

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 Rural Municipality of St. Laurent
Zoning By-law
By-law No. 5/05

Adopting By-law	Changes and Amendments	Content Affected		Remarks
		Text	Map	
3/06	<ul style="list-style-type: none"> Rezoned from “SR” to “SR-C” 		X	Map 2
8/07	<ul style="list-style-type: none"> Amend Parts 1, 3, 7, 8 & 9. 	X		
	<ul style="list-style-type: none"> Rezoned from “RR” & “SR” to “GD” 		X	Map 2
5/11	<ul style="list-style-type: none"> Amend Parts 1.3 and 3.23 	X		
07-/11	<ul style="list-style-type: none"> Amend Subsection 8.11 .3 d) 	X		
10/11	<ul style="list-style-type: none"> Amend Table 6-1 	X		
9/11	<ul style="list-style-type: none"> Amend Table 7-1 	X		
11/11	<ul style="list-style-type: none"> Rezoned from "AR" to "SR" 		X	Map 1
4/14	<ul style="list-style-type: none"> Text amendments and corrections to Maps 1 & 2 	X	X	Maps 1 & 2
2/17	<ul style="list-style-type: none"> Text amendments - addition of Secondary Suites 	X		
1/2018	<ul style="list-style-type: none"> Text amendments – addition of definitions for Gallery and Museum, and provisions 	X		
2/2018	<ul style="list-style-type: none"> Text amendments – addition of Special Events definition and provisions 	X		
1/2021	<ul style="list-style-type: none"> Text amendments – to add general regulations applicable to travel trailers/RVs 	X		
11/2021	<ul style="list-style-type: none"> Text amendments – amended RM of St. Laurent bylaw page and Subsection 2.19 and Table 8-2 	X		
4/2023	<ul style="list-style-type: none"> Text amendments –removed private & public stables definitions and private stable use from Table 7-1. Add Hobby Farm and Apiary definitions. Apiary provisions added to General Regulations. Amend Sections 2.19.10; 3.9; 5.9 and Tables 6-1; 7-1; and 8-1. 	X		
6/23	<ul style="list-style-type: none"> Text amendments – add Park Model definition. Amend general regulations applicable to travel trailers/RVs. Amend Tables 6-1; 7-1; 8-1; and 9-1 	X		
2/2024	<ul style="list-style-type: none"> Text amendment– add “Camping and Tent Grounds” as “C” to “RR” zone in Table 7-1 	X		
22/2024	<ul style="list-style-type: none"> Text amendments – amend 3.33, add Communication Towers in Part 3, amend 5.9, and amend Tables 5-1; 6-1; 7-1; 8-1 and 8-2. 	X		

THE RURAL MUNICIPALITY OF ST. LAURENT

ZONING BY-LAW NO. 5/05

BEING A BY-LAW to regulate the use and development of the land within the Rural Municipality of St. Laurent.

WHEREAS Section 39(1) of *The Planning Act* provides that a Zoning By-law may be enacted by the Council of a municipality.

AND WHEREAS pursuant to Section 27(1) of the said Planning Act, the Council of Rural Municipality of St. Laurent 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;

PER SECTION 232(1)(o) of The Municipal Act

A council may pass by-laws for municipal purposes respecting the following matters: (o) the enforcement of by-laws.

PER SECTION 236 (1) of The Municipal Act

Without limiting the generality of clause 232(1)(o) (enforcement of by-laws) and subject to subsection (3), a by-law passed under that clause may include provisions

(a) providing for procedures, including inspections, for determining whether by-laws are being complied with; and

(b) remedying contraventions of by-laws, including

(i) creating offences,

(ii) subject to the regulations, providing for fines and penalties, including the imposition of a penalty for an offence that is in addition to a fine or imprisonment, so long as the penalty relates to a fee, rate, toll, charge or cost that is associated with the conduct that gives rise to the offence, or related to enforcing the by-law,

(iii) providing that an amount owing under subclause (ii) may be collected in any manner in which a tax may be collected or enforced under this Act,

(iv) seizing, removing, impounding, confiscating and selling or otherwise disposing of plants, animals, vehicles, or other things related to a contravention,

(v) charging and collecting costs incurred in respect of acting under subclause (iv),

(vi) imposing a sentence of imprisonment for not more than six months for the commission of offences or nonpayment of fines. (BL 11/2021)

NOW THEREFORE, the Council of the Rural Municipality of St. Laurent, in meeting duly assembled, enacts as follows:

THE RURAL MUNICIPALITY OF ST. LAURENT

ZONING BY-LAW No. 5/05

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1 Interpretation

1.1 Rules Of Construction

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

- .1 Words, phrases and terms defined herein shall be given the defined meaning.
- .2 Words, phrases and terms not defined herein but defined in the Act and the Building, Electrical or Plumbing By-laws of the Rural Municipality of St. Laurent shall be construed as defined in such Act and By-laws.
- .3 Words, phrases and terms neither defined herein nor in the Building, Electrical or Plumbing By-laws of the Rural Municipality of St. Laurent 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, conditions, provisions or events connected by the 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 but not 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.
- .7 The term "shall" is mandatory and not permissive, the word "may" is permissive and not mandatory.

1.2 Divisions of By-Law

This By-law is divided into PARTS, each PART being self-sufficient with a minimum of cross references.

1.3 Definitions

- .1 **"Accessory"** when it is used in this By-law, shall have the same meaning as accessory use.
- .2 **"Accessory Building"** means a subordinate building located on the same zoning site as the principal building or use, the use of which is incidental and accessory to that of the principal building or use:
 - 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 Tables 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 definition .1 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 are permitted by variation to locate elsewhere than on the same zoning site with the building, structure or use served.
- .4 **"Act The"** means *The Planning Act*, L.R.M. 1987, being Chapter P80 of the Continuing Consolidation of the Statutes of Manitoba, and amendments thereto.
- .5 **"Agricultural activities"** means a use of land for agricultural purposes including farming, dairying, pasturage, agriculture, apiculture, floriculture, and horticulture, as well as the necessary accessory uses for packing, storing, or treating the produce provided. However, 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 of new or used farm implements and where minor incidental repair work is done.
- .7 **"Aircraft Landing Strip"** means any area of land or water which

is used or intended for use in 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 other 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 residential building, such as an open porch;
 - ii) alteration of interior partitions in all types 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 accommodation of a specialized unit of machinery or equipment.
- .10 **"Alterations, structural"** means the construction or reconstruction of supporting elements of a building or other structure.
- .11 **"Animal Unit or A.U."** means an amount of animal waste or waste equivalent as set out in Table 5 - 3 Animal Unit Summary Table in part 5 of this By-law.
- .12 **"Apiary"** means any place where bees are kept. (BL 4/2023)
- .13 **"Area, the"** means all that land within the boundaries defining the R.M. of St. Laurent.
- .14 **"Automobile body shop"** means a building wherein the repair

and/or painting of automobiles takes place.

- .15 **"Automobile service station"** means a building or portion thereof and land used for supplying fuel, oil and minor accessories for motor vehicles at retail direct to the customer, and for making repairs, maintenance and storage.
- .16 **"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 to be displayed, sold or rented on the premises.
- .17 **"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.
- .18 **"Awning, canopy or marquee"** means any roof-like structure, which may be constructed as an integral part of a building or attached in such a 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 window.
- .19 **"Basement or cellar"** means that portion of a building which is partially underground.
- .18a **"Bed and Breakfast"** means a principal dwelling occupied by owner/operators where sleeping accommodation with or without meals is provided to members of the travelling public for remuneration. (BL 8/07)
- .20 **"Board"** means the Board of The Western Interlake Planning District as established under the Act.
- .21 **"Building"** means a building as defined in the Act.
- .22 **"Building, main or principal"** means a building in which is conducted the principal use of the site on which it is situated.
- .23 **"Building, height of"** means the vertical distance measured from grade to the highest point of the roof.
- .24 **"Bulk"** means the following:
 - a) The size (including height of building and floor area), of buildings or structures.
 - b) The area of the zoning site upon which a building is located, and

- the number of dwelling units or rooms within such building in relation to the area 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.
 - d) All open areas relating to buildings or structures and their relationship thereto.
- .25 **"Camping and tenting grounds"** means a parcel 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.
- .26 **"Carport"** means an attached building open on two sides for the shelter of privately owned automobiles.
- .27 **"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.
- .28 **"Child care services"** means the provision of care for remuneration or reward to a child apart from his or her parents or guardians for a period in any one day exceeding (3) hours but not exceeding fourteen (14) hours:
- .29 **"Club, private, non-profit"** 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 a building or portion thereof; the use of such premises being restricted to members and their guests.
- .30 **"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 a portion thereof; the use of such premises being restricted primarily to the main use, which is a generally recognized sport or recreational activity, such as curling, squash, badminton or tennis.
- .31 **"Coach house"** means a Secondary Suite located either above a detached private garage (above grade), or, in a single-storey accessory dwelling attached to the side or rear of a detached private garage (at grade). A Coach House is accessory to the principal use of a property, which must be a permanent single-family detached dwelling. A Coach House has an entrance

separate from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure. (BL 2/17)

- .32 **"Conditional use"** means the use of land or building which may be permitted in any particular zone.
- .33 **"Condominium"** means a condominium as established under the provisions of *The Condominium Act*.
- .34 **"Condominium, bare land unit"** means a unit of land defined by delineation of its horizontal boundaries without reference to any buildings or a condominium plan.
- .35 **"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.
- .36 **"Conservation area"** means land that has been designated by Provincial legislation for the protection and conservation of wildlife.
- .37 **"Contractors establishment"** means a building or construction trade, operation or activity which is undertaken primarily within an enclosed building with a minimum of outside storage of equipment or material.
- .38 **"Contractor's yard"** means a site or area of land occupied or used by a building or construction trade or operation wherein the outside storage of materials or storage and servicing of equipment is the principal use of the site.
- .39 **"Council"** means the Council of the Rural Municipality of St. Laurent.
- .40 **"Development Officer"** means the officer appointed by the Council in accordance with the provisions of the Act.
- .41 **"Development Plan"** means the Western Interlake Planning District Development Plan.
- .42 **"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.
- .43 **"Dwelling"** means a building or portion thereof designed for residential occupancy.

- .44 **"Dwelling, cottage"** means a dwelling intended for use by not more than one family and designed and built mainly for seasonal or periodic occupancy rather than for permanent year-round use by reason of its light frame construction or lack of basement or concrete slab foundation or lack of furnace or lack of plastering or other finish on interior walls or ceilings; and shall include a cabin.
- .45 **"Dwelling, single-family"** means a detached building designed for and used by one (1) family.
- .46 **"Dwelling, two-family"** means a detached or semi-detached building designed for and used by not more than two (2) families, each having exclusive occupancy of a dwelling unit.
- .47 **"Dwelling, multiple-family"** means a building containing three (3) or more dwelling units, each unit designed for and used by not more than one (1) family.
- .48 **"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, eating, living, sleeping and sanitary facilities.
- .49 **"Enlargement"** means an addition to the floor area of an existing building or structure, or an increase in that portion of a parcel of land occupied by an existing use.
- .50 **"Extension"** means an increase in the amount of existing floor area used for an existing use, within an existing building.
- .51 **"Family"** means one or more persons related by blood or marriage or common-law marriage, or a group of not more than three (3) persons who may not be related by blood or marriage, living together as a single housekeeping unit.

A housekeeping unit shall be deemed to exist if all members thereof have access to all parts of the dwelling unit.
- .52 **"Farm buildings or structures"** means any buildings or structures existing or erected on land used principally for agricultural activities but not including dwellings.
- .53 **"Farm, hobby"** means a small scale farm that is accessory to rural residential and general development uses primarily for pleasure and not intended for profit making. A hobby farm may involve the keeping of livestock for personal use only so long as the total of all associated livestock do not amount to more than 9.9 Animal Units per Table 5 – 3. (BL 4/2023)
- .54 **"Floor area"** (as applied to bulk regulations) 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 area 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) Floor space use for mechanical equipment (with structural headroom of six (6) feet or more) except equipment, open or enclosed, located on the roof.
- c) Elevator shafts and stairwells at each story except shaft and stair bulkheads and exterior unroofed steps or stairs.
- d) Penthouses, mezzanines, or attics where there is a structural headroom of seven (7) feet or more.

- .55 **"Gallery"** means a room or building for the display or sale of works of art.
(BL 1/2018)
- .56 **"Garage"** means a building or portion thereof in which a motor vehicle is, or motor vehicles are, stored, repaired, washed or serviced.
- .57 **"Garden suite"** means a single-storey Secondary Suite, contained in a separate building, positioned at grade and to the rear of an existing principal use on a single zoning site. The principal use must be a permanent single-family detached dwelling. (BL 2/17)
- .58 **"Garage, private or carport"** means an accessory building or portion of a 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.
- .59 **"Grade"** (as applying to the determination of building or structure height), means the average level of finished ground adjoining a building or structure at all exterior walls, as determined by the Development Officer.
- .60 **"Grain storage structure"** means any structure which is designed to store any type of grain.
- .61 **"Guest house"** means a secondary detached building located on the same site as a Single Family Dwelling or Cottage which is intended to be used as an extension to the residential use of the Single Family Dwelling or Cottage.

