REDUCTIONS:

16. (4) A site area, site width or site depth or required yard reduced below the minimum requirements of this By-law by virtue of a public works, street or public utility shall be deemed to conform to the requirements of this By-law.

VARIATION ORDER OR SPECIAL EXCEPTION PRIOR TO BY-LAW:

16. (5) A building or structure or use established by a variation order, or special exception prior to the coming into force of this By-law shall be subject to the provisions of the variation order or special exception.

“A”, “O”, “R”, “C” OR “M” ZONES:

16. (6) Whenever the terms “A” Zone, “R” Zone, “C” Zone, “M” Zone or “O” Zone are used, they shall be deemed to refer to all Zones containing the same letter in their names.

ENFORCEMENT:

17. The enforcement of this By-law, or any resolution or Order enacted by the Council or the Board under the Act or any regulation made thereunder shall be in accordance with the Act.

DUTIES OF THE OWNER

RESPONSIBILITIES:

18. (1) Neither the granting of a development permit nor the approval of the drawing and specifications nor the inspections made by the Development Officer shall in any way relieve the owner of the responsibility of complying with the requirements of this By-law or of any relevant By-laws of the Town of Teulon.

PERMITS REQUIRED:

18. (2) Every owner shall:
- (a) Permit the Development Officer or any other duly appointed officer of the municipality to enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law and shall not molest, obstruct or interfere with the said Officer in the discharge of his duties under this By-law;
 - (b) After the development application has been approved and the permit issued, obtain the written approval of the Development Officer before doing any work at variance with the approved documents filed;
 - (c) Be responsible for obtaining, where applicable, from the appropriate authorities, permits or licenses relating to the building, grades, sewers or water supply systems, plumbing, signs, blasting, street, occupancy, electrical, highways, and all other permits required in connection with the proposed work; and
 - (d) Permits are required from the Highway Traffic Board for any new, modified or relocated access (including the change in use of an existing access) to PTH 7 and 17 and for any structures / construction within control areas of these highways. Permits are also required from Manitoba Transportation and Government Services for any new modified or relocated access to PR 415. The Town of Teulon is responsible for structure setbacks adjacent to PR 415 within the town boundary.

FEE SCHEDULE:

FEES:

19. (1) The District Board shall by By-law establish a fee schedule for zoning memorandum, development permits and other appropriate documents.
- (2) The District Board shall by By-law establish a fee schedule for zoning amendments, conditional use orders and variation orders.

PART III – ZONES

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PART III – ZONING

ZONES

1. In order to carry out the intent and purpose set forth in this By-law, the following zones are hereby established in the Area:
 - (a) “AR” Agricultural Restricted Zone
 - (b) “OR” Open Space and Recreational Zone
 - (c) “RA” Residential Suburban Zone
 - (d) “RG” Residential General Zone
 - (e) “RS” Residential Single-Family Zone
 - (f) “RM” Residential Multiple-Family Zone
 - (f) “RMH” Residential Mobile Home Zone
 - (g) “CG” Commercial General Zone
 - (h) “CH” Commercial Highway Zone
 - (i) “MG” Industrial General Zone

ZONING MAPS

2. The location and the boundaries of the Zones listed in Section 1 above are shown upon the Zoning Map attached hereto, marked as Appendix “A” to this By-law. Said Zoning Map forms part of this By-law. All notations, references and other information shown thereon, together with any amendments made by amending by-laws from time to time and shown thereon, together with any amendments to boundaries in the case of any street, lane or public utility right-of-way closing, as provided in subsection (4) of Section 2 of this Part, shall be as much a part of this By-law as if the matters and information set forth by the said Zoning Map were fully described herein.

DIMENSIONS AND SCALE:

2. (1) The zoning map is drawn to 1:5000 scale. The dimensions, where shown on the zoning map, are given in feet.

REGISTERED PLANS:

2. (2) All plan references on the Zoning Map pertain to registered plans filed in the Winnipeg Land Titles Office.

ABBREVIATIONS:

2. (3) The abbreviations noted on the Zoning Map mean the following:
 - (a) “Blk.” means Block;

- (b) “Gov’t. Rd. All’ce.” Means Government Road Allowance;
- (c) ‘Pcl.” means Parcel;
- (d) “Pt.” means Part;
- (e) “Rge.” means Range;
- (f) “Sec.” means Section;
- (g) “Twp.” means Township;
- (h) “E.P.M. means East of the Principal Meridian;
- (i) “P.R.” means Provincial Road; and
- (j) “P.T.H.” means Provincial Trunk Highway

INTERPRETATION OF ZONE BOUNDARIES:

- 2. (4) In the interpretation of the boundaries of the zones as shown on the Zoning Map the following rules shall apply:
 - (a) Heavy broken lines represent zone boundaries. Where the zone boundary is broken by the name of a street, it shall be construed that the boundary continues through the name of the street;
 - (b) Notwithstanding that streets, lanes and public utility rights-of-way may be within zone boundaries, the regulations contained in this By-law shall not be deemed to be applicable to said streets, lanes and public utility rights-of-way;
 - (c) Boundaries indicated as following the centreline of streets, highways or lanes shall be construed as following such centrelines;
 - (d) Boundaries indicated as following lot, site or property holding lines on a registered plan shall be construed as following such lot, site or property holding lines;
 - (e) Boundaries indicated as following the limits of an incorporated municipality shall be construed as following the limits of said municipality;
 - (f) Boundaries indicated as following the centreline of railway lines or railway lines or railway rights-of-way or public utility lines or rights-of-way shall be construed to be midway between the main tracks or the centre of the right-of-way, as the case may be; and
 - (g) If a street, or lane or Government Road Allowance shown on the Zoning Map is lawfully closed, the land formerly comprising the street or lane or Government Road Allowance shall be included within the zone of the adjoining land provided that if the said street, or lane or Government Road Allowance was a zone boundary shall be the former centreline of the closed street, or lane or Government Road Allowance.

PART IV – GENERAL REGULATIONS

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PART IV – GENERAL REGULATIONS

REGULATIONS

1. The following regulations shall apply to all zones except wherein otherwise noted.

CONFORMANCE AND PERMITS REQUIRED

2. No building or structure shall be erected, reconstructed, structurally altered, enlarged or moved, nor shall any building, structure or land be used for any use other than is permitted in the zone in which such building, structure or land is located and then only after applying for and securing all development permits, building permits, other permits and licenses required by all laws and by-laws in effect within the municipality.

BUILDING UNDER CONSTRUCTION

3. Any building or structure or portion thereof for which a necessary permit has been issued but which has not been completed or is not in full operation at the date when this zoning by-law becomes effective, and which is not designed for a use permitted in the zone in which it is located or is proposed to be located, may be completed and operated for the non-conforming use for which it was designed if it comes into full operation within one year of the said date and shall, together with the site on which the same is situated and the use to which the same and the said site are put, be subject to all the provisions of Section 50 to 52 of The Planning Act.

TEMPORARY BUILDINGS AND USES

4. A construction camp or other such temporary work camp and/or other temporary buildings and structures used for the storage of construction materials or equipment, both incidental and necessary to development on the same zoning site may be permitted on a temporary basis subject to the issuance of a development permit under the following conditions:
 - (a) A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by Council or the Development Officer; and
 - (b) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than twelve (12) months and may not be renewed for more than two (2) successive periods at the same location.

ACCESSORY BUILDINGS AND USES

ACCESSORY BUILDINGS AND USES:

5. (1) Where this By-law provides that any premises may be used or a building or structure may be erected or used for a purpose, the purpose includes any building or use accessory thereof.

ACCESSORY BUILDINGS REGULATIONS:

5. (2) Accessory buildings, except as otherwise permitted in the By-law, shall be subject to the following regulations:
 - (a) Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this By-law applicable to the main building;
 - (b) Accessory buildings shall not be erected in any required yard, except a rear, a side yard;
 - (c) No detached accessory building shall be located closer than six (6) feet to any main building measured from any projection nor shall it be located closer than two (2) feet, measured from eaves projection, to any site line.
 - (d) No accessory building shall be erected prior to the erection of the main building except where it is necessary for the storage of the tools and materials for use during construction of the main building; or prior to the establishment of the principal use of the site where no principal building or structure is required.

PROJECTIONS INTO YARDS

6. Except as herein provided, every part of a required yard shall be open and unobstructed from the ground to the sky, save for trees, shrubs, gardens, fences and driveway:
 - (a) Eaves, chimneys, cornices and ornamental or decorative features may extend or project into a required side yard not more than five (5) inches for each one (1) foot of width of such side yards provided the width of such side yard is not reduced to less than three (3) feet; and may extend or project into a required front yard or rear yard not more than three (3) feet;
 - (b) An open, unenclosed and uncovered porch or paved terrace may project into a required front or rear yard for a distance not exceeding six (6) feet, but this shall not be interpreted to include or permit fixed canopies;

- (c) An open, unenclosed stairway or balcony, not covered by a roof or canopy, may project into a required rear yard not more than four (4) feet, and such balconies may extend into the required front yard more than three (3) feet;
- (d) Fences, hedges and landscape features are permitted in all required yards subject to the following height restrictions:
 - (j) in all industrial zones the height shall not exceed 8 feet in any front yard and 12 feet in any side yard or rear yards, unless a greater height required by a conditional use permit or a development agreement; and
 - (ii) in all other zones the height shall not exceed 3 1/2 feet in any front yard and 6 feet in any side or rear yards, unless a greater height required by a conditional use permit or a development permit;
- (e) An open, unenclosed and uncovered porch, a paved terrace or a deck may project into a required side yard provided that the required side yard is not reduced to less than three (3) feet; and
- (f) Historical plaques or markers authorized by council are permitted in any required yard.

AREA AND YARD REQUIREMENTS

7. Except as herein provided, the following regulations shall apply in all zones to ensure adequate site and yard requirements:
 - (a) When site and yard requirements cannot reasonably be complied with, as in the case of a planned unit development or where their application cannot be determined on sites of a peculiar shape, topography or due to design or determined by Council through a Variation Order pursuant to the provisions of The Planning Act;
 - (b) No building shall be added to, or reconstructed, and no site shall be reduced in area, width and depth if such addition, reconstruction, reduction or alterations will cause the violation of any provisions of this By-law;
 - (c) Yards and site area, width and depth provided for a building or structure existing on the effective date of this By-law or amendments thereto, shall not be reduced, if already less than the minimum requirements of this By-law; and
 - (d) No yard or other open space around an existing building which is hereafter provided around any building for the purpose of complying with the provisions of this By-law, shall be considered as providing a yard or open space for any other building; nor any yard or other required open space on any adjoining site be

considered as providing a yard or open space on a site whereon a building is to be erected.

SIDE YARD EXCEPTIONS

8. For the purpose of side yard regulations, the following dwellings with common party walls shall be considered as one (1) building occupying one (1) site: duplex, triplex and four-plex dwellings, row or townhouses, and multiple-family dwellings.

SITE REDUCED BY PUBLIC UTILITY, SERVICE OR STREET

9. A site area or site width or required yard reduced below the minimum requirements of this By-law by virtue of a public works, street or public utility shall be deemed to conform to the requirements of this By-law.