- .62 **"Home occupation"** means a use which:
- a) Is carried on in a dwelling unit or mobile home or its permitted 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 or secondary to the use of the dwelling unit or mobile home.
 - d) There is 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.
 - e) In the opinion of the Council is not offensive, obnoxious or creates a public nuisance.
 - f) Does not cause the generation of undue traffic and congestion in the neighbourhood.
- .63 **"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.
- .64 **"House, boarding, lodging or rooming"** means a building or portion thereof, other than a hotel or motel without cooking facilities, where lodging, or lodging and meals are provided for compensation exclusive of the proprietor and his family.
- .65 **"Hundred year flood"** means a flood that can be expected to occur, on average, once in 100 years, or specifically a flood that has a one percent chance of being equaled or exceeded in any year.
- .66 **"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.
- .67 **"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.

- .68 **"Lane"** means a street not over thirty-three (33) feet in width.
- .69 **"Livestock"** means cattle, swine, horses, poultry, sheep, rabbits, mink and similar animals, not kept exclusively as pets, excluding bees.
- .70 **"Livestock production operation"** means any agricultural operation at least 10 animal units in size, including all associated manure storage facilities, where livestock are confined, fed or raised in pens, buildings or in areas (enclosures) not normally used for grazing or pasturing of livestock.

The following are not subject to the requirements for livestock production operations unless, in the opinion of the Council, they create a pollution problem:

- a) Agricultural fairs.
 - b) Livestock sale yards, in which livestock may be kept for a period not exceeding ten (10) days.
- .71 **"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 abuts upon a street, lane or the appropriate means of access.
 - .72 **"Mobile home"** means a portable dwelling which is designed or used for residential occupancy, built upon or having a frame or chassis to which wheels may be attached by which it may be moved upon a highway, whether or not such structure actually has at any time such wheels attached, or is jacked up or skirted and which conforms to the structural standards of The Building and Mobile Homes Act, Chapter B93 and amendments thereto.
 - .73 **"Mobile home park"** means a parcel of land upon which mobile home spaces are provided and have been approved by the Council.
 - .74 **"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 exit 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.
 - .75 **"Museum"** means a building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited. (BL 1/2018)

.76 **"Non-conformity"** means one, or a combination of the following:

- a) a site or parcel of land;
- b) a building or structure;
- c) a use of a 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.

.77 **"Non-conforming uses"** means any lawful use of a structure or of a parcel of land, or portion thereof, which does not conform to any one (1) or more of the applicable use regulations of the zone in which it is located on the effective date of this By-law, or amendments thereto.

.78 A **"non-conforming building or structure"** means any lawful building or structure which does not comply with one (1) or more of the applicable bulk regulations on the effective date of this By-law, or amendments thereto.

.79 A **"non-conforming site or parcel of land"** means any lawful site or parcel of land 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.

.80 A **"non-conforming sign"** means any lawful sign which does not comply with one (1) or more of the applicable bulk regulations on the effective date of this By-law or amendments thereto.

.81 **"Outfitter"** means any land or premises equipped with cabins or cottages used or maintained for accommodation of the public for outdoor recreational purposes relating to hunting, fishing and other similar pursuits such as snowmobiling.

.82 **"Owner"** means a person who appears by the records of the proper land titles office to have any right, title, estate or interest in land and includes the agent of such a person in possession or occupation of the land with the express or implied consent of the owner.

.83 **"Parcel of land"** means the aggregate of all land described in any manner in a certificate of title.

- .84 **"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.
- .85 **"Parking area, public"** means a parking area used for the temporary parking of vehicles and is available for public use whether free, for compensation or as an accommodation for clients, customers, employees or visitors.
- .86 **"Parking space"** means a space on a parking area, public parking area or zoning site for the temporary parking or storage of a vehicle.
- .87 **"Park Model"** means a recreational unit that meets the following criteria: It is built on a single chassis mounted on wheels; It is designed to facilitate relocation from time to time; It is designed as living quarters for seasonal use and may be connected to those utilities; It conforms to the CSA Z-240 Standard for RVs and there must be paperwork attached to the unit that states "Park Model" on it or CSA Z-241 Standard for RVs, Recreational Park Trailers intended for the USA market are typically designed and built to comply with NFPA 1192 "Standard on Recreation Vehicles" and there must be paperwork attached to the unit that states "Park Model" on it and ANSI A119.5 "Standard for Recreational Park Trailers" respectively. (BL 6/23)
- .88 **"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.
- .89 **"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, hand laundries, shoe repair and shoe shining shops, tailor and dressmaking shops, valets and depots for collecting dry cleaning and laundry.
- .90 **"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, usable open spaces, and the preservation of significant natural features.
- .91 **"Premises"** means an area of land with or without buildings.
- .92 **"Public camp"** means a place where tents, cabins, educational and recreational facilities or other temporary and permanent structures can be placed which is operated by a community organization or group.

- .93 **"Public reserve"** means a parcel of land required under section 70 of *The Planning Act* or reserved for use set out in section 73 of the Act, and includes land that is vested in a municipality and that is dedicated to the public for public use.
- .94 **"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 public, including but not limited to:
- a) Communication, by way of telephone, telegraph, wireless or television.
 - b) Public transportation, by bus or other vehicle.
 - c) Production, transmission, delivery or furnishing of water, gas or electricity to the public at large.
 - d) Collection of sewage, garbage or other waste.
- .95 **"Public utility building"** means a building used by a public utility.
- .96 **"Repair"** means the renewal or reconstruction of any part of an existing structure for the purpose of its maintenance or restoration.
- .97 **"Residential care facility"** means the use of any building or structure or part thereof, however named, which is advertised, announced or maintained for the express or implied purpose of providing lodging, meals, care and supervision or transitional services to persons not related by blood, marriage or adoption to the operator nor to each other but does not include a facility which is licensed or designated by the Manitoba Health Services Commission.
- .98 **"Resort, commercial"** means a commercial recreation establishment which may consist of one or more buildings containing single or multiple-family dwelling units, recreational facilities and service facilities which are used on an intermittent and seasonal basis. Other facilities which may be a part of the resort development include the following:
- a) camping and tenting grounds,
 - b) hotels,
 - c) retail stores,
 - d) eating establishments,
 - e) marinas,

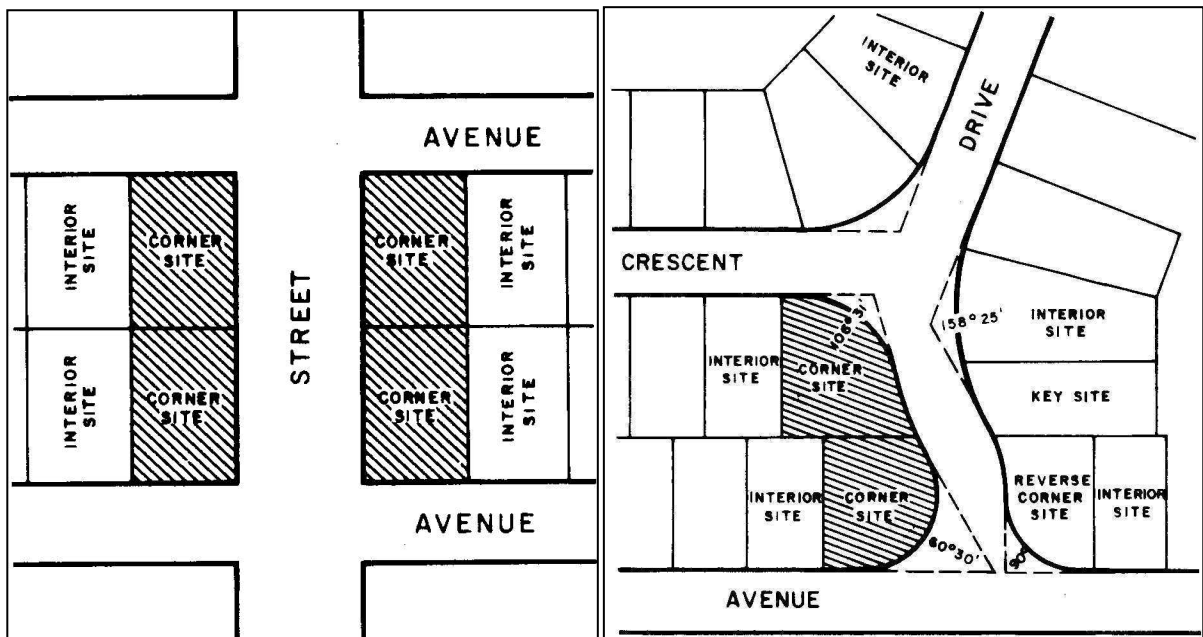
- f) golf courses, and
 - g) other outdoor recreation game courts, areas and trails.
- .99 **"Secondary suite"** means a self-contained accessory dwelling unit located either within a permanent single-family detached dwelling, or in an accessory building, on a single zoning site. A secondary suite contains 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. This use does not include duplex housing, semi-detached housing, or apartment housing. (BL 2/17)
- .100 **"Senior citizen home"** means a multiple unit dwelling or a building containing individual rooms where elderly people live independent of personal care.
- .101 **"Sewage Treatment Plant"** means a facility, other than a wastewater treatment lagoon, where wastewater is collected and treated, including any associated structures, equipment and processes, combined sewer overflows, sanitary sewer overflows, wastewater collection systems and effluent discharge systems, as defined in Manitoba Regulation 74/2007, *Classes of Development Regulation*, a regulation pursuant to *The Environment Act* [Manitoba], (C.C.S.M. c. E125), as amended from time to time. (BL 5/11)
- .102 **"Shipping/Cargo Container"** means any ocean or ground transportation container, box or semi-trailer box or any other container used for the transportation of goods and material from one point to another by sea, air or land. (BL 4/14)
- .103 **"Sign"** means any writing (including letter, word or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), banner, pennant or any other figure of similar character which:
- a) Is a structure or 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.
 - c) Is visible from outside a building but shall not include show windows as such.
- .104 **"Sign, advertising"** means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same zoning site where the sign is maintained, an example of this type of sign being a billboard.
- .105 **"Sign, bulletin board"** means a sign of permanent character, but with movable letters, words or numerals indicating the names of persons associated with, or events conducted upon, or products or

services offered upon the premises upon which the sign is maintained, including school, church, community centre bulletin board signs and similar uses.

- .106 **"Sign, business"** means a sign directing attention to a business commodity, service, or entertainment conducted, sold, or offered upon the same zoning lot where the sign is maintained.
- .107 **"Sign, construction"** means a sign which identifies a construction project and information relative thereto.
- .108 **"Sign, facia or wall"** means a sign attached to the surface of, or to 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 position. A facia sign shall also mean any sign attached to the walls of two or more buildings and spanning the spaces between said buildings.
- .109 **"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.
- .110 **"Sign, freestanding"** means a sign supported by a vertical column or columns placed in the ground with the sign surface area above ground level.
- .111 **"Sign, identification"** means a sign that identifies a business, owner, resident or institution by name, logo, or street address and which sets forth no other advertisement.
- .112 **"Sign, illuminated"** means a sign designed to give forth any artificial light or reflect light from an artificial source.
- .113 **"Sign, marquee"** means a sign attached to a marquee, canopy or awning projecting from and supported by a building.
- .114 **"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 beyond the surface of the portion of the building to which it is attached.
- .115 **"Sign, real estate"** means a sign advertising the sale, rental or lease of the premises on which it is attached.
- .116 **"Sign, roof"** means any sign erected, constructed and maintained wholly upon or over the roof of the building with the principal support on the roof structure.
- .117 **"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 or 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 one (1) yard 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 the larger face if the two faces are of unequal area.

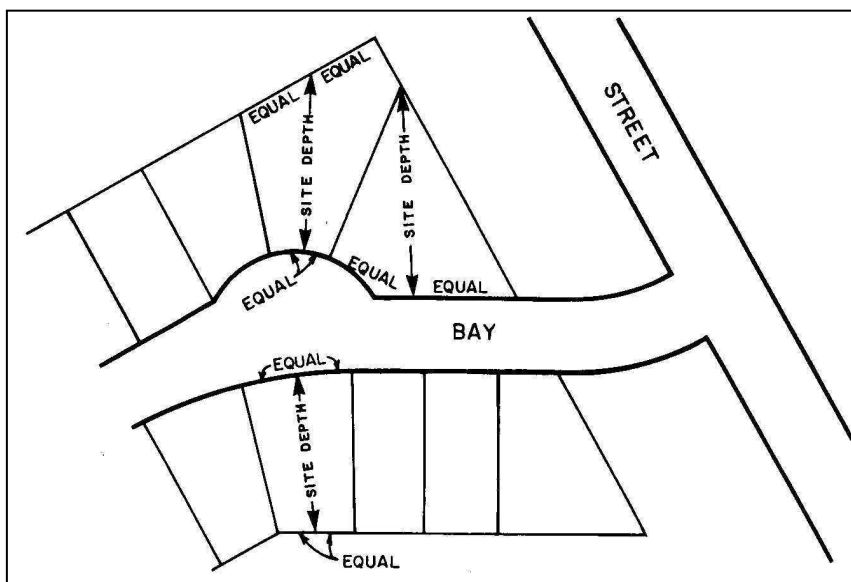
- .118 **"Sign, temporary"** means a sign with or without a structural frame and intended for a limited period of display, and shall include a mobile sign, but shall have no red, green or amber lights thereon, and with no blinking or scintillating lights when the sign faces a residential area.
- .119 **"Site"** means a zoning site as defined herein unless the context indicates otherwise.
- .120 **"Site area"** means the computed area contained within the site lines.