CONNECTING TO MUNICIPAL SERVICES

10. All principal buildings constructed on a site served by public or private sewer, water or hydro distribution shall be connected to such services.

PUBLIC MONUMENTS AND STATUARY

11. Nothing in this By-law shall be so interpreted as to interfere with the maintenance or erection of monuments, statuary, and similar structures.

HEIGHT EXCEPTIONS

12. The provisions of this By-law shall not apply to limit the height of any ornamental dome, chimney, tower, electrical or telephone, transmission line, television or radio mast, steeple, water storage tank, electrical apparatus or the mechanical operations of a building.

STREET, LANE OR ROAD

FRONTAGE:

13. (1) All developments shall be on sites having frontage on an all-weather street.

FUTURE ROAD ALLOWANCE DEEMED EXISTING:

13. (2) No building or structure shall be erected upon any land required by The Town of Teulon or any other Federal or Provincial government agency and which has been designated for a future road allowance. Any development adjacent to said future road allowance shall comply with the requirements of the By-laws as if the said future road allowance was already in existence.

SIGN REGULATIONS

INTENT:

14. (1) The regulations of this section are intended and designed to establish a minimum control of signs. Such control is deemed essential to promote the health, safety, and general welfare by reducing hazards to pedestrian and vehicular traffic, by preventing unsightly and detrimental development having a blighting influence upon residential, business and industrial uses, by preventing signs from reaching such excessive size that they obscure one another to the detriment of all parties and by securing certain fundamentals of design for the community.

REGULATIONS:

14. (2) The following shall apply in all Zones except wherein otherwise stated:
- (a) No sign or sign structure shall be erected at any location where it may interfere with, obstruct the view of, 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. Where signs are placed within the control areas adjacent to Provincial Trunk Highways 7 and 17, a Highway Traffic Board permit is required;
 - (b) No sign or sign structure shall be located in such a manner as to materially impede the view of any street or highway intersection; or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad grade crossing;
 - (c) All signs and sign structures shall be kept in repair and in proper state of preservation. Signs which have become obsolete because of discontinuance of the business service or activity shall be removed or relocated within thirty (30) days following such condition;
 - (d) Advertising signs may be permitted in any Zones, except in any residential zone, as provided herein in this By-law. Where permitted, there shall be not more than one (1) illuminated or non-illuminated sign having an area not exceeding one (1) square foot for each ten (10) feet of frontage with a maximum of one hundred (100) square feet. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except where two such faces are placed back to back and are at no point more than two (2) feet from one another;
 - (e) No flashing signs shall be permitted in any zone without the approval of the Council, except in Commercial Zones. In any event, no flashing sign shall be permitted within the control area of a provincial highway or within three hundred (300) feet of any residential zone; and

- (f) It is unlawful to erect or maintain any sign on, over or above any land or right-of-way belonging to the town except with prior agreement of the council.

EXEMPTION FROM SIGN REGULATIONS

- 15. The following signs shall not be subject to the provisions of this By-law, except wherein otherwise noted:
 - (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) Temporary signs may be authorized by Council for not more than two months at a time by written permit which shall show the size, shape, content, height, type of construction and location of such signs;
 - (d) “No Trespassing” signs not exceeding three (3) square feet;
 - (e) Construction signs when placed on construction sites and not exceeding thirty-two (32) square feet;
 - (f) Signs required for direction and convenience of the public, including signs which identify rest rooms or parking entrance or exist, not exceeding five (5) square feet in area;
 - (g) Real estate signs not exceeding five (5) square feet in sign area in residential zones and sixteen (16) square feet in other zones, which advertise the sale, rental or lease of the premises; and
 - (h) Awnings with signage originally incorporated in the design of the awning material.
 - (i) Historical plaques or markers authorized by council

ONLY ONE MAIN USE ON A SITE

- 16. There shall be only one main use on a site except wherein otherwise stated.

MULTIPLE USES

1. Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be satisfied. Where there is conflict such as in the case of site area and frontage, the higher or more stringent standard shall prevail, except otherwise approved by the Council.

BUILDINGS TO BE MOVED

2. No building or structure shall be moved or relocated in whole or in part to any other location from within or from outside the Town of Teulon unless every portion of the building or structure is made to conform to all the regulations of this By-law applying to the zone in which it is located.

NOXIOUS OR OFFENSIVE USES

3. Except wherein otherwise provided in this By-law no use shall be permitted in any zone which may be noxious or offensive by reason of the emission or production of odour, dust, refuse matter, wastes, vapor, gas, smoke, vibration or noise. This shall not be interpreted as to prohibit those Conditional Uses specifically permitted in a zone.

CHANGE OF USE, ALTERATION AND ADDITIONS TO BUILDING

4. The purpose for which any land or building is used shall not be changed, no new building shall be erected and no existing building shall be added to or altered, if the effect of such change, erection, addition or alteration is to create a situation contrary to the requirements of this By-law, unless permitted by a variation order in accordance with the provisions of the Act.

PUBLIC UTILITIES AND SERVICES

5. Nothing in this By-law shall be so interpreted as to interfere with the construction, maintenance and operation of the facilities of any public utility, as defined by this By-law, or public service such as police and fire protection, postal or telephone service provided that the requirements of such public utility or public service is of a standard compatible with the adjacent area. Notwithstanding the generality of the foregoing, transformer boxes may be permitted in any zone.

BUILDING GRADE

6. It shall be the continuing obligation of the property owner to establish and maintain building grades for adequate site drainage and to ensure that the level of the surrounding fill at the building line shall not be less than the flood protection level. Notwithstanding this, where lot grades are available no building or structure shall be erected without first obtaining from the development officer written instructions as to the grade for a building or structure to be erected.

DEVELOPMENT ON ZONING SITE ONLY

7. No development permit shall be issued for the purpose of carrying out the construction or erection or the placing of any building unless:
 - (a) The development is to be designed, intended or located on a zoning site as defined in this By-law; or
 - (b) A variation order has been obtained in accordance with the provisions of The Planning Act.

LAND UNSUITABLE FOR DEVELOPMENT

8. Notwithstanding the provisions contained in this By-law, Council may prohibit the development of land for a use permitted in this By-law if Council is of the opinion that the land is subject to erosion, flooding, or subsidence, or is low lying, marshy or unstable, or otherwise unsuitable or hazardous for the proposed purpose by virtue of its soil, topography or unique conditions.

PARKING AREAS

25. (1) The following regulations shall apply to all parking areas as required by this By-law:
 - (a) 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;
 - (b) Where parking areas are provided in any commercial, industrial or open space and recreational 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 adjoining residential property;
 - (c) Where a parking area is situated along a site line which coincides with the boundary of residential zone and is not separated therefrom by any street, lane or watercourse, a buffer of a design acceptable to the Council shall be provided;
 - (d) No building shall be erected except one non-habitable accessory shelter for attendants; and
 - (e) 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 twenty (20) 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.

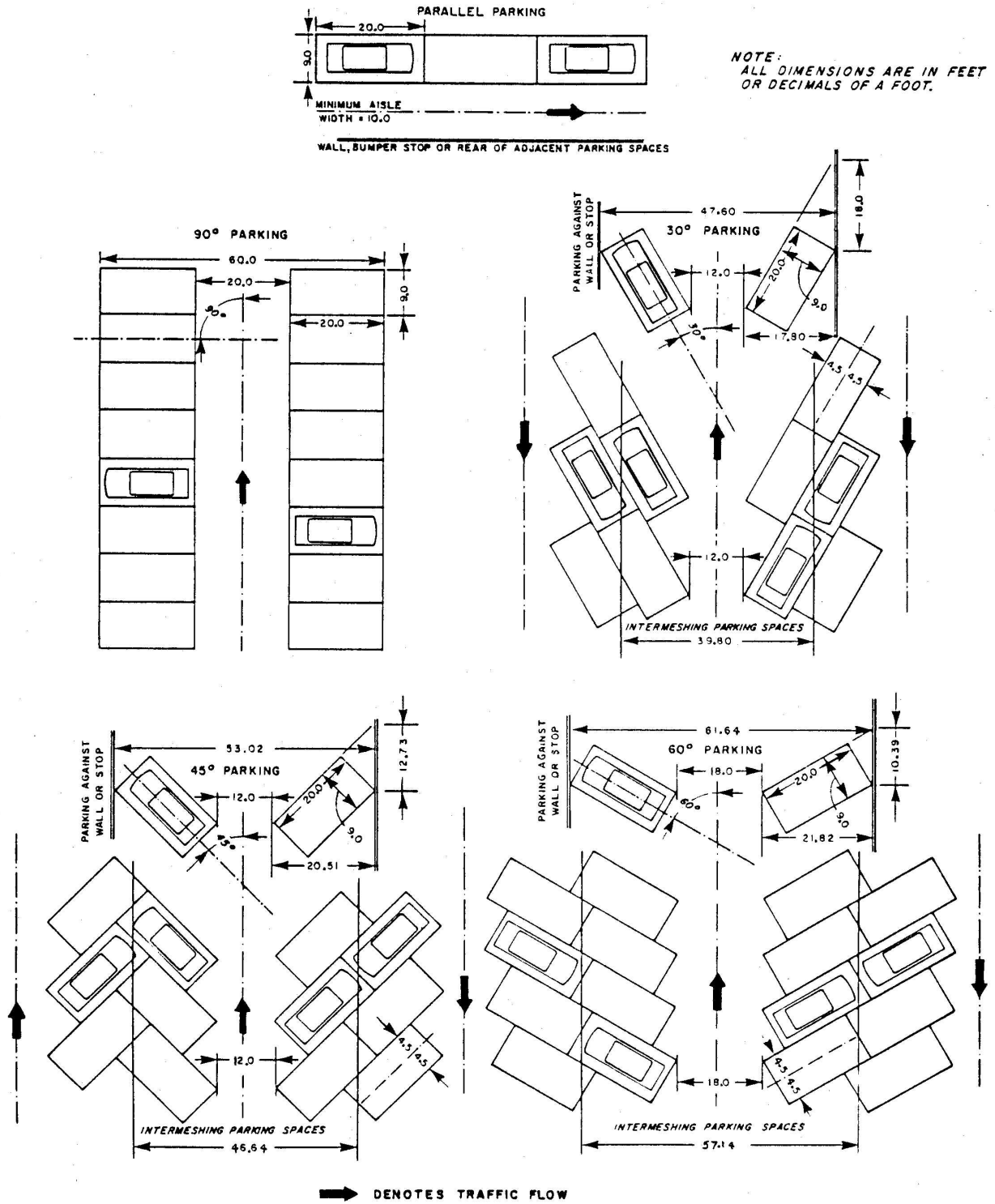
(2) The layout and design of the accessory off-street parking area shall be as follows:

- (a) The layout and design of the accessory off-street parking area shall be in accordance with TABLE IV-I “MINIMUM PARKING SPACE REQUIREMENTS” of this PART;
- (b) The length of each parking space as specified in TABLE IV-I shall be exclusive of access driveways, aisles, ramps and columns, and office or work areas;
- (c) For a parking area where the angle of parking varies from that set forth in TABLE IV-I of this PART, the following shall apply:

MINIMUM SIZE OF PARKING AREA	MINIMUM AISLE WIDTH	ANGLE OF PARKING
9 feet x 20 feet	20 feet	75 to 90 degrees
	18 feet	50 to 74 degrees
	12 feet	less than 50 degrees

- (d) 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;
- (e) The angle of parking shall be measured between the centre-line of the parking space and the centreline of the aisle;
- (f) 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; and
- (g) Except as provided for in paragraph (d), an aisle or driveway shall not mean a street or lane.

TABLE IV-I
MINIMUM PARKING SPACE REQUIREMENTS



SECONDARY SUITES (BL 6/2018)

26. Secondary suites may be permitted as a conditional accessory use to single family dwellings and are subject to the following:
- a) Secondary suites must comply with the requirements of the National Building Code and Manitoba amendments;
 - b) Not more than one (1) secondary suite may be permitted on a single-family residential zoning site, either within the principal dwelling, or as an addition to a principal dwelling. Detached secondary suites (e.g., garden suites, etc.) or secondary suites above an already existing or new accessory building, such as a garage, are not permitted;
 - c) Secondary suites are not permitted within or as an addition to a mobile home, two-family dwellings, or multiple-family dwellings;
 - d) For dwellings that contain a secondary suite, only one (1) street-facing entrance is permitted, unless the dwelling contained an additional street-facing entrance prior to the creation of the secondary suite;
 - e) Parking for secondary suites must adhere to the “Part VII – Residential Zones” of this By-law, and must be in addition to the parking requirements of the principal dwelling unit;
 - f) Secondary suites located within or in addition to the principal dwelling shall be no larger than forty (40) percent of the total gross floor area of the dwelling unit prior to construction of the secondary suite, or 65 m² (700 ft²), whichever is less;
 - g) No secondary suite shall have a floor area less than 32.5 m² (350 ft²).

PORTABLE STORAGE UNITS (BL 5/2021)

27. Portable storage units including sea-cans, rail cars, semi-trailers or similar containers as determined by the Designated Officer, either for accessory or temporary use, shall comply with the following regulations:
- a) Portable storage units are only permitted in the “MG” Industrial General and “CH” Commercial Highway Zones;
 - b) A maximum of four (4) portable storage units shall be allowed on any zoning site where such use is permitted;
 - c) No portable storage unit shall be stacked on top of another;
 - d) If intended to be used for less than 12 months, a portable storage unit:
 - i. shall be classified as a Temporary Use and shall comply with Section 4 of this Part; and
 - ii. shall not be permitted in any required front yard.
 - e) If used for longer than a 12-month period, a portable storage unit:
 - i. shall be classified as an Accessory Use and shall comply with this Section;
 - ii. shall not be permitted in any required front yard;
 - iii. shall be placed on a secure and level foundation as determined by the Designated Officer; and
 - iv. shall be painted to match the colour of the principal building with no business identification signs as determined by the Designated Officer.
 - f) Notwithstanding clause (a) of this Section, a portable storage unit may be allowed on any zoning site in any Residential Zone as a Temporary Use and shall comply with Section 4 of this Part.

PART V – AGRICULTURAL ZONE

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PART V – AGRICULTURAL ZONE

INTENT AND PURPOSE

1. The Agricultural Zone established in this By-law is intended to provide a holding zone function which provides for rural-agricultural activities where the uses and intensity of uses may be limited in order to avoid land use conflicts and to preserve those lands where urban expansion is proposed to take place in accordance with the Development Plan.

ZONES

2. In order to carry out the intent and purpose of section 1 above, there is hereby established the following zone:

“AR” Agricultural Restricted Zone

GENERAL PROVISIONS

3. The provisions applying to the Agricultural Restricted Zone is contained within this zone are the provisions of PART III – “ZONES”, PART IV “GENERAL REGULATIONS” and “GENERAL REGULATIONS” and APPENDIX “A”

USE REGULATION

RURAL USE TABLE:

4. (1) TABLE V – I, “AGRICULTURE USE TABLE”, lists all uses that are:
 - (a) “P”, Permitted;
 - (b) “C”, Conditional; and
 - (c) “-“, Use Not Permitted

in the Agricultural Restricted Zone. All listed uses are subject to the provisions contained herein.

EXCEPTIONS:

4. (2) No land shall be used or occupied and no building or structure shall be erected, altered, relocated, used or occupied herein- after for any use in the Agricultural Restricted Zone in which such land, building or structure is located other than a use exception of uses lawfully established prior to the effective date of this By-law.

**TABLE V- I
AGRICULTURAL USE TABLE**

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES
USES:	“AR”
<p>ACCESSORY USES, BUILDINGS AND STRUCTURES</p> <ol style="list-style-type: none"> 1. Accessory buildings, uses and structures (see Section 4(4) of this PART) except a dwelling unit 2. Accessory dwelling or dwelling unit 	<p>P</p> <p>C</p>
<p>AGRICULTURE</p> <ol style="list-style-type: none"> 1. Field, forage and special crop production 2. Market or truck gardening 3. Nurseries, greenhouses and tree farming 4. Other agricultural activities, which in the opinion of Council, are not obnoxious or detrimental to the public health and welfare and are readily identifiable as being agricultural 5. Livestock production operations 	<p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>-</p>
<p>OTHER USES</p> <ol style="list-style-type: none"> 1. Open space recreation, parks, playgrounds, public reserves and buffer strips 2. Public utilities and public works 3. Radio and communications facilities 4. Advertising Signs (See Section 6 of this PART) 5. Keeping of horses (for private recreational purposes only) 6. Single-family dwellings 	<p>P</p> <p>P</p> <p>C</p> <p>C</p> <p>C</p> <p>P</p>

CONDITIONAL USE:

4. (3) Any use listed as a “CONDITIONAL USE” in TABLE V – I shall comply with the regulations as set forth in Section 9 of PART II – “ADMINISTRATION”.

ACCESSORY USES, BUILDINGS AND STRUCTURES:

4. (4) In the Agricultural Restricted Zone, accessory uses, buildings and structures shall include, but is not limited to, the following:
 - (a) Non-habitable building or structures for the operation and maintenance of an agricultural, recreational and public utility or works activity;
 - (b) Storage of goods used in or produced by agricultural activities on the same site with such activities, unless such storage is excluded by the regulations of this By-law or other provincial regulations;
 - (c) A private garage, carport, covered patio, toolhouse, shed, and other similar buildings for the storage of domestic equipment and supplies on the same site with an approved accessory dwelling or dwelling unit;
 - (d) Incinerators and individual sewage disposal systems, subject to the authority having jurisdiction;
 - (e) Home Occupations as regulated in Section 8 of PART VII; and
 - (f) Signs as regulated in Section 6 of this PART.

BULK REQUIREMENTS

5. The bulk requirements shall be as set forth in TABLE V – II, AGRICULTURAL BULK TABLE.

**TABLE V - II
AGRICULTURAL BULK TABLE**

PERMITTED OR CONDITIONAL USES	ZONE	REQUIREMENTS								
		MINIMUM							MAXIMUM	
		Site Area (sq. ft.)	Site Width (ft.)	(a) Front Yard (ft.)	(a) Side Yard (ft.)	(a) Rear Yard (ft.)	Dwelling Unit Area (sq. ft.)	Distance To other Bldgs. (ft.)	Height (ft.)	Site Cover. (%)
Agricultural Activities, Single-Family Dwelling	AR	40	600	25	15	25	-	10	35	-
Other "AR" Zone Uses	AR	2	200	25	15	25	800	10	35	50
Accessory Buildings and Structures and uses	AR	(b)	(b)	25	15	10	-	10	20	10

Explanations and Exceptions to the Bulk Requirements in Table V – II are as follows:

- (a) Buildings and structures adjacent to Provincial Trunk Highways shall have setbacks in accordance with the requirements of The Highway Protection Act and The Highways and Transportation Department Act as amended from time to time.

Permits are required from the Highway Traffic Board or Manitoba Transportation and Government Services for any new, modified or relocated access (including change in use of an existing access to Provincial Trunk Highway) to a Provincial Trunk Highway or Provincial Road.
- (b) Requirement is not applicable.

SIGNS

- 6. The following signs shall be permitted in the Agricultural Restricted Zone:
 - (a) No more than two (2) lighted or unlighted identification signs, each not exceeding twenty-five (25) square feet in sign surface area shall be permitted for any building or use permitted in the Agricultural Restricted Zone;
 - (b) Bulletin Boards not greater than one hundred (100) square feet in sign surface area and located not closer than ten (10) feet to any site line where a yard is required; and
 - (c) Advertising signs as regulated in Section 14(2) of Part IV.
 - (d) Other signs as shown on Table V-III.

**TABLE V-III
SIGN REQUIREMENTS**

Type of Sign	Maximum sign Surface Area	Maximum Sign Height	Location	Council Permission	Development Permit
Free standing a) Advertising	100 square feet	30 feet	1 ft. from site line	Conditional Use	Yes
b) Bulletin Board	100 square feet	15 feet	10 ft. from site line	Not required	Yes
c) Identification	25 square feet	30 feet	1 ft. from site line	Not required	Yes
d) Business Identification	50 square feet	30 feet	1 ft. from site line	Not required	Yes
e) Construction	32 square feet	8 feet	1 ft. from site line	Not required	No
f) Real Estate	32 square feet	8 feet	1 ft. from site line	Not required	No
g) Directional	5 square feet	8 feet	1 ft. from site line	Not required	No
h) Mobile Sign	64 square feet	8 feet	1 ft. from site line	Permission Required	Yes

PART VI – OPEN SPACE AND RECREATIONAL ZONE

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PART VI – OPEN SPACE AND RECREATIONAL ZONE

INTENT AND PURPOSE

1. The Open Space and Recreational Zone established in this By-law are intended to provide sufficient land in suitable locations to accommodate governmental, educational, institutional and recreational uses in keeping with the provisions of the Development Plan.

ZONES

2. In order to carry out the intent and purpose of section 1 above, there is hereby established the following zone:

“OR” Open Space and Recreational Zone

GENERAL PROVISIONS

3. The provisions applying to the Open Space and Recreational Zone are contained within this part. Also applying to this zone are the provisions of Part I – “DEFINITIONS”, PART II – “ADMINISTRATION”, PART III – “ZONES”, PART IV – “GENERAL REGULATIONS” and APPENDEX “A”.

USE REGULATIONS

INSTITUTIONAL, OPEN SPACE AND RECREATIONAL USE TABLE:

4. (1) TABLE VI-I, “OPEN SPACE AND RECREATIONAL USE TABLE”, lists all uses that are:
 - (a) “P”, Permitted;
 - (b) “C”, Conditional; and
 - (c) “-“, Use Not Permitted

in the Open Space and Recreational Zone. All listed uses are subject to the provisions contained herein.