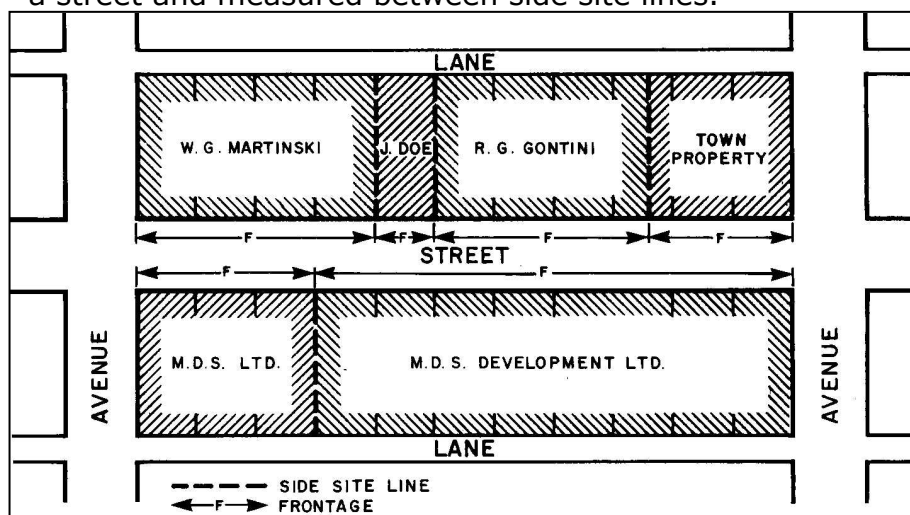
- .121 **"Site, corner"** means a site situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.
- .122 **"Site Coverage"** means that part or percentage of the site occupied by buildings, including accessory buildings. Structures

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.

- .123 **"Site depth"** means the horizontal distance between the centre points in the front and rear site lines.



- .124 **"Site frontage"** means all that portion of a zoning site fronting on a street and measured between side site lines.



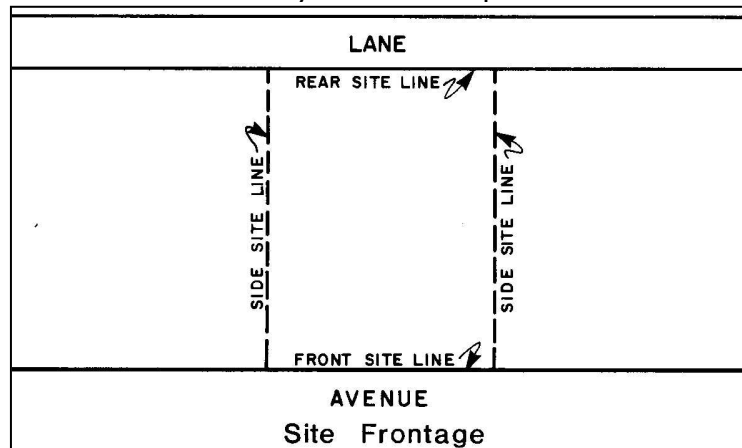
- .125 **"Site, interior"** means a site other than a corner site or a through site.

- .126 **"Site lines"** means as follows:

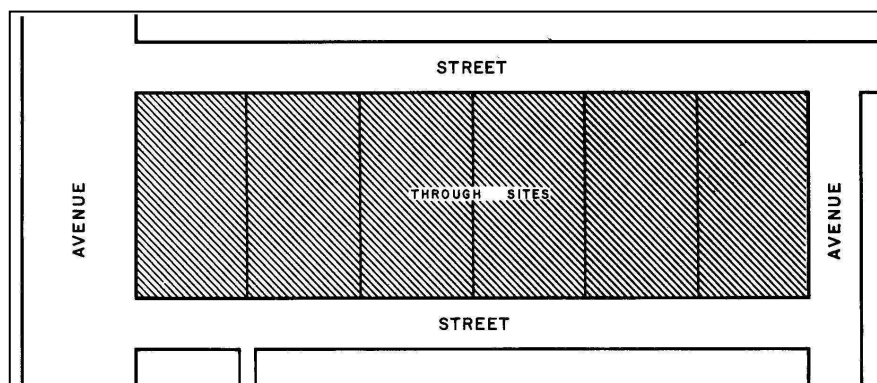
- a) **"Front site line"** means that boundary of a site which is along an existing or designated street. For a corner site the

Development Officer may select the front side 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.

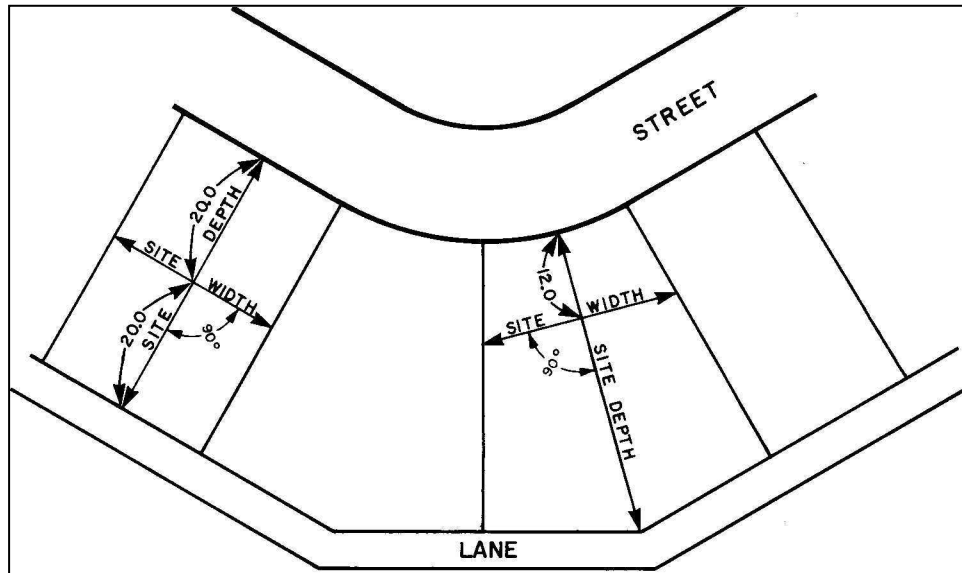
- b) "Rear site line" means that boundary of a site which is most nearly parallel to the front site line and in the case of a site in which the side site lines intersect, such as a triangular site, a line ten (10) feet in length within the site, parallel to and at the maximum distance from the front site line.
- c) "Side site line" means any boundary of a site which is not a front or rear site line.
- 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.



- .127 **"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.



- .128 **"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.



.129 **"Site, zoning"** means a parcel 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.
- 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.

.130 **"Special events"** means an event, the duration of which is temporary in nature and which is limited to one or more of the following uses: an exhibition, a fair, a regatta, a religious or music festival, or a recreation competition. For the purposes of this definition, "temporary" shall mean that the combined total duration of all events shall not exceed seven days in a calendar year. (BL 2/2018)

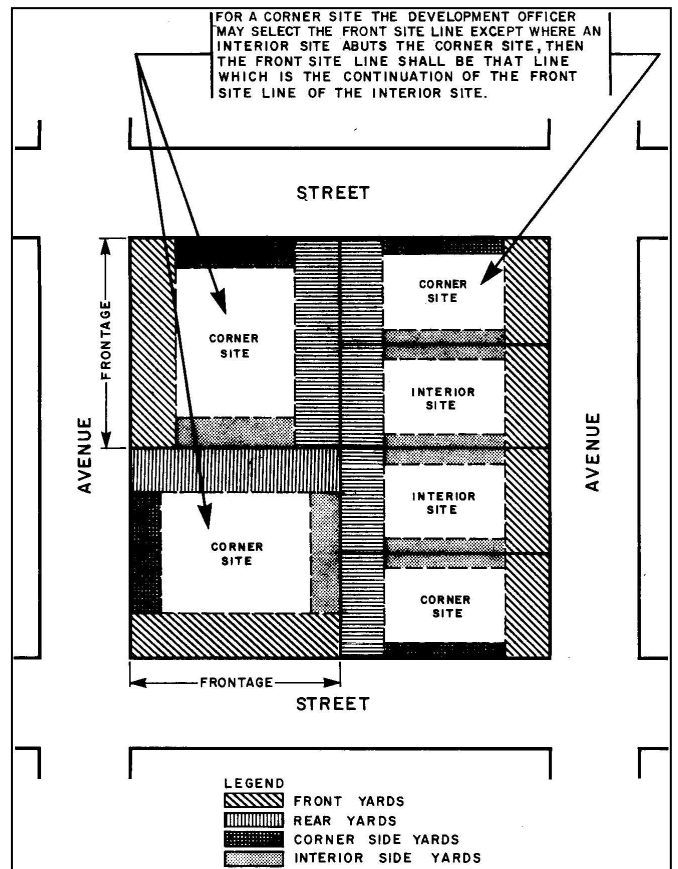
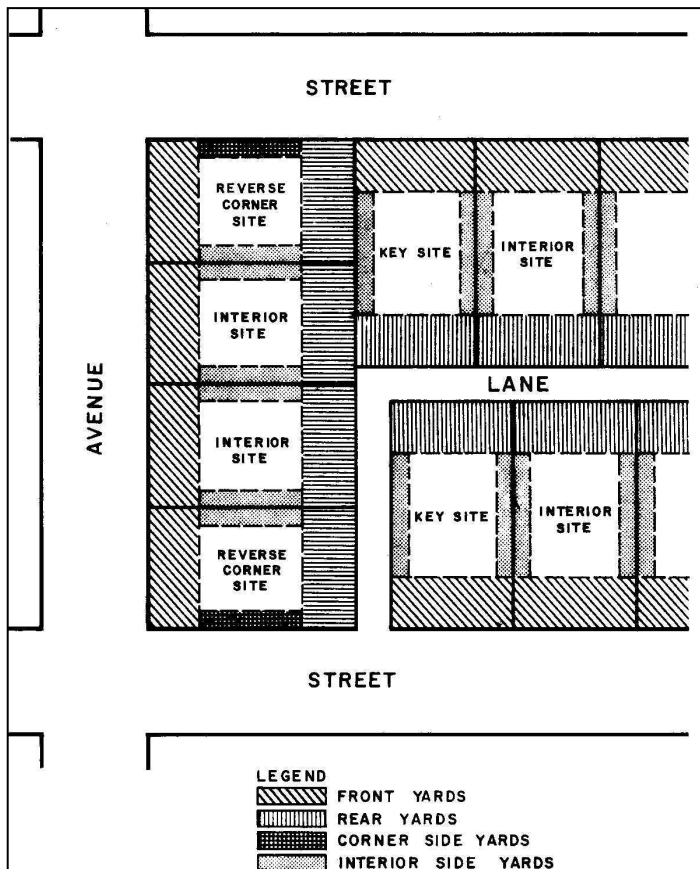
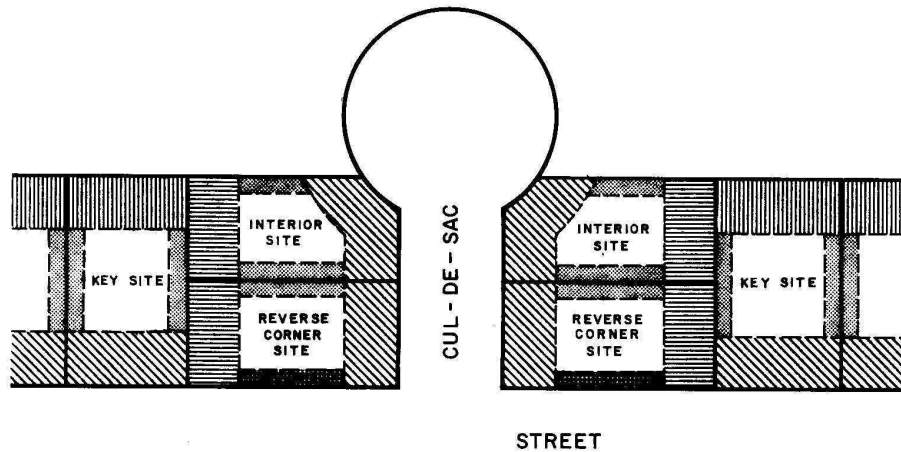
"Stable, private" (deleted – BL 4/2023)

"Stable, public" (deleted – BL 4/2023)

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

.132 **"Street"** means a street as defined in the Act.

- .133 **"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.
- .134 **"Travel trailer" or "Recreational Vehicle (RV)"** means a portable living accommodation designed to be used as temporary accommodation for travel, recreation or vacation purposes that:
- 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 licensed motor vehicle. (BL 1/2021)
- .135 **"Use"** means:
- a) any purpose for which a building or other structure or parcel 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 other structure or on a parcel of land.
- .136 **"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, front"** means a yard extending along the full length of the front site line between the side site lines.
 - c) **"Yard, rear"** means a yard extending along the full length of the rear site line between the side site lines.
 - d) **"Yard, side"** means a yard extending along the side site line from the front yard to the rear yard.