TABLE VI-I

OPEN SPACE AND RECREATIONAL BULK TABLE

<p>LEGEND: P – Permitted C – Conditional - - Use Not Permitted</p>	ZONES
USES:	“OR”
<p>ACCESSORY USES, BUILDINGS AND STRUCTURES 1. Accessory Uses, buildings and structures (see Section 4. (4) of this PART)</p>	P
<p>ASSEMBLY PLACES 1. Churches, church halls 2. Community centres, halls, auditoriums, cultural centres</p>	P P
<p>EDUCATIONAL 1. Libraries and museums 2. Schools; public, private or parochial</p>	P P
<p>GOVERNMENTAL 1. Public buildings and offices 2. Public monuments 3. Public parking areas 4. Public utilities and works</p>	P P P P
<p>HEALTH 1. Hospitals and Sanatoria 2. Personal care homes, senior citizen homes 3. Residential care facilities</p>	P P P
<p>RECREATION 1. Arenas and stadiums, ice skating or roller skating Facilities, hockey or curling rinks 2. Athletic fields and tracks 3. Camping and tenting grounds, picnic areas 4. Conservation area 5. Exhibition and fairgrounds 6. Golf courses 7. Parks, playgrounds and similar uses 8. Public reserves, walkways, buffer strips 9. Shooting and archery clubs or facilities 10. Swimming or wading pools</p>	P P P P P P P C P
<p>OTHER USES 1. Cemeteries 2. Child Care Services 3. Advertising Signs (Also See Section 14(2)(d) of PART IV) 4. A dwelling for a caretaker or operator whose presence on the site is deemed necessary by council</p>	C P C C

EXCEPTIONS

4. (2) No land shall be used or occupied and no building or structure shall be erected, altered, relocated, used or occupied hereinafter for any use in the Open Space and Recreational Zone in which such land building or structure is located other than a use listed on TABLE VI-I, "OPEN SPACE AND RECREATIONAL USE TABLE", with the exceptions of uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE:

4. (3) Any use listed as a "CONDITIONAL USE" in TABLE VI-I shall comply with the provisions as set forth in Section 9 of PART II – "ADMINISTRATION".

ACCESSORY USES, BUILDINGS AND STRUCTURES:

4. (4) An accessory use, building, or structure shall include, but is not limited to, the following:
 - (a) Buildings or structures for the operation, maintenance, and administration of a permitted or conditional use;
 - (b) Food or refreshment services or stands and retail outlets in conjunction with a permitted or conditional use;
 - (c) Accessory off-street parking and loading areas; and
 - (d) Signs as permitted and regulated in section 6 of this PART and as shown on Table VI-IV of this PART.

BULK REQUIREMENTS

5. The bulk requirements shall be set forth in TABLE VI – II, OPEN SPACE AND RECREATIONAL BULK TABLE.

TABLE VI- II

OPEN SPACE AND RECREATIONAL BULK TABLE

PERMITTED OR CONDITIONAL USES	ZONE	REQUIREMENTS								
		MINIMUM							MAXIMUM	
		Site Area (sq. ft.)	Site Width (ft.) (a)	Front Yard (ft.) (a)	Side Yard (ft.) (a)	Rear Yard (ft.) (a)	Dwelling Unit Area (sq. ft.)	Distance To other Bldgs. (ft.)	Height (ft.)	Site Cover. (%)
Park, Playground Recreational facilities And the like	OR	1 acre	200	30	25	25	-	10	45	60
Religious, Community And other public Buildings, personal Care homes, residential care homes, senior Citizen homes and the like	OR	10,000	80	30	15	25	800	10	45	60
Hospitals, Sanataria	OR	2 acre	200	30	25	25	-	10	45	60
Swimming pools, Wading pools	OR	10,000	100	30	15	25	-	10	45	60
Schools, golf courses, campgrounds, fairgrounds	OR	5 acre	300	30	15	25	-	10	45	30
Monuments, utilities, public reserves, walkways, buffer strips	OR	½ acre	150	30	25	25	-	10	45	60
Accessory buildings structures and uses	OR	(b)	(b)	30	15	2	400	10	20	10

Explanations and exceptions to the Bulk requirements of Table VI-II as follows:

- (a) Buildings and structures adjacent to Provincial Trunk Highways shall have setbacks in accordance with the requirements of The Highway Protection Act and The Highways and Transportation Department Act as amended from time to time.

Permits are required from the Highway Traffic Board or Manitoba Transportation and Government Services for any new, modified or relocated access (including change in use of an existing access to Provincial Trunk Highway) to a Provincial Trunk Highway or Provincial Road.

- (b) Requirement is not applicable.

SIGNS

6. The following signs shall be permitted in the Open Space and Recreational Zone as follows:

- (a) No more than one (1) lighted or unlighted identification sign, not exceeding fifty square feet in sign surface area and having a maximum height of thirty (30) feet shall be permitted for any building or use permitted in the Open Space and Recreational Zone; and
- (b) Bulletin boards not greater than one hundred (100) square feet in sign surface area and located not closer than ten (10) feet to any site line where a yard is required.
- (c) Other signs as shown on Table VI-III of this PART.

**TABLE VI -III
SIGN REQUIREMENTS**

Type of Sign	Maximum sign Surface Area	Maximum Sign Height	Location	Council Permission	Development Permit
Free standing a) Advertising	100 square feet	30 feet	1 ft. from site line	Conditional Use	Yes
b) Bulletin Board	100 square feet	15 feet	10 ft. from site line	Not required	Yes
c) Identification	50 square feet	30 feet	1 ft. from site line	Not required	Yes
d) Business Identification	50 square feet	30 feet	1 ft. from site line	Not required	Yes
e) Construction	32 square feet	8 feet	1 ft. from site line	Not required	No
f) Real Estate	32 square feet	8 feet	1 ft. from site line	Not required	No
g) Directional	5 square feet	8 feet	1 ft. from site line	Not required	No
h) Mobile Sign	64 square feet	8 feet	1 ft. from site line	Permission Required	Yes

PARKING

7. (1) Off-street parking spaces shall be provided on the same site as the main building or use in accordance with TABLE VI-IV.

TABLE VI-IV
PARKING REQUIREMENTS

USE	MINIMUM PARKING SPACES REQUIRED
1. Residential Dwellings	Space for each dwelling unit provided.
2. Religious Building, Halls, Arenas, Stadiums, Hockey and Curling Rinks and the like	1 space for each 5 seats provided in the hall.
3. Schools, Hospital, Office and the like	1.25 Spaces (rounded to the nearest whole number) for each employee.
4. Picnic Areas, Camping and the Like	1 space for each picnic table or camping site.
5. Other	Spaces as determined by Council.

7. (2) Off street parking may be located in any required yard.

PART VII – RESIDENTIAL ZONES

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PART VII – RESIDENTIAL ZONES

INTENT AND PURPOSE

1. The Residential Zones established in this By-law are intended to provide sufficient land for various types of residential development in The Area in keeping with the provisions of the Development Plan.

ZONES

2. In order to carry out the intent and purpose of section 1 above there are hereby established the following zones:
 - (1) “RA” Residential Suburban Zone

This zone provides for the development of low density, single-family dwellings on sites utilizing on-site sewer and water systems.
 - (2) “RG” Residential General Zone

This zone provides for the development of single-family dwellings but may also include limited two-family and multiple-family dwellings on sites serviced by municipal sewage and/or water systems.
 - (3) “RS” Residential Single-Family Zone

This zone provides for the development of single-family detached dwellings on relatively larger sites than the “RG” Residential General Zone which are serviced by municipal sewage and / or water systems.
 - (4) “RM” Residential Multiple-Family Zone

This zone provides for the development of multiple-family housing at various densities and may include single and two-family dwelling development, which are serviced by municipal sewage and /or water systems.
 - (5) “RMH” Residential Mobile Home Zone

This zone provides for areas for single-family mobile homes on individual sites which may be individually owned or within a mobile home park where the spaces are leased.

GENERAL PROVISIONS

3. The provisions applying to all Residential Zones are contained within this PART. Also applying to these zones are the provisions of PART I – “DEFINITIONS”, PART II – “ADMINISTRATION”, PART III – “ZONES”, PART IV – “GENERAL REGULATIONS” and APPENDIX “A”.

USE REGULATIONS

RESIDENTIAL USE TABLE:

4. (1) TABLE VII – I “RESIDENTIAL USE TABLE” lists all uses that are:
 - (a) “P”, Permitted;
 - (b) “C”, Conditional; and
 - (c) “-“, Use Not Permitted

in the Residential Zones. All listed uses are subject to the provisions contained herein.

TABLE VII – I

RESIDENTIAL USE TABLE

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES				
USES:	“RA”	“RG”	“RS”	“RM”	“RMH”
RESIDENCES 1. Single-family dwellings 2. Secondary suites contained within a detached single family dwelling (<i>BL 6/2018</i>) 3. Two-family dwellings including 4. Multiple-family dwelling including Lotted and unlotted town or row type dwellings, maisonettes, Apartments, garden apartments, triplexes, fourplexes and the like 5. Mobile home, mobile home park or subdivision 6. Boarding or Rooming Houses	P C - - -	P C C MAX. 12 UNITS - - C	P C - - -	P - P - P	- - - - P -
COMMUNITY TYPE USES 1. Childcare services 2. Parks, playgrounds and similar uses including buffer strips, public reserve And public walkways and lawn bowling green 3. Public utilities and services 4. Religious buildings 5. Residential care facilities / Residential care dwelling 6. Schools, public, private or parochial	P P P P - -	C P P P C C	C P P P C C	C P P P C C	C P P - - -
OTHER 1. Accessory buildings, uses and structures (See Section 4(4) of this PART) 2. Planned unit development 3. Signs (See Section 6 of this PART) 4. Home occupations (See Section 8 of this PART) 5. Bed and Breakfast 6. Galleries, museums and tea rooms	P - P C C	P C P C C	P - P C C	P C P C C	P - P - C

EXCEPTIONS:

4. (2) No land shall be used or occupied and no building or structure shall be erected, altered, relocated, used or occupied here in after for use in any Residential Zone in which such land, building or structure is located other than a use listed on TABLE VII-I, “RESIDENTIAL USE TABLE”, with the exception of uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE:

4. (3) Any use listed as a “CONDITIONAL USE” in TABLE VII-I shall comply with the regulations as set forth in Section 9 of PART II – “ADMINISTRATION”.

ACCESSORY USES, BUILDINGS AND STRUCTURES:

4. (4) In the Residential Zones, accessory uses, buildings, and structures shall include but is not limited to the following:
- (a) a children’s playhouse, garden supply storage house, private greenhouse and private conservatory;
 - (b) a private garage, carport, covered patio, toolhouse, shed and other similar building;
 - (c) accessory off-street parking areas;
 - (d) accessory signs as permitted in this PART;
 - (e) private swimming pools subject to PART 10 of the Manitoba Building Code;
 - (f) dwelling unit accessory to a religious building; and
 - (g) detached classroom portables or storage buildings for a school.

BULK REQUIREMENTS

RESIDENTIAL BULK TABLE:

5. (1) The Residential bulk requirements shall be as set forth in TABLE VII-II, RESIDENTIAL BULK TABLE.