- .137 **"Waste Disposal Ground"** means a parcel of land that is used for the disposal of solid or industrial waste or for which a site approval is given under subsection 4(5) for use of the land for the disposal of solid or industrial waste, as defined in Manitoba Regulation 150/91, *Waste Disposal Grounds Regulation*, a regulation pursuant to *The Environment Act* [Manitoba], (C.C.S.M. c. E125), as amended from time to time. (BL 5/11)
- .138 **"Wastewater Treatment Lagoon"** means an impoundment into which wastewater is discharged for storage and treatment, including any associated structures, equipment and processes, combined sewer overflows and sanitary sewer overflows, wastewater collection systems and effluent discharge systems, as defined in Manitoba Regulation 74/2007, *Classes of Development Regulation*, a regulation pursuant to *The Environment Act* [Manitoba], (C.C.S.M. c. E125), as amended from time to time. (BL 5/11)
- .139 **"Wind Energy Generation System (WEGS)"** means any device or group of devices such as a wind charger, windmill or wind turbine that converts wind energy to electrical energy whether it is used for personal use or for generation of power for sale by an enterprise.
- .140 **"Wind Energy Generation System Accessory Facilities"** means those facilities, equipment, machinery and other devices necessary to the proper operation and maintenance of a wind energy generation system, including, but not limited to access roads, collector and feeder lines and power substations.

2 Administration

2.1 Title

This By-law shall be known as "The Rural Municipality of St. Laurent Zoning By-law".

2.2 When Effective

This By-law shall be in full force and effect when it is given third reading by the Council of the Rural Municipality of St. Laurent.

2.3 The Area

The Area to which this Zoning By-law shall apply shall be all lands within the limits of the Rural Municipality of St. Laurent.

2.4 Intent And Purpose

The regulations and provisions established by this By-law are deemed necessary in order to:

- .1 Implement the objectives and policies of the Development Plan.
- .2 Define and limit the powers and duties of the Council and the Development Officer.
- .3 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.

2.5 Responsible Authority

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

2.6 Responsibilities Of Council

Subject to the provisions of the Act, the Council is responsible for:

- .1 Considering the adoption or rejection of proposed amendments or the repeal of this By-law.
- .2 Acting as a Variation Board.
- .3 Approving or rejecting conditional use applications, and may revoke the authorized conditional use for any violation or any additional conditions imposed by it.
- .4 Establishing a schedule of fees as provided for in this Part.

2.7 Responsibilities Of The Board

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 those provisions of the Act, where applicable.
- .3 Establishing a schedule of fees and charges for permits.

2.8 Duties Of The Owner

- .1 Neither the granting of a development permit nor the approval of the drawings and specifications or the inspections made by the Development Officer shall in any way relieve the owner of the responsibility of complying with the regulations of this Bylaw or of any relevant Bylaws of the RM of St. Laurent.
- .2 Every owner shall:
 - a) permit the Development Officer to enter any building or premises for the purpose of administering or enforcing this Bylaw at all reasonable times and with the consent of the owner in accordance with the *Act*;
 - b) after the development application has been approved and the permit issued, notify the Development Officer and obtain his/her approval before doing any work at variance with the approved documents filed; and
 - c) be responsible for obtaining, where applicable and from the appropriate authorities, permits or licenses relating to the buildings, grades, plumbing, onsite wastewater management

systems, blasting, street, occupancy, electrical, highways, and all other permits required in connection with the proposed work.

2.9 Interpretation Of Regulations

- .1 In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements in order to satisfy the intent and purpose as set forth herein.
- .2 Except wherein otherwise stated, nothing in this By-law shall exempt any person from complying with the requirements of any other laws or by-laws in force within the Municipality or from obtaining any necessary license, permission, permit, authority or approval required by any other government authorities.
- .3 Whenever the provisions of this By-law conflict with those of any other municipal, planning district, provincial, or federal government requirements, the higher or more restrictive regulations shall prevail.
- .4 Any existing use or structure which was illegal under the provisions of any planning schemes or by-laws 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 or amendments thereto; and to the extent that, and in any matter that, said illegal use of structure remains illegal hereunder.

2.10 Amendments

- .1 *Procedure:*
 - a) Subject to the procedure required under the Act, an amendment to this By-law may be initiated by the Council, or by application of one or more owners of property or their agents within the area proposed to be changed.
 - b) An application to amend the zoning by-law and all required information and fees as determined by Council shall be provided to the Council. If Council approves the application, it shall proceed with the amendment in accordance with the provisions of the Act.
- .2 *Fees:* The application fee for an amendment to the zoning by-law shall be established in the municipality's development fee schedule by-law.

2.11 Conditional Uses

- .1 *Application:* An application for a conditional use shall be processed and approved or rejected in accordance with the provisions of the Act.
- .2 *Filing an application:* An application for a variation order and all required information and fees shall be provided to the Development Officer.
- .3 *Expiry of approval:* 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.
- .4 *Existing conditional use:* Where a use is classified as a conditional use under this By-law or amendments thereto, and exists as a permitted or conditional use at the date of the adoption of this By-law or amendments thereto, it shall be considered as a legally existing conditional use.
- .5 *Changes to an existing conditional use:* Any change in a conditional use shall be subject to the provisions of this Section and the appropriate provisions of the Act.

2.12 Variations

- .1 An application for a variation order shall be processed and approved or rejected in accordance with the provisions of the Act.
- .2 An application for a variation order and all required information and fees shall be provided to the Development Officer.

2.13 Development Agreements

- .1 Where a subdivision is made under Part VI of the Act, or where an application is made for the amendment of this By-law, Council may require the owner or the person entitled to be registered as owner of the land, building or structure to which the application or amendment shall apply, as a condition to its enactment, to enter into a development agreement with the R.M. of St. Laurent in respect of that land as well as contiguous land owned or leased by the applicant.
- .2 The provisions of said agreement shall be in accordance with the Act.

2.14 Subdivision Applications

- .1 Subdivision applications shall be proceeded with in accordance with Part VI of the Act. No subdivision application shall be approved which is contrary to the Development Plan, this By-Law, provincial land use policies, subdivision regulations, and other regulations and requirements of the Federal, Provincial and municipal governments.

2.15 The Development Officer

- .1 The Council shall appoint a Development Officer, who on behalf of the Rural Municipality of St. Laurent, shall carry out the administration and enforcement of this By-law.
- .2 The Development Officer:
 - a) shall review each development permit application to ascertain whether it conforms to the adopted Western Interlake Planning District Development Plan and amendments thereto, all applicable regulations and information regulations of this Bylaw and amendments thereto, and other Municipal Bylaws, as well as the conditions of any caveat, covenant, site plan, development agreement, variance or conditional use order, easement or any other instrument affecting a building or land;
 - b) may issue a development permit where the development of land, buildings or structures conforms to the adopted Development Plan, and the requirements of this By-law and amendments thereto, subject to the provisions of subsection (3);
 - c) may enter any buildings or premises at all reasonable hours in the performance of his duties with respect to this By-law;
 - d) may issue development permits for the temporary use of buildings, structures or land pursuant to the provisions of this By-law;
 - e) may issue zoning memoranda or such other documents necessary for the administration and enforcement of this By-law; and
 - f) subject to Section 56 of The Planning Act, may grant or refuse the minor variation (not to exceed 10 per cent of the requirements) of the application of this By-law with respect to the requirements of any front, rear or side yard or any other yard.
- .3 At the request of Council or Board, 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 or any By-law of the Rural Municipality of St. Laurent; or
- c) to any person who has failed to pay any fees due and owing to the Rural Municipality of St. Laurent or Board under this By-law.

2.16 Development Permits

- .1 No person shall use land, a building or structure and shall not construct or reconstruct a building or structure except in conformity with an approved development permit.
- .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 and light standards.
 - 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 buildings or structures.
 - e) The change of use of land, buildings or structures.
 - f) The establishment or expansion of any Livestock Production Operation including the erection, construction or placement, or addition, enlargement or relocation of any livestock barns and other livestock buildings and/or manure storage structures.
- .3 Notwithstanding the provisions of subsection 2.16.2 of this PART, an application for a development permit shall not be required for:
 - a) Accessory buildings or structures not exceeding 120 square feet in area.
 - b) Minor accessory farm buildings or structures that are open ended or unenclosed such as hay shelters or loose housing animal shelters and moveable structures built on skids such as granaries and cattle feeders.
- .4 In addition to the requirements of any By-law of the Rural Municipality of St. Laurent 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;

- 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 the 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; and
 - c) no person shall erect, locate, repair, use, or occupy any building, land or structure contrary to any development permit or the material furnished in support of the application.
- .5 A development permit may also include a building permit and/or an occupancy permit.
- .6 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.

2.17 Non-Conformities

- .1 A non-conforming use and a non-conforming building, structure, parcel of land or sign shall be regulated in accordance with and subject to the provisions of the Act, unless otherwise provided for herein.
- .2 Pursuant to Section 50(1) of the Act, a structural alteration may be made to a building or structure, while a non-conforming use thereof is continued or to a non-conforming building or structure, provided that the said alteration conforms to the requirements of this By-law, or where such requirements may be varied by a variation order.
- .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 fifty (50%) percent of its replacement value above its foundation, the said building or structure may be repaired or rebuilt, but only in conformance with this By-law or its amendments.
- .4 A building or structure may be erected on a non-conforming parcel of land provided:

- a) the required yards are provided as set forth in the Bulk Table of the zone in which the parcel of land is located; or
 - b) where a variation order for such yard requirements is granted.
- .5 A “non-conforming sign” shall be subject to all the provisions 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.
 - b) A non-conforming sign may be structurally altered, reconstructed, or replaced in the same location and position provided that such structural alteration, reconstruction, or replacement 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.
- .6 Notwithstanding the provisions of this section, a variation order shall not be required where a non-conforming building, structure or parcel is being altered or changed so as to reduce the degree of non-conformity.
- .7 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.

2.18 Fee Schedule

The Council shall by By-law establish a development fee schedule for zoning amendments, conditional use orders, variation orders, zoning memorandum, development permits and other appropriate documents.

2.19 Enforcement *(BL 11/2021)*

The enforcement of this by-law shall be in accordance with *The Municipal Act, The Municipal By-law Enforcement Act and The Planning Act*.

2.19.1 Authority to inspect and enforce

A designated employee or officer of a planning district or municipality may, in accordance with the requirements of this Part, enter land or a building

- a) to conduct an inspection to determine if a person is complying with any of the following:
 - i. a by-law adopted under *The Planning Act* that the district or municipality is authorized to enforce,

- ii. the terms or conditions of a permit, approval or order made or issued under this Act, and
- b) to take any action authorized under *The Planning Act* or this by-law to enforce or remedy a contravention of any matter referred to in clause (a)

2.19.2 Related to inspection powers

When conducting an inspection, the designated employee or officer may

- a) request that anything be produced to assist in the inspection;
- b) make copies of anything related to the inspection; and
- c) on providing a receipt, remove a record, document or other item related to the inspection.

2.19.3 Requirements

An inspection or enforcement action under section 2.19 must take place at a reasonable time and after reasonable notice has been given to the owner or occupier of the land or building. The designated employee or officer may enter the land or building in question only with the consent of the occupier or under authority of a warrant issued under *The Planning Act*.

2.19.4 Order to remedy contravention

If the designated employee or officer finds that a person is contravening

- a) A section of this By-law; or
 - b) The terms or conditions of a permit, approval or order made or issued under Authority of *The Planning Act*;
- The designated employee or officer may issue a written order requiring the person to remedy the contravention.

2.19.5 Content of order

The order may

- a) Direct the person to stop doing something, or to change the way in which the person is doing it;
- b) Direct the person to take any action or measure necessary to remedy the contravention and, if necessary, to prevent a recurrence of the contravention;
- c) State a time within which the person must comply with the order; and
- d) State that if the person does not comply with the order within the specified, the district or municipality may take any action required to remedy the contravention, at the expense of the person.

2.19.6 Remedying contraventions

Per *The Planning Act*, The R.M. of St. Laurent may take whatever action or measures are necessary to remedy a contravention of a by-law or this or any other Act that the municipality is authorized to enforce or to prevent a re-occurrence of the contravention, if

- a) the designated officer has given a written order under section 2.19.4;
- b) the order contains a statement referred to in clause 2.19.5 d)

- c) the person to whom the order is directed has not complied with the order within the time period specified in the order; and
- d) the deadline for requesting a review under subsection 178(3) of the Act has passed or, if a review of the order has been requested, and the decision of the board or council was to allow the Municipality to take the action or measure.

2.19.7 Review by board or council

A person against whom an order is made under this section may require the board or council to review it by making a written request to the board or council no later than 14 days after the order was made.

2.19.8 Powers of board or council

After receiving the written request to review the order, the council must review the order and may confirm, vary or rescind the order.

2.19.9 Costs

The costs of an action or measure taken by a planning district or municipality under this section are a debt owing to the district or municipality by the person(s) who contravened the by-law.

2.19.10 Penalties *(BL 4/2023)*

Failure to comply to this By-law may result in seizing, removing, impounding and selling of vehicles and or other structures, buildings related to a contravention as authorized under this By-law and the General Enforcement By-law 4/2022.

3 General Regulations

3.1 Intent

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

3.2 Conformance And Permits Required

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 zones 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.

3.3 Area And Yard Requirements

Except as herein provided, the following regulations shall apply in all zones to ensure adequate site and yard requirements:

- .1 For the purpose of side yard regulations, a semi-detached two-family dwelling, a row-house or a multiple-family dwelling with common party walls shall be considered as one (1) building occupying one (1) site.
- .2 All yards and other open space required for any use shall be located on the same site as the use.
- .3 It shall be a continuing obligation of the owner to maintain the minimum site area, yards and other open spaces required herein for any use as long as it remains in existence. Furthermore, the minimum site area, yards and other open spaces allocated to a use as per requirements of this by-law shall not by virtue of change of ownership, or for any other reason, be used to satisfy the yard, other open space, or minimum site requirements for any other use on another site.
- .4 No parcel of land shall hereafter be divided into sites, unless each site conforms with the requirements set forth in the Bulk Regulations of the Zone in which the parcel is located or where such requirements are varied by a variation order.

3.4 Front Yard Exceptions

Where sites comprising forty (40) percent or more of the entire frontage of the block are developed with buildings, the average front yard depths established by such buildings shall establish the minimum front yard depths for the entire frontage of the block provided such average is less

than the minimum front yard required in the zone in which the site is located.

3.5 Projections Into Required Yards

Except as herein provided, every part of a required yard shall be open and unobstructed from the ground level to the sky, save for trees, shrubs, gardens, fences, sidewalks and driveways:

- .1 architectural features, such as chimneys, bay windows, alcoves, canopies, awnings, eaves, and gutters may extend into a required side yard if the width of that yard is not reduced to less than (3) three feet, and may extend or project into a required front or rear yard up to five (5) feet;
- .2 open, unenclosed, and uncovered porches, decks or terraces may project up to six (6) feet into a required front or rear yard;
- .3 open, unenclosed stairways or balconies, not covered by a roof or canopy, may project up to four (4) feet into a required rear or front yard;
- .4 name plates and real estate signs shall be allowed in any required front, side, or rear yard; and
- .5 fences, hedges, and landscape architectural features are permitted in all required yards if maintained at a maximum of height of three and one-half (3-1/2) feet in the front yard and at a maximum of six (6) feet in the rear and side yards.

3.6 Height Exceptions

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 the building provided that no roof structure or any space above the height limit shall be permitted for the purpose of providing usable floor space.

3.7 Site Reduced By Public Works

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.

3.8 Sign Regulations

The following shall apply in all zones in this By-law except as otherwise stated below.

- .1 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.
- .2 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.
- .3 No beam, rotating beam, or any flashing illumination resembling an emergency light shall be used in connection with any sign display.
- .4 No flashing sign shall be permitted in or within three hundred (300) feet of any residential district or Provincial Roads and Provincial Trunk Highways.
- .5 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, and have not been removed or relocated within thirty (30) days following such condition, may be removed by the Municipality at the owner's expense.
- .6 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.
- .7 It shall be unlawful to erect or maintain any sign on, over or above any land or right-of-way belonging to the Municipality unless such right is established by agreement with the Municipality, and all signs shall adhere to all the setback requirements of the zone in which they are located.
- .8 The placing of advertising, business or identification signs within the control lines and circles of a Provincial Road or Provincial Trunk Highway shall require a permit from the appropriate authority.
- .9 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 as 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 twenty-five (25) square feet.
- f) Signs required for direction and convenience of the public including signs which identify rest rooms or parking entrance or exit, not exceeding five (5) square feet in area.
- g) Real estate signs not exceeding ten (10) square feet which advertise the sale, rental or lease of a building, structure, site, or part thereof.

3.9 Accessory Buildings and Uses Permitted (BL 4/14)

- .1 Where this By-law provides that any premises may be used or a building or structure may be erected, altered or used for a purpose, that purpose shall include any accessory building or structure or accessory use.
- .2 Accessory buildings, except as otherwise regulated in this By-law, shall be subject to the regulations below.
 - a) Where the accessory building is attached to a main building, it shall be subject to, and shall conform to, all regulations of this By-law applicable to the main building.
 - b) Detached accessory buildings and structures shall not be built prior to the principal building, except where construction of the principal building has commenced within one (1) year of the date of the permit issuance for the accessory building.
 - c) No detached accessory building shall be located closer than ten (10) feet from the eaves of the main building.
 - d) Detached accessory buildings shall not be located within a dedicated easement right-of-way.
 - e) Shipping/cargo containers" shall not be allowed as accessory buildings in the "SR", "SR-C," "RMHP" and "PR" zones.
 - f) Where allowed, "shipping/cargo containers":

- shall be built on proper foundations;
- shall not be located where visible from any abutting road;
- may be screened from view by a fence built in compliance with Section 3.5.5, provided containers do not project above the fence; or must be visually appealing by painting to match existing buildings on the same property or by painting murals. (BL 4/2023)

3.10 Secondary Suites within Main or Principal Building (BL 2/17)

- .1 Secondary suites within the main or principal building shall be subject to the regulations below:
- a) Minimum floor area shall be 37.16 m² (400 sq. ft.);
 - b) Maximum floor area shall not exceed 40% of the total habitable floor space of the main or principal dwelling or 80 m² (861.1 sq. ft.), whichever is the lesser;
 - c) Not more than 1 Secondary Suite shall be permitted within a principal dwelling;
 - d) Not more than 1 Secondary Suite shall be permitted on a single zoning site;
 - e) The property containing a Secondary Suite shall be zoned for residential use and contain a permanent habitable principal or main single-family (detached) dwelling;
 - f) The principal dwelling must be an existing permanent structure;
 - g) The principal dwelling is to be occupied by the owner of the property; and
 - h) Fire separation must be provided between the principal dwelling and the Secondary Suite and interconnected Smoke Alarms.

3.11 Secondary Suites, detached (BL 2/17)

- .1 Detach secondary suites shall be subject to the regulations below:
- a) Minimum floor area shall be 37.16 m² (400 sq. ft.);
 - b) Maximum floor area shall be no greater than 80 m² (861.1 sq. ft.), and shall not exceed the maximum lot coverage for accessory structures as permitted within the Zoning By-law.
 - c) Not more than 1 Secondary Suite shall be permitted on an established zoning site;
 - d) The exterior of the secondary suites should incorporate building materials, textures, and colours that are similar to those found on the principal dwelling;
 - e) Minimum setbacks must be equal to or greater than the minimum setbacks from the property lines for a principal dwelling within the same zone;
 - f) A minimum of one off-street parking space must be provided for each secondary suite;

- g) The zoning site containing the Secondary Suite shall be zoned for residential use and contain a permanent habitable principal or main single-family (detached) dwelling; and
- h) The principal dwelling is to be occupied by the owner of the property.

3.12 Only One Main Building Or Use On A Site

There shall be only one main building and/or one main use on a site, except wherein otherwise stated or permitted by the Act.

3.13 Multiple Uses

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 requirement shall prevail.

3.14 Public Utilities And Services

Nothing in this By-law shall be so interpreted as to interfere with the construction, maintenance and operation of any public utility, as defined by this By-law, or public service such as police and fire protection, provided that any building or structure erected in any zone complies with the yard and area requirements applicable to the zone.

3.15 Temporary Buildings And Uses

- .1 Temporary buildings, structures and uses which are incidental and necessary to construction in the same zone may be permitted on a temporary basis, subject to the issuance of a development permit, for the following purposes:
 - a) storage of construction materials and equipment incidental and necessary for construction;
 - b) office space for contractor or developer; and
 - c) temporary accommodation for a caretaker, watchman and other workers employed on the same construction site.
- .2 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.
- .3 A development permit for a temporary building, structure or use shall be valid for a period of not more than six (6) months and may not be renewed for more than two (2) successive periods at the same location.

3.16 Public Monuments And Statuary

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

3.17 Land Unsuitable For Development

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.

3.18 Land Subject To Flooding

- .1 No permanent building shall be constructed or placed in the vicinity of a lake, river, watercourse or body of water on land that has been identified by the province as a flood hazard or would be inundated by the hundred year flood or by a recorded flood exceeding the hundred year flood, unless it is demonstrated to the satisfaction of Council that:
 - a) the land is not subject to flooding;
 - b) proper measures will be taken to protect the building from flooding; or
 - c) that access to the property is on a developed public road to a standard and elevation that meets with provincial flood protection measures.
- .2 No permanent building shall be constructed or placed on land which may be subject to subsidence or erosion by water or damage by ice or may be marshy or unstable, or may be otherwise unsuitable or hazardous by virtue of its soil or topography, unless it is demonstrated to the satisfaction of Council that proper measures will be taken to deal with the unsuitability or hazard.
- .3 Notwithstanding any provisions of this by-law, the Development Officer may refuse to issue a development permit and/or a building permit where the Council has reason to believe that the proposed development is located on land that is subject to one or more of the hazards identified above in .1 and/or .2.
- .4 Notwithstanding any provisions of this by-law, the Development Officer may refuse to issue a development permit on private lands where Council has reason to believe that such works would create an adverse effect on adjacent public or private lands or where adjacent drains are insufficient to accommodate the added run-off.

- .5 The Development Officer may require a development permit applicant and/or a building permit applicant to provide, at his own expense, such flood levels, elevations, or other geotechnical data as may be required to arrive at a rational decision with respect to above.
- .6 Council may, prior to the issuance of a development permit and/or a building permit, consult with Manitoba Conservation, and other departments of the provincial government.

3.19 Protection of Groundwater Supply

- .1 If groundwater is to be used as a source of water supply, it shall be done in a sustainable manner and compliant with *The Water Rights Act*, *The Groundwater and Well Act* and the *Well Drilling Regulation (228/88R)*.
- .2 Private well owners are responsible for the construction, ongoing operation, maintenance, and monitoring of their water systems. Water well development should be done in such a manner as to protect groundwater from contamination
- .3 Development of any common drinking water or sewer systems should be done in accordance with provincial legislation (The Public Health Act and The Drinking Water Safety Act).

3.20 Rules for Home Occupations (BL 4/14)

Home Occupations are governed by the conditions imposed by Council and the following rules:

- .1 They shall be conducted by a person or persons residing in the dwelling.
- .2 In the GD, RR, RMH, SR and SR-C zones there shall be no processing or outside storage of goods or materials. (BL 8/07) (BL 4/14)
- .3 Not more than 300 square feet, may be devoted to the business.
- .4 One business sign, either freestanding or affixed to the wall of a principal or accessory building, is permitted, not exceeding:
 - a) in the AG and AR zones, 32 square feet, and
 - b) in the GD, RR, RMH, SR and SR-C zones, 18 square feet. (BL 8/07) (BL 4/14)

- .5 They shall not generate undue traffic or congestion, adversely affect the amenity and convenience of the neighbourhood, or create a nuisance, and if located in the vicinity of a provincial highway should not impair the safe and efficient operation of a highway.
- .6 If there is a potential of generating a large amount of truck traffic, when located near a provincial highway system, Manitoba Transportation and Government Services will be requested to review proposals to determine what, if any, impact the development may have on the provincial highway system.

3.21 Rules for Home Bed and Breakfast Facilities

A Bed and Breakfast Home shall comply with the following regulations:

- .1 There shall be no exterior display or advertisement larger than 0.37 sq. m. (4.00 sq. ft.) in area, no sign shall be illuminated and any sign must be compatible with the character of the area.
- .2 The Bed and Breakfast Home shall not generate vehicular traffic or parking that is in excess of what is normally characteristic of the area.
- .3 The Bed and Breakfast Home shall be operated by a live-in owner as a secondary use only, have a maximum of eight accommodation units, and shall not change the principal residential character or external appearance of the dwelling.
- .4 Guest stays shall be limited to less than twenty-eight days.
- .5 Meals shall be limited to the occupants of the dwelling and resident guests and cooking facilities may be allowed in guest rooms at Council's discretion provided said cooking facilities comply with the Manitoba Building Code and any other pertinent federal, provincial or municipal statutes, legislation, regulations or by-laws. (BL 8/07)
- .6 Catering to social functions is not permitted on site.
- .7 In addition to the parking for the primary use, one additional on-site parking space shall be provided for each accommodation unit.
- .8 Approved smoke alarms shall be required:
 - a) in every sleeping room in the Bed and Breakfast Home; and
 - b) in the common corridor of every storey or floor level, even if no sleeping accommodation is provided on that storey or floor level. The smoke alarms are to be electrically hard wired to each other in cases where major renovations are to take place.

3.22 Street and Roads

- .1 All developments shall be on sites that have direct frontage on an approved all-weather roads. This provision shall also affect the following:
 - a) no development or building permit shall be issued for a building or structure that does not have direct frontage to an approved all weather road; and
 - b) no subdivision shall be approved where the proposed and residual lots, and or parcels of land will not have direct access to a developed all-weather road.
- .2 No building or structure shall be erected upon any land designated for a future road allowance by Council. Any development adjacent to a future road allowance shall comply with the regulations of the Bylaw as if the said future road allowance was already in existence.