TABLE VII – II

RESIDENTIAL BULK TABLE

PERMITTED OR CONDITIONAL USES	ZONE	REQUIREMENTS								
		MINIMUM							MAXIMUM	
		Site Area (sq. ft.) or as noted	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.) (b)	Rear Yard (ft.)	Dwelling Unit Area (sq. ft.)	Distance To other Bldgs. (ft.)	Height (ft.)	Site Cover (%)
One-Family Dwelling	RA	3 acres	100 (a)	25 (l)(m)	15 (l)(m)	25	800	6	30	40
	RG	5,000	50 (a)	25 (l)(m)	5 (l)(m)	25	800	6	30	40
	RS	6,000	60 (a)	25 (l)(m)	5 (l)(m)	25	800	6	30	40
Two-Family Dwelling	RG RM	6,000	60 (a)	25	5	25	800	6	30	60
Multiple-Family Dwelling - 3 story apartments, garden apartments	RG RM	(d)	70	25	(e)	25	600	10	45	-
- maisonettes, town or row type housing and other one or two storey dwellings	RG RM	(d)	25 (k)	25	15	25	800	10	35	60
- Planned Unit Development	RG RM	(d)	70	(j)	(j)	(j)	800	10	40	-
Other Permitted or Conditional Uses	RS, RA RMH RG, RM	10,000	100	30	15	10	(i)	10	30	60
Accessory Buildings, Structures and Uses for Dwellings Except Swimming Pools	RS, RA RMH RG, RM	(i)	(i)	25	5 (c)	2	(i)	(g)	15	10
Mobile Home	RMH	3,600	30	25	5	25	400	6	-	60
Mobile Home Park	RMH	40,000	250	25	(f)	(f)	(i)	(f)	-	50
Swimming Pool (h)	RS, RA RMH RG, RM	(i)	(i)	25	8	8	(i)	(i)	-	-

Explanations and Exceptions to Residential Bulk Requirements in Table VII – II are as follows:

- (a) For single-family and two-family dwellings the minimum site depth shall be 100 feet.
- (b) The side yard on the street side of a corner site shall be a minimum of ten (10) feet; and for buildings with a common party wall, the side yard may be reduced to zero (0) when the side site line is completely within the common party wall.
- (c) In the case of an accessory building located to the rear of the main building shall be two (2) feet unless the site is a corner site in which case the minimum side yard on the street shall be ten (10) feet.
- (d) Minimum site area for multiple-family dwellings shall be computed as follows: 10,000 sq. ft. for the first 4 dwelling units plus 1,500 sq. ft. for each additional dwelling unit thereafter.
- (e) The required side yard shall be 15 ft. or one-half of the height of the building, whichever is greater.
- (f) A minimum distance of 10 ft., clear of all projections, shall be provided between mobile homes. Any porch, carport or addition to the mobile home shall be regarded as part of the mobile home for the purpose of separation.
- (g) An accessory building or structure shall not be located closer than 6 ft. from the main building or structure from all projections except where it is attached to the main building or structure.
- (h) Requirements of PART 10 of The Manitoba Building Code;
- (i) Requirement is not applicable.
- (j) To be determined by Council.
- (k) Per dwelling unit.
- (l) Buildings and structures adjacent to Provincial Trunk Highways shall have setbacks in accordance with the requirements of The Highway Protection Act and The Highways and Transportation Department Act as amended from time to time.
- (m) Permits are required from the Highway Traffic Board or Manitoba Transportation and Government Services for any new, modified or relocated access (including change in use of an existing access to Provincial Trunk Highway) to a Provincial Trunk Highway or Provincial Road.

NUMBER OF BUILDINGS PERMITTED PER SITE:

- 5. (2) Not more than one (1) of the following buildings shall be permitted on one (1) zoning site:
 - single-family dwelling
 - two-family dwelling
 - mobile home (except in a mobile home park)
 - multiple-family dwelling (except in a planned unit development)

SIGNS

- 6. The following signs shall be permitted in the Residential Zones:
 - (a) In the case of a single-family or two-family dwelling there shall be not more than one (1) lighted or unlighted identification sign for each dwelling unit and each sign shall not exceed two (2) square feet in area;
 - (b) There shall be not more than one (1) lighted or unlighted identification sign not exceeding twelve (12) square feet in area for each multiple-family building, or Senior Citizen’s home;
 - (c) In the case of any other permitted or conditional use, except home occupations, there shall not be more than one (1) lighted or unlighted identification sign or bulletin board, not exceeding (18) square feet in area.

PARKING

- 7. Off-street parking spaces shall be provided on the same site as the main building or use in accordance with TABLE VII-III.

TABLE VII – III

PARKING TABLE

USE	MINMIMUM PARKING SPACES REQUIRED
1. One and two-family dwellings	One (1) space for each dwelling unit.
2. Multiple-family dwellings	One and one-quarter (1.25) spaces (rounded to the nearest whole number) For each dwelling unit.
3. Religious building Community halls and the like	One (1) space for each five (5) seats provided
4. All other permitted or conditional uses	One and one-quarter (1.25) spaces (rounded to the nearest whole number) for each employee.

HOME OCCUPATIONS

8. (1) A home occupation is regulated as herein after provided within a residential dwelling unit or building accessory thereto in each district in this PART subject to the provisions of any Conditional Use Order, if applicable, and compliance with the following limitations:
- (a) Not more than three hundred (300) square feet of floor area is devoted to home occupations in any dwelling unit or mobile home or building accessory thereto, or twenty percent (20%) of the floor area, whichever is the lesser;
 - (b) Any work or activity conducted on the premises in connection with the home occupation shall be carried on entirely within the residential dwelling unit or entirely within a building accessory to that dwelling unit with no outside storage or display;
 - (c) The home occupation shall be conducted solely by one or more of the residents living in the residential dwelling unit on the premises without the employment of any other person;
 - (d) There shall be no visible indication that home occupation are being carried on within the dwelling unit;
 - (e) No retail use of the dwelling unit shall be permitted as a home occupation;
 - (f) No home occupation shall be permitted that:
 - (i) generates traffic, traffic, parking, sewage or water use in excess of what is normal in the residential neighbourhood; and
 - (ii) creates a hazard to person or property, results in electrical interference, or becomes a nuisance.
8. (2) The following are permitted home occupations provided they do not violate any of the provisions of subsection (1) above:
- (i) Home crafts;
 - (ii) Tutoring or instructional classes for not more than four (4) pupils at a time;
 - (iii) Computer programming;
 - (iv) Booking and accounting;

- (v) Photography;
- (vi) Consulting and counselling services;
- (vii) Office of a person carrying on a business off the premises;
- (viii) Hairdressing or barbering.

8. (3) Any proposed home occupation that is not specifically permitted by subsection (2) above, shall be considered a Conditional Use and shall be evaluated by Council upon consideration of those standards contained in subsection (1). Home occupations will be reviewed every 3 years.

PART VIII – COMMERCIAL ZONES

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PART VIII – COMMERCIAL ZONES

INTENT AND PURPOSE

1. The Commercial Zones established in this By-law are intended to provide sufficient land in suitable locations to meet the needs of Commercial development in the Area in keeping with the provisions of the Development Plan.

ZONES

2. In order to carry out the intent and purpose of section 1 above, there are hereby established the following zones:
 - (1) “CG” Commercial General Zone

This zone provides for appropriate land in central business area for the development of intensive retail, business, service and administrative uses.
 - (2) “CH” Commercial Highway Zone

This zone provides for appropriate land for those businesses requiring large sites, and/or serving the motoring public and requiring direct access to a highway.

GENERAL PROVISIONS

3. The provisions applying to all Commercial Zones are contained within this PART. Also applying to these zones are the provisions of PART I – “DEFINITIONS”, PART II – “ADMINISTRATION”, PART III – “ZONES”, PART IV – “GENERAL REGULATIONS” and APPENDIX “A”.

USE REGULATIONS

COMMERCIAL USE TABLE:

4. (1) TABLE VIII – I, “COMMERCIAL USE TABLE”, lists all uses that are:
 - (a) “P”, Permitted;
 - (b) “C”, Conditional; and
 - (c) “-“, Use Not Permitted

in the Commercial Zones. All listed uses are subject to the provisions contained herein.

TABLE VIII-I
COMMERCIAL USE TABLE

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES	
USES:	“CG”	“CH”
ACCESSORY BUILDINGS, STRUCTURES AND USES 1. Accessory uses, buildings and structures (See Section 4(4) of this PART)	P	P
ACCOMMODATION 1. Hotels and motels	P	P
AGRICULTURAL PRODUCTS 1. Animal feed a) Sales, distribution and storage (a) 2. Farm buildings and structures a) Sales and display areas 3. Farm implements a) Sales and distribution centres with incidental centres 4. Garden supplies a) Sales, distribution and storage 5. Greenhouses and nurseries 6. Seed supplies a) Distributions and sales 7. Agricultural fertilizer and chemical storage Facilities excluding anhydrous ammonia	- - C P - P -	P P P P P P C
ANIMAL 1. Hospitals and veterinary clinics	C	P
ASSEMBLY PLACES 1. Community centres or community 2. Lodges, Private clubs or halls 3. Arts centres, concert halls, galleries, Libraries and museums 4. Music conservatories 5. Religious institutions and related uses, including non- residential schools incidental to a religious institution and offices and residence for the administration of the religious institution	P P P P P	P P - - C

TABLE VIII-I (Cont'd.)
COMMERCIAL USE TABLE

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES	
USES:	“CG”	“CH”
AUTOMOTIVE, BICYCLE AND MARINE		
1. Automobile		
a) Compounds for the storage of new or used vehicles	C	C
b) Driving schools	P	P
c) Glass or mirror shops	P	P
d) Laundries, including automatic or coin operated car washes	P	P
e) Rental establishments	P	P
f) Repair shops, including body shops	P	P
g) Retail parts stores	P	P
h) Sales areas and showrooms (b)	P	P
i) Seat cover sales and installations	P	P
j) Supply stores, wholesale	C	P
k) Tire sales and installation	P	P
2. Automotive service stations and garages	P	P
3. Bicycle		
a) Assembly, sales and Repair Boats	P	P
4. Boats		
a) Repair shops, rentals and sales	C	P
5. Mopeds, motorcycles and snowmobiles		
a) Repair shops, rentals and sales Trucks	P	P
6. Trucks		
a) Repair shops, rentals and sales (b)	P	P
BUSINESS SUPPLY STORES		
1. Business machines, calculators, computers, photocopiers, typewriters and similar business machines, rentals, repairs, sales and showrooms including blueprinting and photostating shops	P	-
CONSTRUCTION MATERIALS and CONTRACTORS' ESTABLISHMENTS		
1. Awnings, custom shops for retail sales on the premises		
2. Building materials, excluding lumber or wood	P	-
a) Sales only - see (c)	-	P
b) Sales and storage – see (d)	-	P
3. Carpet, linoleum, rug or other coverings, sales and service, including cleaning establishments	P	C

TABLE VIII- I (Cont'd.)