3.23 Planned Unit Developments

- .1 For a planned unit development, the provisions of the Bulk Table of the zone in which the planned unit development is located shall not apply. The design, however, shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of amenity, accessory off-street parking areas and other requirements and standards established in this by-law.
- .2 An application for the establishment of, or modification to, a planned unit development as a Conditional Use shall be accompanied by the following information prepared and submitted by the applicant:
 - a) Those requirements normally required for the issuance of a development permit under section 2.16 of Part 2 Administration of this By-Law.
 - b) In addition to complying with section 2.16 of Part 2 Administration, a development application for a planned unit development shall be accompanied by the following information:
 - i) the location and use of each existing and proposed building or structure and the use or uses to be contained therein, including providing the separation distances between buildings and structures, a minimum distance of 10 feet eave to eave be maintained between all buildings and structures,
 - ii) the location of all doors and windows, and the type thereof,

- iii) the location of all exterior refuse storage facilities and the screening thereof,
 - iv) the location of all exterior storage facilities, and the screening thereof,
 - v) the location of all driveways, accessory parking areas, accessory loading areas and the illumination facilities for same,
 - vi) the location of all pedestrian walks and open space areas,
 - vii) the location, type and height of all proposed walls, fences and landscaping,
 - viii) the types of surfacing, such as paving, turf, or gravel, to be used at various locations,
 - ix) floor plans and elevations of all proposed buildings and structures, and
 - x) the total number of dwelling units and the gross floor area.
- c) Impact studies, as deemed necessary by Council, dealing with the following matters:
- i) a concise statement as to the general benefits of the development to the community as a whole,
 - ii) effect on the general area,
 - iii) effect on the natural environment, such as surface and sub-surface of the land, increase in surface run-off and flooding, soil erosion and vegetation,
 - iv) safety and general welfare,
 - v) drainage systems, and
 - vi) a traffic study prepared by qualified engineer.

The Council in reviewing such applications may require such additional information from the applicant as may be necessary for review of the proposal.

3.24 Parking and Off Street Loading and Unloading Spaces

- .1 When any new development is proposed, including a change of use of existing development, or when any existing development is enlarged or increased in capacity, provision shall be made for off-street vehicular parking or garage spaces in accordance with the regulations and standards contained in this Section as follows:

Off Street Parking Regulations

Use Class	Number of Parking Spaces Required
Residential and Recreation Related Use Classes Cottage Dwelling Institutional Residence Mobile Home Dwelling Multiple Family Dwelling Single Family Dwelling Semi-Detached Dwelling Two Family Dwelling Bed and Breakfast Home Lodge	1.00/Dwelling Unit 1.00/each 2 Dwelling or Sleeping Units 1.00/Dwelling Unit 1.20/Dwelling Unit 1.00/Dwelling Unit 1.00/Dwelling Unit 1.00/Dwelling Unit 1.00/Dwelling Unit 1.00/Sleeping Accommodation 1.00/Sleeping Accommodation
Commercial Use Classes Hotel and Motel Eating and Drinking Establishment Convenience and General Retail Stores All Other Commercial Establishments	1.00/Guest Room or Sleeping Unit 1.00/4 Seats or 1.00/9.29 sq. m. (100.00 sq. ft.) of floor area, whichever is greater 1.00/18.60 sq. m. (200.00 sq. ft.) of floor area 1.00/23.20 sq. m. (250.00 sq. ft.) of floor area
Industrial Use Classes All Industrial Establishments	1.00/92.90 sq. m. (1,000.00 sq. ft.) of floor area or 1.00/5 employees, whichever is greater
Basic Service Use Classes and Community, Educational, Recreational and Cultural Service Use Classes Indoor Participant Recreation Service, Religious Assembly, Outdoor Participant Recreation Service, Private Club, Public Library and Cultural Exhibit, and Community Recreation Service Extended Medical Treatment Service Public and Private Education Service Government Service Child Care Service Funeral Service	1.00/5 Seating spaces or 3.05 m. (10.00 ft.) of bench space. Where there are no fixed seats, 1.00/each 9.29 sq. m. (100.00 sq. ft.) of floor area devoted to the assembly room floor area 2.00/Bed 1.50/Classroom, plus 1.00/each 9.29 sq. m. (100.00 sq. ft.) of floor area devoted to public use 1.00/51.10 sq. m. (550.00 sq. ft.) of floor area 1.00/2 Employees 1.00/5 Seating places

- .2 For commercial and industrial land uses, off-street loading and unloading spaces shall be provided on the same site as the main building. The off-street loading and unloading space shall be thirty (30) feet long, twelve (12) feet wide and (14) feet vertical clearance and have access to a lane or street. The number of off-street loading and unloading spaces shall be as follows:

Loading Spaces Table

Floor Area of Building or Area of Open Air Storage	Number of Spaces
Up to and including 5,000 sq. ft.	One (1) loading space.
5,001 to 15,000 sq. ft.	Two (2) loading spaces.
15,001 to 40,000 sq. ft.	Three (3) loading spaces.
Over 40,000 sq. ft.	Three (3) loading spaces plus one (1) space for each additional twenty-five thousand (25,000) sq. ft. or portion thereof.

- .3 Where a proposed use is not listed above, the parking regulation shall be decided by Council which may either determine that the proposed use is similar to one that is listed, or, if that is not the case, the Development Officer shall make his/her own determination as to the regulation.
- .4 Where the parking space regulation is determined by reference to a unit such as the number of bedrooms or seats, or by floor area, the next higher number shall be required where the calculation results in a fractional number of parking spaces.

3.25 Dwelling/Building Setback from Waste Disposal Grounds and Sewage Lagoons
(BL 5/11)

No person/company shall construct a building and/or a dwelling on or within 400 meters of the boundary of a waste disposal ground, sewage treatment plant, wastewater treatment lagoon, inactive waste disposal ground, abandoned sewage treatment plant or abandoned wastewater treatment lagoon unless construction of the building and/or dwelling is approved by both the department of the Government of Manitoba responsible for the administration of *The Environment Act* (Manitoba) and the Rural Municipality of St. Laurent. Furthermore, any error(s) or misrepresentation(s) in the applications to construct, relocate, subdivide or develop may deem the application null and void and a new application will have to be submitted with the appropriate fee.

3.26 Anhydrous Ammonia Facilities

Anhydrous Ammonia Facilities shall be located at least:

- .1 792.48 m. (2,600.00 ft.) from residential areas, schools, hospitals, churches and other institutional facilities;
- .2 1,524.00 m. (5,000.00 ft.) from any village or settlement centre;
- .3 304.80 m. (1,000.00 ft.) from the centre line of a provincial highway; and
- .4 91.44 m. (300.00 ft.) from the edge of arterial highways and provincial roads.

3.27 Public Reserve Land

- .1 Public reserve land shall only be used for:
 - a) a public park or recreation area;
 - b) a natural area;
 - c) a planted buffer strip or part thereof separating incompatible land uses; or
 - d) public works.
- .2 No buildings or structures shall be placed on public reserve land by adjacent land owners.

3.28 Mobile Homes

- .1 No mobile home shall be placed in any zone and used as a dwelling unless it meets all structural standards as determined by the Buildings and Mobile Homes Act, Chapter B93, C.C.S.M. as amended.
- .2 A mobile home dwelling, when located on a site, shall:
 - a) be connected to a private sewage disposal system installed in accordance with regulations under the Environment Act;
 - b) be placed in such a way as to meet the approval of the Development Officer; and
 - c) be connected to the hydro system with an approved electrical service outlet.
- .3 All structures and/or buildings such as porches, additions, carports, private garages, skirting and storage facilities shall be painted or pre-finished and maintained in a manner which will complement the main structure.

3.29 Parabolic Dish Antenna

- .1 .One parabolic dish antenna may be allowed on a zoning site in any zone as an accessory use or structure in accordance with the regulations contained in this section.
- .2 A parabolic dish antenna may be allowed in any yard of a principal building or structure, except in the following yards:
 - a) front yard, and
 - b) corner side yard.
- .3 A parabolic dish antenna, where allowed, shall maintain a minimum of two (2) feet side yard and a minimum of two (2) feet rear yard.
- .4 A parabolic dish antenna may be mounted on a roof, or on a structure attached to, or adjacent to a wall of a building or structure, or free standing, provided that no part of the antenna projects into a required front yard or the corner side yard of the principal building or structure.
- .5 Maximum height shall be as follows:
 - a) for a parabolic dish antenna mounted on a roof, or attached to a wall, the base of the antenna shall not be located higher than one and one-half (1 1/2) feet above the surface of the nearest point of the roof, and
 - b) for a free standing parabolic dish antenna, the top of the antenna shall not extend higher than three and one-half (3 1/2) feet above the highest point of the roof of the principal building.

3.30 Building and Structure Setback clearances From Manitoba Hydro Lines and Conductors

A minimum clearance of 10 feet vertical and horizontal shall be maintained when locating buildings and structures within close proximity of Manitoba Hydro lines and conductors.

3.31 Special Events *(BL 2/2018)*

- .1 Applications of Conditional Use Approval should include the following information:
 - a) Site Plan showing proposed:
 - emergency and protective service vehicle access routes;
 - on-site parking (location, size of stalls, number);
 - buildings and structures (stages and venues, washroom facilities, cooking and dining facilities, overnight visitor accommodations, etc.)
 - b) Site Maintenance (refuse management, etc.);

- c) Security;
 - d) Dates and hours of operation;
 - e) Emergency and Protective Service Agreements;
 - f) Liability Insurance; and
 - g) Other matters deemed necessary by Council.
- .2 Where approved, the Conditional Use Order shall require the landowner/applicant to enter into a development agreement with the Municipality to cover such matters as; site design, parking, traffic flow, sound and sight mitigation, signage, site maintenance, security, dates and hours of operation, emergency and protective service arrangements, liability insurance, and any other matters deemed necessary by Council.

3.32 Apiaries (Bee Keeping) (BL 4/2023)

- a) Bee Keeping must meet the following requirements:
 - a. No person shall establish an apiary without first being registered as a bee keeper under the Bee Keeping Act
 - b. Every landowner who allows the beekeeping on their property has the duty to ensure the maintenance of the beehives. The bees must be requeened if they swarm or show signs of aggressive behavior
 - c. In the RR, GD, SR, SRMH and SRC zones, no beehive shall be located within 7.5 meters (25 ft) of a site line unless located in compliance with the following:
 - I. The hive is set at a minimum height of 2.5 (8 ft) above grade; or
 - II. It is located behind a solid fence or hedge 2 meters (6 ft) in height located parallel to an adjacent property line and extending a minimum of 6 meters (20 ft) horizontally behind the hive in either direction

3.33 Travel Trailers Prohibited or Restricted (BL 1/2021) (BL 6/23) (BL 22/2024)

- .1 In the “SR”, “SR-C”, “RMH”, “RR”, “GD”, “I”, “CH” and “SR-M” zones, “Travel trailers/Recreational Vehicles” shall not be stored or occupied on a site prior to the construction and occupation of the main dwelling building, unless otherwise allowed in the use table. On a site with a main dwelling building, there shall be a maximum of two (2) “Travel trailer/Recreational Vehicles” stored or occupied.
- .2 Travel trailers/Recreational Vehicles in all zones in which they are allowed shall not be used as a primary residence and shall only be occupied on a seasonal basis from May 1st to October 30th and must be consistent with Provincial environmental regulations for sewage disposal. The Travel trailer/RV must comply with the minimum setbacks in the zoning by-law for that zone and shall not have more than one (1) storage shed/gazebo not

exceeding 120 sq ft in size. The "Travel trailers/RVs" may be stored during the off season. The maximum number of Travel trailers/Recreational Vehicles allowed on a site without a main dwelling building is two (2). Travel trailer/Recreational Vehicles cannot be used as a storage building.

- .3 If a development agreement is registered as a caveat against a property, the land owners must review the development agreement to determine if Travel Trailers/RVs are allowed on their property.
- .4 In the "PR" zone travel trailers/RVs shall only be allowed in the "Camping and tenting grounds".
- .5 More than four (4) RVs occupied on any lot must be an approved "Camping and tenting grounds".
- .6 Where allowed, "Park models" must be skirted in.
- .7 Council shall refer to the Licencing Fee By-Law when approving a conditional use application for an Travel Trailer/Recreational Vehicle.

3.34 Communication Towers *(BL 22/2024)*

- .1 All communication towers are federally regulated and are under the jurisdiction of Industry Canada.

4 Zones

4.1 Zones

In order to carry out the intent and purpose set forth in this By-law, the following zones are hereby established in the area:

Rural Agricultural Areas

- “AG” Agricultural General Zone.
- “AR” Agricultural Restricted Zone.

Rural Settlement Centre Areas

- “GD” General Development Zone.

Residential Areas

- “RMH” Residential Mobile Home Zone .
- “RR” Rural Residential Zone.

Recreation, Parks, Open Space and Institutional Areas

- “SR” Seasonal Recreation Zone.
- “SR-C” Seasonal Recreation Cottage Zone.
- “SR-M” Seasonal Recreation Mobile Home Zone
- “PR” Parks, Recreation and Open Space Zone.
- “I” Institutional Zone.

Commercial Areas

- “CH” Commercial Highway Zone.

Industrial Areas

- “MG” Industrial General Zone.

4.2 Zoning Maps

The location and the boundaries of the zones listed in section 4.1 are shown upon Zoning Maps attached and marked as Appendix “A” to this By-law. These Zoning Maps form part of this By-law. All notations,

references and other information shown thereon, together with any amendments made by amending By-laws or amendments to boundaries in the case of any street, lane, or public utility right-of-way closing (as provided in Section 3 of this By-law) and shown thereon, shall be as much a part of this By-law as if the matters set forth by the amended Zoning Maps were fully described at the time of the By-law's adoption.