COMMERCIAL USE TABLE

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES	
USES:	“CG”	“CH”
4. Contractors’ establishments, including decorating, drywalling, electrical, eavestroughing, general, heating, insulating, painting and wallpapering, plumbing, roofing, stuccoing, ventilating, window related establishments and similar uses, including and contractors’ equipment (c) 5. Lumber and wood sales a) Sales and storage (d)	 C C	 P P
EATING AND DRINKING PLACES 1. Banquet halls 2. Bars, cabarets, taverns and pubs with or without live entertainment 3. Cafes, coffee shops and drive-in establishments 4. Restaurants and lounges 5. Catering establishments	 P P P P P	 P C P P P
FINANCIAL SERVICES 1. Banks and Other financial institutions 2. Insurance Agencies	 P P	 - -
GOVERNMENT 1. Administration buildings and offices, including Municipal offices, police and fire stations, Post offices and similar uses 2. Court house 3. Public utilities and public works	 P P P	 C - P
OFFICES 1. Offices a) Business b) Professional offices including accountancy Firms, clinics and medical centres, Consultants’ offices, law offices, land Surveyors’ offices, medical and dental offices, Art and photo studios and similar uses. 2. Funeral Homes, not including cremation	 P P P	 - - P

TABLE VIII- I (Cont'd.)

COMMERCIAL USE TABLE

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES	
USES:	“CG”	“CH”
PARKING AND LOADING 1. Parking and loading areas (e)	P	P
PLANNED UNIT DEVELOPMENT	C	C
RECREATION FACILITIES 1. Amusement parlors 2. Parks, picnic areas, playgrounds, Tot lots and similar uses 3. Billiard parlors and bowling alleys 4. Golf a) Courses, miniature b) Driving ranges and Pitch and Putt 5. Recreational clubs (f) 6. Rinks for curling, roller or ice skating 7. Theatres and cinemas, indoor 8. Drive-in theatres	C P P - - P P P -	C P P - P - P - C
RESIDENCES 1. Apartments or suites (g) a) On the first floor b) Above the first floor c) Above the second floor 2. Multiple-family dwellings 3. A dwelling for a caretaker or operator whose presence on the site is deemed necessary by Council	P P P C C	- - - - - C
RETAIL OUTLETS AND SERVICES 1. Retail outlets and services all within an enclosed building such as but limited to: - Appliance and appliance repair shops - Bakeries and baked goods shops - Book store and stationary - Confectionery stores - Department stores - Drug Stores - Dry-cleaning, laundries - Florist - Furniture stores - Gift shops - Grocery, fruit or vegetable stores - Hardware and electrical appliance stores	P	(h)

TABLE VIII- I (Cont'd.)
COMMERCIAL USE TABLE

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES	
USES:	“CG”	“CH”
RETAIL OUTLETS AND SERVICES (Cont'd) - Meat market or delicatessen stores - Pawn shops - Pet shops - Radio and T.V. repair shops - Second-hand stores and antique shops - Shoe stores - Tailor, clothing or wearing apparel shops - Upholstering shops	P	(h)
SCHOOLS 1. Business colleges, trade or vocational schools 2. Home and group day care, child care services and nurseries.	P P	- -
SIGNS 1. Advertising signs (See Section 6 of this PART)	C	C
TRANSPORTATION 1. Bus passenger terminals 2. Taxi or courier services 3. Trucking terminals, motor freight stations, Including cartage and express facilities	P P -	P P C
MISCELLANEOUS 1. Bulk fuel, sales and storage 2. Manufacturing	- -	C C

The following explanation and exceptions form part of TABLE VIII-I:

- (a) Is only permitted when the storage of the product is within a completely enclosed building or within an area enclosed on all sides with a wall or fence not less than six (6) feet in height.
- (b) Automobile and Truck sales areas shall be designed and constructed in accordance with the regulations of Section 7 of this PART.

- (c) Is only permitted when both the sales and incidental storage of the building material and contractors' equipment is within a completely enclosed building.
- (d) Is only permitted when both the sales and the storage of the building material and contractors' equipment is within a completely enclosed building or within an area enclosed on all sides with a wall or fence not less than (6) feet in height.
- (e) Parking lots shall be designed and constructed in accordance with the regulations contained in Section 7 of this PART.
- (f) Includes gymnasiums, reducing salons, masseurs, steam baths and similar establishments.
- (g) Only as part of a building which contains a principal commercial use. Residence located on the main floor shall be restricted to the rear half of the building.
- (h) In the "CH" Commercial Highway Zone, retail sales and outlets are permitted only when incidental or accessory to a permitted or conditional use.

EXCEPTIONS:

- 4. (2) No land shall be used or occupied and no building or structure shall be erected, altered, relocated, used or occupied hereinafter for any use in any Commercial Zone in which such land or structure is located other than a use listed on TABLE VIII – I, "COMMERCIAL USE TABLE", with the exceptions of uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE:

- 4. (3) Any use listed as a "CONDITIONAL USE" in TABLE VIII – I shall comply with the provisions as set forth in Section 9 of PART II – ADMINISTRATION".

ACCESSORY USES, BUILDINGS AND STRUCTURES:

- 4. (4) In the Commercial Zones, accessory uses, buildings and structures shall include but not be limited to, the following:
 - (a) a garage, shed, or building, for storage incidental to a permitted use or conditional use;
 - (b) incinerators subject to the approval of the authority having jurisdiction and which shall be incidental to the permitted use or conditional use;
 - (c) the production, processing, cleaning, servicing, altering, testing, repair or

storage of merchandise normally incidental to a business and personal service and mercantile occupancies if conducted by the same ownership as the principal use;

- (d) accessory off-street parking and loading areas;
- (e) signs as permitted and regulated in Section 6 of this PART;
- (f) detached classroom portables or storage buildings for a school.
- (g) portable storage units as permitted and regulated in Section 27 of Part IV. *BL 5/2021*

BULK REQUIREMENTS

- 5. (1) The Commercial bulk requirements shall be as set forth in TABLE VIII – II, COMMERCIAL BULK TABLE.

**TABLE VIII - II
COMMERCIAL BULK TABLE**

PERMITTED OR CONDITIONAL USES	ZONES	REQUIREMENTS								
		MINIMUM								MAX
		Site Area (sq. ft.)	Site Width (ft.)	(a, l,n,o) Front Yard (ft.)	(l,n,o) Side Yard		(l) Rear Yard		Dwelling Unit Area (sq. ft.)	(c) Height (ft.)
					interior	corner	lane	no lane		
Multiple-Family Dwellings	CG	10,000 (m)	75	25	15	15	25	30	600	45
Other “C” Commercial General Zone Uses	CG	2,500	25	0	(f, h) 0	10	(d) 20	(d) 25	N/A	(g) 45
“CH” Commercial Highway Zone Uses	CH	12,000	100	25	15	10	(d) 20	(d) 25	N/A	(e) 35
Planned Unit Development	CG, CH	TO BE DETERMINED BY COUNCIL								
Accessory Uses, Building and Structures	CG, CH	(b)	(b)	(i,j)	(i, j)	(i, j)	(j) 5	(j) 15	400	(k)

The following explanations and exceptions form part of TABLE VIII-II.

- (a) The minimum front yard requirements for a zoning site, where there are existing buildings on the adjacent sites on both sides of a site, or on one side for a corner site, shall not vary more than ten (10) percent from the average existing front yards for the said adjacent buildings, provided that said distance is less than the minimum bulk requirements. The minimum front yard requirement noted above may be used to determine the front yard requirement for a building that was destroyed and is being rebuilt, or where an existing building is to have an addition made to it, or where a new building is to be constructed in an infilling situation.
- (b) Requirement not applicable.
- (c) The vertical distance measured from grade to the highest point of the roof surface if a flat roof, to the deck of a mansard roof, and to the mean height level between eaves and ridge for gable, hip or gambrel roof.
- (d) The required rear yard may be reduced to ten (10) feet if all the required parking and loading spaces are provided elsewhere on the site; however, where a dwelling unit is contained within a commercial building the required rear yard shall be twenty-five (25) feet.
- (e) Or two and one half (2-1/2) storeys, whichever is the lesser.
- (f) Where a site is adjacent to a residential zone, a side yard shall not be less than ten (10) feet.
- (g) Or three (3) storeys, whichever is the lesser.
- (h) Where there is a common party wall, the site line shall be completely contained within the common party wall.
- (i) The minimum front and side yard requirements for accessory buildings and structures shall be the same as the minimum front and side yard requirements for the principal buildings and structures of the site, unless otherwise provided for herein. In case of fuel pumps for a service station, the minimum front and side yard requirement shall be twenty (20) feet.
- (j) An accessory structure or building may be attached to the main building or structure by means of a breezeway, extended room or similar structure. In such cases, the accessory structure or building shall be considered as being a part of the main building or structure and the yard requirements for main buildings or structures shall apply.
- (k) The maximum height of accessory buildings and structures shall not exceed the height of the principal building or structure.
- (l) No open storage or outdoor display shall be permitted in an abutting yard beside

the Residential Zone boundary.

- (m) Minimum site area for multiple-family dwellings shall be computed as follows: 10,000 sq. ft. for the first 4 dwelling units plus 1,500 sq. ft. for each additional dwelling unit thereafter.
- (n) Buildings and structures adjacent to Provincial Trunk Highways shall have setbacks in accordance with the requirements of The Highway Protection Act and The Highways and Transportation Department Act as amended from time to time.
- (o) Permits are required from the Highway Traffic Board or Manitoba Transportation and Government Services for any new, modified or relocated access (including change in use of an existing access to Provincial Trunk Highway) to a Provincial Trunk Highway or Provincial Road.

ACCESS REQUIREMENTS

- 5. (2) Access to the property for vehicles shall be only by way of entrances and exists provided in accordance with the following:
 - (a) minimum width of an entrance or exit 15 ft.
 - (b) minimum width of a combined entrance and exit 25 ft.
 - (c) maximum width of an entrance or exit 25 ft.
 - (d) maximum width of a combined entrance and exit 35 ft.
 - (e) minimum distance between any part of an entrance and exit, and the intersection of street site lines or the intersection of a street site line and side site line on a public lane 15 ft.
 - (f) the owner of the property shall provide and maintain a barrier at least one (1) foot high on or near all street lines so as to prevent vehicles from entering or leaving the property other than by way of the entrances and exits permitted by this By-law.
 - (g) Permits are required from the Highway Traffic Board or Manitoba Transportation and Government Services for any new, modified or relocated access (including change in use of an existing access to Provincial Trunk Highway) to a Provincial Trunk Highway or Provincial Road.

SIGNS

- 6. The following signs shall be permitted and regulated in the Commercial Zones:
 - (a) One lighted or unlighted business or identification sign not exceeding a total sign surface area of two hundred (200) square feet and having a maximum height of forty (30) feet shall be permitted for any building or use permitted in the Commercial Zones;
 - (b) Bulletin boards not greater than one hundred (100) square feet in sign surface area and not located closer than ten (10) feet to any site line where a yard is required;
 - (c) Any identification or business sign permitted above may be attached to the face or roof of a building or structure or it may be a freestanding sign. However, there shall be no overhanging encroachment on to the adjoining

sidewalk or street;

(d) Advertising signs may be permitted as a conditional use, subject to the provisions of Section 9 of PART II and Section 14(2) of PART IV.

(e) Other signs as shown in Table VIII-III.