4.3 Dimensions And Scale

The scale and all dimensions of the Zoning Maps are in kilometres, miles, metres, and feet, as appropriate.

4.4 Registered Plans

All plan references on the Zoning Maps pertain to registered plans filed in the Winnipeg Land Titles Office unless otherwise indicated.

4.5 Abbreviations

The abbreviations noted on the Zoning Map mean the following:

- .1 "Blk." means Block.
- .2 "Gov't. Rd. All'ce." means Government Road Allowance.
- .3 "Pcl." means Parcel.
- .4 "Pt." means Part.
- .5 "Rge." means Range.
- .6 "Sec." means Section.
- .7 "Twp." means Township.
- .8 "W.P.M." or "W" means West of the Provincial Meridian.
- .9 "P.R." means Provincial Road.
- .10 "P.L.P." means Portage la Prairie Land Titles Office.
- .11 "W.L.T.O." means Winnipeg Land Titles Office.

4.6 Interpretation Of Zone Boundaries

In the interpretation of the boundaries of the zones as shown on the Zoning Maps, the following rules shall apply:

- .1 Heavy unbroken lines represent the zone boundaries. Even if the zone boundary is broken by the name of a street, the boundary continues through the name of the street.

- .2 While streets, lanes and public utility rights-of-way may be within zone boundaries, the regulations contained in this By-law do apply to streets, lanes and public utility rights-of-way.
- .3 Boundaries indicated as following the centrelines of streets, highways or lanes shall be construed to follow such centrelines.
- .4 Boundaries indicated as following lot, site or property holding lines on a registered plan shall be construed as following such lot, site and property holding lines.
- .5 Boundaries indicated as following the Rural Municipality's limits shall be construed as following the Rural Municipality's limits.
- .6 Boundaries indicated as following the centreline of railway or public utility lines or rights-of-way shall be construed to be the centre of the line or right-of-way.
- .7 Boundaries indicated as following the centrelines of streams or rivers shall be construed as following the centreline of such streams or rivers.
- .8 Boundaries indicated as following legal subdivision lines shall be construed as following such legal subdivision lines.
- .9 If a street, lane, or Government Road Allowance shown on the Zoning Map is lawfully closed, the land formerly comprising the street or land shall be included within the zone of the adjoining land, provided that if the former street or lane was a zone boundary between two or more different zones, the new zone boundary shall be the former centreline of the closed street or lane.

5 Rural Agricultural Zones

5.1 Intent And Purpose

The Rural Agricultural Zones established in this by-law are intended to provide sufficient land for various types of agricultural development and secondary small industries when associated with an agricultural operation in the area, in accordance with the provisions of the Development Plan.

5.2 Zones

In order to carry out the intent and purpose of section 5.1, the following zones have been established:

- .1 The "AG" Agricultural General Zone which provides for a full range of agricultural activities in accordance with Agricultural Use Table 5 -1.
- .2 The "AR" Agricultural Restricted Zone provides for agricultural uses and activities on a restricted basis in areas adjacent to rural settlement centres, rural residential areas and recreation areas in order to avoid land use conflicts and to preserve lands for future expansion of settlement centres and recreation areas. The "AR" Zone restricts the size of how big livestock production operations can be in the Agricultural Use Table 5 - 1. Summer pasturing is allowed in this zone.

5.3 General Requirements

The requirements applying to all Rural, Zones are contained within this part. Also applying to these zones are the provisions of Part 1- "Interpretation", Part 2 - "Administration", and Part 3 - "General Regulations".

5.4 Use Regulations

- .1 Table 5 - 1, "Rural Agricultural Use Table", lists all uses that are "P", Permitted, and "C", Conditional in the Rural Zones. All listed uses are subject to the provisions of this By-law.
- .2 After the adoption of this By-law, no land shall be used or occupied, and no structure shall be erected, altered, used or occupied for any use in the Rural Agricultural Zones other than a use listed in Table 5 - 1, "Rural Agricultural Use Table", with the exception of uses lawfully established prior to the effective date of this By-law.

Table 5 – 1 (BL 2/17) (BL 2/2018) (BL 22/2024)
Rural Agricultural Use Table

LEGEND: P - Permitted C - Conditional - - Use Not Permitted	ZONES	
	"AG"	"AR"
USES		
General Agricultural Activities	P	P
Abattoirs	C	-
Advertising Signs, Structures, and Billboards	P	P
Agricultural Auction Marts	C	-
Agricultural Exhibition Grounds	C	C
Agricultural fertilizer and chemical storage facilities excluding anhydrous ammonia	C	C
Aircraft Landing Strips	C	-
Anhydrous Ammonia Facilities	C	-
Animal Hospitals and Veterinary Clinics	P	C
Apiaries (BL 4/2023)	P	P
Asphalt Plants	C	-
Aviaries	P	C
Bed and Breakfast Facilities (see section 3.19) (BL 4/14)	C	C
Camping and Tenting Grounds	C	C
Cemeteries	C	C
Community Halls	C	C
Conservation Areas	P	P
Contractor's Yards	C	C
Feed Mills and Seed Cleaning Plants	C	C
Garbage and Sewage Disposal Areas	C	C
Golf Courses	C	C
Greenhouses, Horticulture, Nursery, Silviculture	P	P
Home Occupations (see section 3.18) (BL 4/14)	P	P
Kennels	C	C
Livestock Production Operations of less than 10 AUs (See section 5.9)	P	P
Livestock Production Operations less than 300 AU's (see section 5.9)	P	-
Livestock Production Operations 300 AU's or more (existing)	C	-
Outfitter and Outfitter Cabins (see section 5.13)	P	-
Public Utilities	P	P
Recreational Trails	C	C
Religious Facilities	C	C
Single-family Dwellings or Mobile Homes	P	P
Sand and Gravel Pits, and Quarry Operations (see section 5.12)	C	C
Schools	C	C
Secondary small scale industry (see section 5.11)	C	C
Secondary Suites within main or principal building (see section 3.10) (BL 2/17)	P	P
Secondary Suites, detached (see section 3.11) (BL 2/17)	C	C
Shooting Ranges	C	-
Stables and Riding Academies	P	C
Wind Energy Generation System	C	C
Accessory Uses, Buildings and Structures (see section 5.6)	P	P

5.5 Conditional Use

Any use listed as a "Conditional Use" in Table 5 – 1 shall comply with the regulations as set forth in Part 2 - "Administration" and Part 3 – General Regulations".

5.6 Accessory Uses, Buildings And Structures

In the Rural Zone, accessory uses, buildings or structures shall be limited to the following:

- .1 farm dwellings, including a single-family dwelling or mobile home when on the same site with a permitted or conditional agricultural activity;
- .2 staff dwellings, including a single-family dwelling, two-family dwelling, dormitory, or mobile home when on the same site as permitted or conditional uses where, in the opinion of the Council, such a dwelling is essential for the maintenance, operation and care of the permitted or conditional use;
- .3 buildings or structures for the operation and maintenance of an agricultural activity;
- .4 storage of goods used in, or produced by, agricultural activities on the same site as such activities, unless such storage is excluded by the zoning district or provincial regulations;
- .5 a private garage, carport, covered patio, toolhouse, shed, and other similar buildings for the storage of domestic equipment and supplies;
- .6 incinerators and individual sewage disposal systems, subject to the authority with jurisdiction;
- .7 home occupations;
- .8 signs as permitted in this part; and
- .9 clubhouses and other related recreational structures on the grounds of private clubs, golf courses, and other like permitted or conditional recreational facilities.

5.7 Bulk Regulations

- .1 The Rural bulk regulations are listed in Table 5 – 2, Rural Bulk Table.

**Table 5 – 2
Rural Bulk Table**

Permitted or Conditional Uses	Zone	Requirements						
		Minimum					Maximum	
		Site Area (Ac)	Site Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Height (Ft)	Site Coverage (%)
General Agricultural Activities	"AG" "AR"	80	600	125	25	25	-	-
Livestock Production Operations	"AG" "AR"	80	600	125	25	25	-	-
Other Uses	"AG" "AR"	2	200	125	25	25	-	-
Wind Energy Generation System	"AG" "AR"	2	200	125	50	50	-	-
Accessory Buildings and Structures	"AG"	-	-	125	25	25	-	-
	"AR"	-	-	125	25	25	-	-

.2 Explanations and Exceptions to the Bulk Requirements in Table 5 – 2 are as follows:

- a) Buildings and structures shall have a side or rear yard of one hundred and twenty-five (125) feet when the yard is adjacent to a Government Road Allowance.
- b) Setbacks for Buildings, structures or hedges from provincial roads, major provincial highways and their centers of intersection shall be in accordance with the Highway Protection Act and the Highway Department Act or as varied from time to time.

5.8 Aircraft Landing Strips

All buildings and structures, when being located in close proximity to licensed aircraft landing strips, whether on the same property or an adjoining property, shall be governed by the appropriate Transport Canada regulations.

5.9 Livestock and Livestock Production Operations *(BL 4/2023) (BL 22/2024)*

.1 I In addition to complying with Farm Practice Guidelines, livestock may be kept on parcels of land smaller than 10 acres in size, based on the following criteria:

- 2 acres to 4 acres 1 A.U. *(BL 4/2023)*

- > 4 acres to 6 acres 2 A.U.
 - > 6 acres to 8 acres 3 A.U.
 - > 8 acres to 10 acres 4 A.U.
- .2 A development permit shall be required for new or expanding livestock production operations. The permit shall state the use of the land, buildings and structures, the size of the operation (in number of animals), and the method of waste disposal. All new or expanding livestock operations must comply with the siting and setback requirements from property lines, residences, designated development areas, watercourses, and wells as outlined in Table 5-4, the Provincial Farm Practice Guidelines and Environment Act.
- .3 The number of animal units for a livestock production operation shall be determined in accordance with Table 5-3.
- .4 A Development Permit application for a livestock production operation shall be accompanied by:
- a) The information required by section 2.16.
 - b) Plans, specifications and descriptions, for
 - i) size of the operation in terms of the number of animals,
 - ii) the housing facilities and structures including the manure handling system,
 - iii) the storage facilities including storage odour control, and
 - iv) land application of manure.
 - c) A site plan showing the location of housing, storage and other facilities and their distances from property boundaries.
 - d) Statements from the responsible provincial agencies and the technical review committee, that the information supplied under clauses a) and b) indicates compliance with provincial regulations and guidelines.
- .5 Council may approve the development applications subject to conditions, as provided for in *The Planning Act*, including, but not limited to, the following:
- a) conditions that ensure conformity with the applicable provisions of the development plan and zoning by-law for a municipality;
 - b) measures to implement recommendations made by the Technical Review Committee (such as obtaining all necessary approvals from the appropriate authorities) are undertaken;

- c) one or both of the following measures intended to reduce odours from the livestock operation;
 - i) requiring covers on manure storage facilities,
 - ii) requiring shelter belts to be established,
 - iii) the payment of a sum of money to the Board or Council to be used for construction.
- a. d) other conditions such as:
 - i) the timing of construction of any proposed building or structure;
 - ii) the control of traffic;
 - iii) the construction and maintenance of roads, fencing, landscaping, shelter belts or site drainage works by or at the expense of the owner or applicant;
 - iv) the payment of a sum of money to the board or council to be used by the board or council to construct anything mentioned in clause (c).
 - v) As part of any Development Agreement, Councils may require that no development takes place until all approvals and conditions have been met. Councils may revoke its approval for violation of the Development Agreement on any condition imposed by it.

Table 5 – 3
Animal Unit Summary Table

Type of Operation	A.U Produced by One Animal	Livestock Producing One A.U.
Dairy		
Milking Cows, including assoc. livestock	2.0	0.5
Beef		
Beef Cows, including assoc. livestock	1.25	0.8
Feeders, 100-day backgrounder	0.45	2.22
Feeders, 200-day backgrounder	0.50	2.00
Summer Pasture	0.625	1.6
Short Keep	0.80	1.25
Long Keep	0.70	1.43
Hogs		
Sows, farrow to finish	1.25	0.8
Sows, farrow to weanling	0.313	3.2
Sows, farrow to nursery	0.25	4.0
Weanlings	0.033	30
Feeders	0.143	7.0
Chickens		
Broilers	0.0050	200
Roasters	0.0100	100
Layers	0.0083	120
Pullets	0.0033	300
Turkeys		
Broilers	0.010	100
Heavy Toms	0.020	50
Heavy Hens	0.010	100
Broiler Breeder Pullets	0.0033	300
Broiler Breeder Hens	0.01	100
Horses (PMU)		
Mares, including assoc. livestock	1.33	0.75
Sheep		
Ewes, including assoc. livestock	0.20	5
Feeder Lambs	0.063	16
	AU Produced by 1000 kg Live Animal Weight	Kilograms Live Animal Weight Producing One AU
Other Livestock (except poultry)	2.5	400
Other Poultry	7.5	130

**Table 5 - 4
Livestock Siting Regulations**

Animal Units	Minimum Distance (feet / miles)			
	From Single Residence ¹		From Designated Residential or Recreational Area	
	To Earthen Manure Storage	To Buildings	To Earthen Manure Storage	To Buildings & Non-Earthen Manure Storage
10 – 100	656	328	2640 (1/2)	1760 (1/3)
101 – 200	984	492	3960 (3/4)	2640 (1/2)
201 – 400	1311	656	5280 (1.0)	3520 (2/3)

* Applies to new Livestock Production Operations only.