**TABLE VIII -III
SIGN REQUIREMENTS**

Type of Sign	Maximum sign Surface Area	Maximum Sign Height	Location	Council Permission	Development Permit
Free standing a) Advertising	100 square feet	30 feet	1 ft. from site line	Conditional Use	Yes
b) Bulletin Board	100 square feet	15 feet	10 ft. from site line	Not required	Yes
c) Identification	200 square feet	30 feet	1 ft. from site line	Not required	Yes
d) Business Identification	200 square feet	30 feet	1 ft. from site line	Not required	Yes
e) Construction	32 square feet	8 feet	1 ft. from site line	Not required	No
f) Real Estate	32 square feet	8 feet	1 ft. from site line	Not required	No
g) Directional	5 square feet	8 feet	1 ft. from site line	Not required	No
h) Mobile Sign	64 square feet	8 feet	1 ft. from site line	Permission Required	Yes

PARKING AND LOADING

7. (1) Off-street parking spaces for commercial uses shall be provided on the same site as the main building or use in accordance with the following TABLE, and subject to Section 25 of PART IV; except for commercial uses with buildings less than 3, 000 sq. ft. where there is no legal access to the rear yard, which uses shall be exempt from the requirements of TABLE VIII-IV.

**TABLE VIII – IV
PARKING REQUIREMENTS**

USE	MINIMUM PARKING SPACES REQUIRED
A store, retail or wholesale	One (1) parking space for each 400 sq. ft. of floor area used for retail or wholesale purposes
Offices and Banks	One (1) parking space for each 400 sq. ft. of floor area
Warehouse or Outside Storage	One (1) parking space for each 3 employees
Restaurants and Coffee Shops	One (1) parking space for each 100 sq. ft. of floor area
Religious Buildings	One (1) parking space for each 15 seats provided in the hall
Hotel, Motel	One (1) parking space for each guest room plus parking spaces for restaurant, office, gift shop as required above
Dwelling units	One (1) parking space for each dwelling unit provided
Recreation and other uses	One (1) parking space for each 5 seats

7. (2) Where contiguous lots within a registered plan of subdivision forming part of a zoning site are used to satisfy the minimum parking requirements of TABLE VIII-IV, a non-conformity shall not be created by virtue of sale or disposition of any lot which would reduce the off-street parking spaces below the minimum requirements of said Table or unless the minimum parking requirements are varied pursuant to the Planning Act by variation approval of Council.
7. (3) Off-street loading or unloading spaces each thirty (30) feet long, twelve (12) feet wide and fourteen (14) feet vertical clearance, having access to a lane or street, shall be provided on the same site as the main building or use in accordance with the following Table and subject to Section 25 of PART IV:

TABLE VIII - V

LOADING SPACE REQUIREMENTS

Floor Area of Building or Area of open air storage (sq. ft.)	Minimum Loading Required
Up to and including 5000 sq. ft.	One (1) loading space
5001 to 15,000	Two (2) loading spaces
15,001 to 40,000	Three (3) loading spaces
Over 40,000 sq. ft.	Three (3) loading spaces plus one (1) space for each additional 25, 000 sq. ft. or portion thereof.

7. (4) Off street parking and loading may be provided in any required yard.

PART IX – INDUSTRIAL ZONES

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PART IX – INDUSTRIAL ZONES

INTENT AND PURPOSE

1. The Industrial Zones established in this By-law are intended to provide sufficient land for industrial and related uses in suitable locations in The Area in keeping with the provisions of the Development Plan.

ZONES

2. In order to carry out the intent and purpose of section 1 above, there is hereby established the following zone:

- (1) “MG” Industrial General Zone

This zone provides for light manufacturing, processing, distribution, transportation, and warehouse uses that create no nuisances. Contained or screened outside storage is permissible. Certain heavy industrial uses may be listed as “conditional”

GENERAL PROVISIONS

3. The provisions apply to all Industrial Zones are contained within this PART. Also applying to these zones are the provisions of PART 1 – “DEFINITIONS”, PART II – “ADMINISTRATION”, PART III – “ZONES”, PART IV – “GENERAL PROVISIONS” and APPENDIX “A”.

USE REGULATIONS

4. (1) TABLE 1X – 1, “INDUSTRIAL USE TABLE”, lists all uses that are:

- (a) “P”, Permitted;
- (b) “C”, Conditional; and
- (c) “-“, Use Not Permitted

in the Industrial Zones. All listed uses are subject to the provisions contained herein.

TABLE IX – I

INDUSTRIAL USE TABLE

<p>LEGEND: P – Permitted C – Conditional - - Use Not Permitted</p>	<p align="center">ZONES</p>
<p>USES:</p>	<p align="center">“MG”</p>
<p>ACCESSORY BUILDINGS, STRUCTURES AND USES 1. Accessory uses, buildings and structures (See Section 4(4) of this PART)</p>	<p align="center">P</p>
<p>AGRICULTURAL PRODUCTS</p> <ol style="list-style-type: none"> 1. Animal feed <ol style="list-style-type: none"> a) Manufacturing and processing 2. Farm buildings and structures <ol style="list-style-type: none"> a) Assembly and storage b) Manufacture c) Sales and distribution centres 3. Farm implements <ol style="list-style-type: none"> a) Manufacturing b) Sales and distribution centres with minor assembly c) Service and repair centres 4. Fertilizers except anhydrous ammonia <ol style="list-style-type: none"> a) Manufacturing b) Sales, distribution and storage (liquids) c) Sales, distribution and storage (solids) 5. Garden supplies <ol style="list-style-type: none"> a) Manufacturing b) Sales, distribution and storage 6. Grain <ol style="list-style-type: none"> a) Milling or processing, including flour mills b) Sales and storage, including elevators and terminals 7. Greenhouses and nurseries 8. Hatcheries, poultry 9. Livestock processing and products <ol style="list-style-type: none"> a) Abattoirs b) Meat processing and packaging of meat products (wholesale) c) Milk processing and packaging of milk products d) Poultry, packing and slaughtering e) Stock yards, for the holding, sales and shipping of animals 10. Seed supplies <ol style="list-style-type: none"> a) Cleaning and drying plant (including grain) b) Distribution and sales c) Packaging and storage 	<p align="center">C P P P P P C C P C P C C P C C C C C P P P</p>

**TABLE IX – I (Cont'd)
INDUSTRIAL USE TABLE**

<p>LEGEND: P – Permitted C – Conditional - - Use Not Permitted</p>	<p align="center">ZONES</p>
<p>USES:</p>	<p align="center">“MG”</p>
<ul style="list-style-type: none"> 6. Trailers (Recreational vehicle, house trailer or camper) <ul style="list-style-type: none"> a) Manufacture b) Repairs and sales areas 7. Trucks <ul style="list-style-type: none"> a) Engine or engine parts rebuilding shops b) Manufacture, assembly and installation of truck boxes c) Manufacture, repair, including body shops d) Rentals, sales and showrooms 	<p align="center">P P P P P P</p>
<p>BUSINESS SUPPLY STORES</p> <ul style="list-style-type: none"> 1. Business machines, calculators, computers, photocopiers, Typewriters and similar business machines <ul style="list-style-type: none"> a) Assembly and manufacture b) Rentals repairs, sales and showrooms 2. Equipment, instruments or machinery <ul style="list-style-type: none"> a) Assembly and manufacture b) Rentals, repairs, sales and showrooms 3. Wholesale outlets 4. Blueprinting, printing and photostating shops 	<p align="center">P P P P P P</p>
<p>CONSTRUCTION MATERIALS and CONTRACTORS’ ESTABLISHMENTS</p> <ul style="list-style-type: none"> 1. Asphalt or asphalt products, manufacture 2. Awnings <ul style="list-style-type: none"> a) custom shops for retail sales on the premises b) Manufacture 3. Brick or tile manufacture 4. Building materials, excluding lumber or wood <ul style="list-style-type: none"> a) Sales only and storage 5. Carpet, linoleum, rug or other floor coverings <ul style="list-style-type: none"> a) Manufacture b) Sales and service, including cleaning establishments 6. Concrete and cement <ul style="list-style-type: none"> a) Batching plants b) Products manufacturing 	<p align="center">P P C P P P C C</p>

**TABLE IX – I (Cont'd)
INDUSTRIAL USE TABLE**

<p>LEGEND: P – Permitted C – Conditional - - Use Not Permitted</p>	<p align="center">ZONES</p>
<p>USES:</p>	<p align="center">“MG”</p>
<ul style="list-style-type: none"> 7. Contractors’ establishments <ul style="list-style-type: none"> a) Contractors’ drywalling, electrical, eavestroughing, general, heating, insulating, painting and wallpapering, plumbing, roofing, stuccoing, ventilating, window related establishments and similar uses, including sales and storage of building material and contractors’ equipment b) Sales and storage yards for building material and contractors’ equipment 8. Interior decorating establishments including sale of draperies, floor covering materials, paint wallpaper and related interior decorating products within a fully enclosed building 9. Lumber and wood <ul style="list-style-type: none"> a) Bulk processing, distillation, pulp or fiber reduction b) Products manufacture and wood working c) Sales and storage 10. Prefabricated buildings and structures, including metal or steel buildings and structures, including metal or steel buildings, farm buildings and storage facilities, prefab homes, mobile homes and similar structures <ul style="list-style-type: none"> a) Assembly and storage b) Manufacturing and distribution of structural parts c) Sales and distribution centres 11. Welding and machine shops 	<p align="center">P</p> <p align="center">P</p> <p align="center">P</p> <p align="center">C</p> <p align="center">P</p> <p align="center">P</p> <p align="center">C</p> <p align="center">P</p> <p align="center">P</p> <p align="center">P</p>
<p>EATING AND DRINKING PLACES</p> <ul style="list-style-type: none"> 1. Cafes and coffee shops 2. Drive-in establishments including eating and drinking places, restaurants, ice cream parlors, and similar uses but excluding drive-in theatres 	<p align="center">P</p> <p align="center">P</p>
<p>GOVERNMENT</p> <ul style="list-style-type: none"> 1. Administration buildings and offices 2. Maintenance or public works yards and garages 3. Public utilities and public works 4. Reservoirs, water towers and water treatment plants 	<p align="center">P</p> <p align="center">P</p> <p align="center">P</p> <p align="center">P</p>

**TABLE IX – I (Cont'd)
INDUSTRIAL USE TABLE**

<p>LEGEND: P – Permitted C – Conditional - - Use Not Permitted</p>	<p align="center">ZONES</p>
<p>USES:</p>	<p align="center">“MG”</p>
<p>JUNK YARDS 1. Junk yards and recycling yards, including the baling, collecting, sorting, storing and smelting operations of scrap automobile bodies and parts, iron, junk, metal, paper or rags and similar items</p>	<p align="center">C</p>
<p>MANUFACTURING/ INDUSTRIAL 1. General manufacturing 2. Chemical manufacturing 3. Bakeries 4. Laundry plant, dry-cleaning plants</p>	<p align="center">P C P P</p>
<p>PARKING AND LOADING 1. Parking and loading (See Section 7 of this PART)</p>	<p align="center">P</p>
<p>PLANNED UNIT DEVELOPMENT</p>	<p align="center">C</p>
<p>RESIDENCES 1. A dwelling for a caretaker or operator whose presence on the site is deemed necessary by Council</p>	<p align="center">C</p>
<p>RETAIL OUTLETS AND SERVICES 1. Retail outlets and services which are incidental to a permitted or conditional use</p>	<p align="center">C</p>
<p>SIGNS (See Section 6 of this PART) 1. Advertising</p>	<p align="center">C</p>
<p>TRANSPORTATION 1. Rail passenger terminals 2. Rail freight terminals and yards 3. Taxi or courier services 4. Trucking terminals, freight stations, including cartage and express facilities</p>	<p align="center">P P P P</p>

**TABLE IX – I (Cont’d)
INDUSTRIAL USE TABLE**

LEGEND: P – Permitted C – Conditional - - Use Not Permitted	ZONES
USES:	“MG”
WAREHOUSE/ WHOLESALE FACILITIES 1. Fuel sales, including coal and coke, sales, distribution and storage Offices 2. Moving or storage offices 3. Warehouse and storage for non-explosive, non-flammable or non-toxic goods 4. Wholesale establishments, including sales, showrooms and related storage	 C P P P

4. (2) Exceptions

No land shall be used or occupied and no building or structure shall be erected, altered, relocated, used or occupied hereinafter for any Industrial Zone in which such land, building or structure is located other than a use listed on TABLE IX – I, “INDUSTRIAL USE TABLE”, with the exceptions of uses lawfully established prior to the effective date of this By-law.

(3) Conditional Use

Any use listed as a “CONDITIONAL USE” in TABLE IX – I shall comply with the provisions as set forth in Section 9 of PART II – “ADMINISTRATION”.

(4) Accessory Uses, Buildings and Structures

In the Industrial Zones, accessory uses, buildings and structures shall include but not be limited to the following:

- (a) a garage, shed or building for storage incidental to a permitted use or conditional use;
- (b) incinerators subject to the authority having jurisdiction, and which shall be incidental to the permitted use or conditional use;
- (c) storage of goods used in or produced by manufacturing activities on the same zoning site with such activities unless such storage is excluded by the zone regulations;

- (d) the production, processing, cleaning, servicing, altering, testing, repair or storage of merchandise normally incidental to an industrial or manufacturing activity if conducted by the same ownership as the principal use;
- (e) accessory off-street parking and loading spaces as regulated in Section 7 of this PART;
- (f) signs as permitted and regulated in Section 6 of this PART; and
- (g) offices, business or professional, which are incidental and accessory to a permitted or conditional use.
- (h) portable storage units as permitted and regulated in Section 27 of Part IV. *BL 5/2021*

BULK REQUIREMENTS

5. (1) The Industrial bulk requirements shall be as set forth in TABLE IX – II, INDUSTRIAL BULK TABLE.

**TABLE IX – II
INDUSTRIAL BULK TABLE**

PERMITTED OR CONDITIONAL USES	ZONES	REQUIREMENTS								
		MINIMUM								MAX
		Site Area (sq. ft.)	Site Width (ft.)	(b) Front Yard (ft.)	(b) Side Yard		(b) Rear Yard (ft.)	Dwelling Unit Area (sq. ft.)	Distance From Main Bldg. (ft.)	(c) Height (ft.)
interior	corner									
Permitted Uses	MG	6,000	50	(a) 15	(f) 5	15	5	N/A	N/A	45
Conditional Uses	MG	7,500	75	(a) 20	(f) 15	15	5	N/A	N/A	60
Planned Unit Development	MG	TO BE DETERMINED BY COUNCIL								
Accessory Uses, Building and Structures	MG	(g)	(g)	(d)	5	(f) 15	5	400	10	(e)

The following explanations and exceptions form part of Table IX-II.

- (a) The minimum front yard requirements for a zoning site, where there are existing buildings on the adjacent sites on both sides of a site, or on one side for a corner site, shall not vary more than ten (10) percent from the average existing front yards for the said adjacent buildings, provided that said distance is less than the minimum bulk requirements. The minimum front yard requirement noted above may be used to determine the front yard requirement for a building that was destroyed and is being rebuilt, or where an existing building is to have an addition made to it, or where a new building is to be constructed in an infilling situation.

Buildings and structures adjacent to Provincial Trunk Highways shall have setbacks in accordance with the requirements of The Highway Protection Act and The Highways and Transportation Department Act as amended from time to time.

- (b) For group buildings located on one site or buildings within a planned unit development, the yards on the boundary of the site shall not be less than those required in the zone in which the site is located, nor shall the distance between buildings within the site be less than the sum of two of these required yards,
 - (c) The vertical distance measured from grade to the highest point of the roof surface if a flat roof; to the deck of a mansard roof; and to the mean height level between eaves and ridge for gable, hip or gambrel roof.
 - (d) Accessory buildings and structures shall be located to the side or the rear of the principal building or structure.
 - (e) The maximum height of accessory buildings or structures shall not exceed the height of the principal buildings or structure.
 - (f) Where adjacent to a residential zone, a side yard of twenty (20) feet shall be provided.
 - (g) Requirement not applicable

5. (2) Special Yard along Zone Boundaries

Notwithstanding any other requirements provided elsewhere in this By-law, where a site within an Industrial Zone abuts a Residential Zone, the following regulations shall comply:

- (a) The minimum side yard requirement for the abutting site in the Industrial Zone shall be twenty (20) feet; and
- (b) No open storage or outdoor display shall be permitted in an abutting yard in the Industrial Zone, except where a solid fence of minimum six (6) feet high is provided and maintained along the site line abutting the Residential Zone boundary.

ACCESS REQUIREMENTS

5. (3) Access to the property for vehicles shall be only by way of entrances and exits provided in accordance with the following:
- (a) minimum width of an entrance or exit 15 ft.
 - (b) minimum width of a combined entrance and exit 25 ft.
 - (c) maximum width of an entrance or exit 25 ft.
 - (d) maximum width of a combined entrance and exit 35 ft.
 - (e) minimum distance between any part of an entrance, exit or combined entrance and exit, and the intersection of street site lines or the intersection of a street site line and side site line on a public lane 15 ft.
 - (f) the owner of the property shall provide and maintain a barrier at least one (1) foot high on or near all street site lines so as to prevent vehicles from entering or leaving the property other than by way of the entrances and exists permitted by this By-law.
 - (g) permits are required from the Highway Traffic Board or Manitoba Transportation and Government Services for any new, modified or relocated access (including change in use of an existing access to Provincial Trunk Highway) to a Provincial Trunk Highway or Provincial Road.

SIGNS

6. Signs shall be permitted and regulated in the Industrial Zone as follows:
- (a) One lighted or unlighted business or identification sign not exceeding a total sign surface area of two hundred (200) square feet, for any building for use permitted in the Industrial Zone;
 - (b) Any identification or business sign permitted above may be attached to the face or roof of a building or structure or it may be a free-standing sign. However, there shall be no overhanging encroachment onto the adjoining sidewalk or street; and
 - (c) Advertising signs may be permitted as a conditional use subject to the provisions of Section 9 of PART II and Section 14(2) of PART IV.

TABLE IX-III
SIGN REQUIREMENTS

Type of Sign	Maximum sign Surface Area	Maximum Sign Height	Location	Council Permission	Development Permit
Free standing a) Advertising	100 square feet	30 feet	1 ft. from site line	Conditional Use	Yes
b) Bulletin Board	100 square feet	15 feet	10 ft. from site line	Not required	Yes
c) Identification	200 square feet	30 feet	1 ft. from site line	Not required	Yes
e) Business Identification	200 square feet	30 feet	1 ft. from site line	Not required	Yes
e) Construction	32 square feet	8 feet	1 ft. from site line	Not required	No
f) Real Estate	32 square feet	8 feet	1 ft. from site line	Not required	No
g) Directional	5 square feet	8 feet	1 ft. from site line	Not required	No
h) Mobile Sign	64 square feet	8 feet	1 ft. from site line	Permission Required	Yes

PARKING AND LOADING

7. (1) Off-street parking spaces shall be provided on the same site as the main building or use, in accordance with the following TABLE and subject to Section 25 of PART IV:

TABLE IX-IV

PARKING REQUIREMENTS

USE	MINIMUM PARKING SPACES REQUIRED
Industrial or manufacturing	One (1) space for each five (5) employees
Wholesale	One (1) space for each four hundred (400) sq. ft. of floor area used for wholesale purposes.
Warehouse or Outside Storage	One (1) space for each thousand (1,000) sq. ft. of floor or storage area.

7. (3) Off-street loading spaces each thirty- (30) feet long, twelve (12) feet wide and fourteen - (14) feet vertical clearance, having access to a lane or street, shall be provided on the same site as the main building or use accordance with the following Table:

TABLE IX-V

LOADING SPACE REQUIREMENTS

Floor Area of Building or Area of open air storage (sq. ft.)	Minimum Loading Spaces Required
Up to and including 5000 sq. ft.	One (1) loading space
5001 to 15,000	Two (2) loading spaces
15,001 to 40,000	Three (3) loading spaces
Over 40,000 sq. ft.	Three (3) loading spaces plus one (1) space for each additional 25,000 sq. ft. or portion thereof.

PART X – REPEAL AND EFFECTIVE DATE

	<u>PAGE NO.</u>
1. Repeal	104
2. Effective Date	104

PART X – REPEAL AND EFFECTIVE DATE

REPEAL

1. By-law No. 15/90, being a By-law adopting The Town of Teulon Zoning By-law, and all By-laws adopted from time to time amending said By-law are hereby repealed.

EFFECTIVE DATE

2. This By-law is hereby adopted and shall come into full force on, from, and after the date on which it received third reading by Council.

DONE AND PASSED in Council duly assembled at the Town of Teulon, Manitoba this 28 day of January A.D., 2003.



Mayor




Administrator

READ A FIRST TIME this 17th day of December 17 A.D., 2002

READ A SECOND TIME this 28 day of January A.D., 2003

READ A THIRD TIME this 28 day of January A.D., 2003

CERTIFIED a true and correct copy of By-law No. 18/02 of the Town of Teulon.



Administrator
Town of Teulon

map

	BY-LAW NO.	COMMENTS
1.	8/06	From "AR" to "CH"
2.	11/12	From "MG" to "RG"
3.	5/14	From "RMH" to "RM"
4.	6/14	From "CH" to "RG"

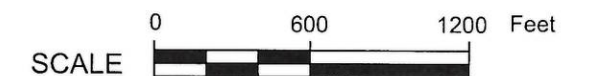
TOWN OF TEULON ZONING MAP

LEGEND:

- AR AGRICULTURAL RESTRICTED ZONE
- RA RESIDENTIAL SUBURBAN ZONE
- RG RESIDENTIAL GENERAL ZONE
- RS RESIDENTIAL SINGLE-FAMILY ZONE
- RM RESIDENTIAL MULTIPLE-FAMILY ZONE
- RMH RESIDENTIAL MOBILE HOME ZONE
- CG COMMERCIAL GENERAL ZONE
- CH COMMERCIAL HIGHWAY ZONE
- MG INDUSTRIAL GENERAL ZONE
- OR OPEN SPACE AND RECREATIONAL ZONE
- LIMITS OF ZONE
- - - TOWN LIMITS

OFFICE CONSOLIDATION
UP TO AND INCLUDING
BY-LAW No. 6/14

APPENDIX "A"
ESTABLISHING ZONING MAP
OF THE TOWN OF TEULON
ZONING BY-LAW NO. 18/02



Date - Nov., 2014

Manitoba
Department of Municipal Government
Community and Regional Planning Branch