5.10 Mutual Separation of Dwelling and Livestock Operations

A mutual separation distance of 400 metres (1,320 feet) shall be maintained between any new dwelling or mobile home and any livestock building or manure storage facility producing in excess of 10 Animal Units (A.U.). Livestock production operators that have their residences located on the same site as livestock production operation are excluded from this requirement. The mutual separation distance is deemed to be a yard requirement consistent with the provisions contained in *The Planning Act*.

5.11 Secondary Small Scale Industries

The following provisions shall apply to the establishment of secondary small scale industries in the Agricultural Zones:

- .1 Secondary small scale industries shall mean the activity is secondary to the agricultural use and is conducted on the farm premises principally by the residents living on the farm premises.
- .2 Industrial uses considered secondary to agricultural uses, may include manufacturing, assembly, fabrication and repair activities.

¹ The table provides exception for on site operators to have separation distances of less than 400 metres (1,320 feet) for separations between a single residence or mobile home and manure storage facilities and buildings. All other development must meet the Mutual Separation of Dwelling and Livestock Operations noted in 5.10.

- .3 Secondary small scale industries shall be deemed a Conditional Use in the "AG" Agricultural General Zone and "AR" Agricultural Restricted Zone.
- .4 When reviewing a Conditional Use Application for secondary small scale industrial operation, Council shall take the following into consideration:
 - a) the type of operation and location on the farm premises can be sustained without adverse impact to the natural environment;
 - b) the character and scale of the operation does not create adverse impacts upon the use of adjoining land uses; and
 - c) the type and location of the industrial uses does not require the Municipality to invest in new infrastructure to accommodate the operation.
- .5 The following SITING CRITERIA shall be applied:
 - a) The industrial activity shall be located in the same yard site that serves the farm operation.
 - b) The industrial activity shall not require the creation of a new title separate from the title for the principal agricultural operation.
 - c) All industrial activities submitted for approval of Council in accordance with this By-law, shall be accompanied by supporting information describing the proposed use, and a site plan identifying the location of the proposed use, all related buildings, storage areas and site access routes.
 - d) Conditional Applications for secondary industrial uses approved by Council under this By-Law, will require the preparation of building plans and specifications for the purpose of a building permit, to confirm that all new or modified buildings, intended to accommodate the industrial activity, comply with building regulations.

5.12 Mineral Extraction Operations

A development permit shall be required for the establishment of a commercial pit or quarry operation, and shall include:

- .1 In the case of Crown quarry minerals, proof of the issuance of a Provincial Lease or Casual Permit under Manitoba Quarrying Minerals Regulations (MR 65/92).
- .2 A plan showing areas and means for disposing of overburden, and routes for hauling the minerals.

- .3 A site plan showing the precise plan of the operation, the manner in which extraction or development will occur, the means of visual buffering and noise and dust protection, and the intended use(s) of the site upon completion of the quarrying phase.
- .4 A plan for rehabilitation of the site when exhausted and where applicable, subject to Manitoba Regulation 226/76.
- .5 The Council shall consult with Manitoba Industry, Economic Development, and Mines when considering such applications.

~~—Temporary Additional Dwelling or Mobile Home~~ (Formerly 5.13 deleted by BL 2/17)

5.13 Outfitter Cabins

Outfitter cabins shall be allowed to establish on a temporary basis in the remote rural areas of the municipality to be used as temporary accommodations for the public involved in outdoor recreational activities relating to hunting, fishing, snowmobiling and other similar pursuits provided the following conditions are met:

- .1 That the outfitter obtains a development permit for the temporary cabin annually.
- .2 That the outfitter has permission from the land owner to place the temporary cabin on the land.
- .3 That the outfitter is responsible for access roads or trails to the outfitter cabin.
- .4 That the outfitter complies with any other requirements that Council may deem necessary to ensure public health and safety is maintained and to protect the natural environment.

5.14 Wind Energy Generation System (WEGS)

This section is intended to provide standards and conditions for the placement of wind energy generation systems as a conditional use in the rural areas provided that:

- .1 Proponents of a Wind Generation System (WEGS) shall submit to the Development Officer a detailed site plan showing the location of all wind generating devices, associated accessory buildings or structures, electrical lines (above or below ground) on-site roads and driveways providing access to the public road system.
- .2 Accessory buildings or structures forming part of any WEGS shall comply with all minimum required yards for WEGS.

- .3 In addition to satisfying the minimum yard requirements in TABLE 5-2 above, all WEGS shall be setback a minimum of one and one half (1.5) times the total height of the WEGS from all property lines and dwellings. The sole exception to the separation requirement between a residence and a WEGS shall be where a landowner sites a WEGS for his sole use on his own property adjacent to his principal residence.
- .4 In addition to satisfying the minimum yard requirements in TABLE 5-2 above, newly siting residences in the vicinity of a WEGS, other than the residence of the owner of the lands upon which a WEGS is located, shall be separated a minimum of one and one half (1.5) times the total height of the nearest adjacent WEGS.
- .5 The total height of any WEGS shall be the distance measured between from the ground to the uppermost point of extension of any rotor blade.
- .6 In addition to satisfying the minimum yard requirements in TABLE 5-2 above, all WEGS shall be separated a minimum of 2,640 feet (.5 miles) from any lands designated or zoned for residential use.
- .7 Any WEGS sites located adjacent to provincial highways (PTH or PR) shall be subject to the setback requirements of the province.
- .8 Proponents of WEGS shall be responsible for obtaining any required federal and/or provincial government permits or approvals from agencies such as but not limited to Transport Canada, NAV Canada the federal Department of Fisheries and Oceans, Manitoba Hydro and Manitoba Conservation, prior to the issuance of a development permit.
- .9 A development permit shall be obtained prior to the commencement of construction.
- .10 Where a proponent locates a WEGS on lands not under their ownership, they will be required to enter into an easement agreement with the owner of the property in order to ensure on-going access to the WEGS.
- .11 The criteria in the Use and Bulk Tables pertaining to WEGS shall not apply in instances where a WEGS is constructed on the same site as and is in direct support of either a permitted or conditionally approved agricultural activity. In such cases, the WEGS shall be treated as an accessory structure.
- .12 Notwithstanding the treatment of WEGS as accessory structures to

permitted or conditionally approved agricultural activities as outlined in .11 above, proponents shall be required to investigate the need for federal and/or provincial approval or licensing of the WEGS in these circumstances.

6 General Development Zone

6.1 Intent And Purpose

The General Development Zone established in this By-law is intended to provide sufficient land for development in the St. Laurent and Oak Point settlement areas.

6.2 Zone

In order to carry out the intent and purpose of section 6.1 above, the "GD" *General Development Zone* is hereby established.

6.3 General Requirements

The requirements applying to the General Development Zone are contained within this part. Also applying to this zone are the provisions of Part 1 - "Definitions", Part 2 - "Administration", and Part 3 - "General Regulations".

6.4 Use Regulations

- .1 Table 6 - 1 "General Development Use Table", lists all uses that are "P", Permitted, and "C", Conditional in the General Development Zone. All listed uses are subject to the provisions of this By-law.
- .2 After the adoption of this By-law, no land shall be used or occupied, and no structure shall be erected, altered, used or occupied for any use in the General Development Zone other than a use listed in Table 6-1 "General Development Use Table", with the exception of uses lawfully established prior to the effective date of this By-law.

Table 6 - 1
General Development Use Table (BL 2/2018) (BL 22/2024)

Legend:	P = Permitted C = Conditional	Zones
Uses:		"GD"
Single family dwellings and mobile homes		P
Two family dwellings		P
Advertising signs and structures and billboards		C
Agricultural implement sales and service		C
Amusement establishment		C
Any manufacturing or industrial use conducted within an enclosed building		C
Apiaries (BL 4/2023)		P
Automobile service stations		C
Automobile or trailer sales area		C
Bed and Breakfast Facility (see section 3.19) (BL 4/14)		P
Business and identification signs		P
Cemeteries		P
Childcare services		P
Churches, church halls and Sunday schools		P
Community centers, halls, and auditoriums		P
Contractors' yard		C
Convenience Store		P
Drive-in establishment		C
Exhibition and fair grounds		P
Fish processing plant		C
Funeral Service		C
Galleries and Museums (BL 1/2018)		P
Government Service		P
Green House, Plant and Tree Nursery		P
Hobby farm, (see section 5.9.1) (BL 4/2023)		C
Home Occupations (see section 3.18) (BL 4/14)		P
Hotel / Motel		P
Laundromats		P
Lumber yard		C
Multiple family dwelling		C
Parks, playgrounds, tot lots, and similar uses including buffer strips, public reserves and public walkways		P
Planned Unit Development (see section 3.21) (BL 4/14)		C
Professional, Finance, Real Estate, and Office Support		P
Public buildings, including schools		P
Public library		P
Public utilities		P
Recreation centres		P
Residential care facilities		P
Restaurant and Coffee Shops		P
Retail Business conducted within an enclosed building		P

Legend:	P = Permitted C = Conditional	Zones
Uses:		"GD"
Secondary Suites within main or principal building (see section 3.10) (BL 2/17)		P
Secondary Suites, detached (see section 3.11) (BL 2/17)		C
Temporary Additional Dwelling or Mobile Home (see section 5.13) (BL 10/11)		C
Travel Trailers/Recreational Vehicles on a site without a main dwelling building as a temporary use (see section 3.33) (BL 1/2021) (BL 6/23) (BL 22/2024)		C
Travel Trailers/Recreational Vehicles on a site with a main dwelling building (see section 3.33) (BL 1/2021)		P
Travel Trailers/Recreational Vehicles during construction of the main building (BL 1/2021)		C
Tourist campsite		C
Accessory uses, buildings and structures		P

6.5 Conditional Use

Any use listed as a "Conditional Use" in Table 6 1, shall comply with the regulations as set forth in Part 2 "Administration" and Part 3 – General Regulations".

6.6 Accessory Uses

In the General Development Zone, accessory uses, buildings, and structures shall be limited to the following:

- .1 Those related to a dwelling, including a mobile home, which may include:
 - a) a children's playhouse, garden supply storage house, private greenhouse, private conservatory and private swimming pools;
 - b) a private garage, carport, covered patio, porch, toolhouse, shed or other similar additions and structures;
 - c) home occupations; and
 - d) individual sewage systems, subject to the authority having jurisdiction.
- .2 Those related to parks, tot lots, and the like, including structures for the operation, maintenance and administration of, or incidental to, a permitted park or recreational use.
- .3 Those related to commercial, industrial or institutional buildings and uses, which may include:
 - a) incinerators and individual sewage disposal systems, subject to the approval of the authority having jurisdiction and which shall be incidental to a permitted conditional use;
 - b) a dwelling unit or mobile home for a watchman or caretaker whose presence on a permitted or conditional commercial or

- industrial site is necessary at all times;
- c) dwelling units, when incidental to, and located above and/or to the rear of a permitted or conditional commercial use;
 - d) retail outlets incidental to another permitted or approved and conditional use;
 - e) storage of goods, including buildings and structures in which such goods are stored for, used in, or produced by, manufacturing activities, unless such storage is excluded by the zone regulations;
 - f) the production, processing, cleaning, servicing, altering, testing, repair or storage of merchandise normally incidental to a business or personal service, or mercantile occupancy if conducted by the same ownership as the principal use; and
 - g) signs, which are permitted in this part.

6.7 Bulk Regulations

The General Development bulk regulations are listed in Table 6 - 2, General Development Bulk Table.

**Table 6 - 2
General Development Bulk Table**

Permitted or conditional uses	Zone	Requirements						
		Minimum					Maximum	
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
"GD" General Development District Uses	"GD"	20,000 sq. ft.	100	25	15	25	30	40
Accessory Buildings and Structures	"GD"	-		25	5	10	15	15

6.8 Number of Buildings Permitted Per Site

Not more than one (1) single-family dwelling, mobile home, two-family dwelling, multiple family dwelling and its accessory buildings shall be permitted on one (1) zoning site, unless it is part of a Planned Unit Development.

7 Residential Zones

7.1 Intent And Purpose

The Residential Zones established in this By-law are intended to provide sufficient land for both urban and rural residential development in municipality in keeping with the provisions of the Development Plan.

7.2 Zones *(BL 4/14)*

In order to carry out the intent and purpose of section 7.1, the following zones have been established:

- .1 The "RR" Rural Residential Zone provides for low density, single family residential use on lots utilizing on-site sewer and water services and located in rural areas. The principle use of the site shall be for residential purposes.
- .2 The "RMH" Residential Mobile Home Zone provides for the placement of mobile homes on leased spaces within a mobile home park.

7.3 General Requirements

The requirements applying to all Residential Zones are contained within this part. Also applying to these zones are the provisions of Part 1 - "Definitions," Part 2 - "Administration," and Part 3 - "General Regulations".

7.4 Use Regulations

- .1 Table 7 – 1 "Residential Use Table" lists all uses that are "P", Permitted, and "C", Conditional, in the Zones. All listed uses are subject to the provisions of this By-law.
- .2 After the adoption of this By-law, no land shall be used or occupied, and no structure shall be erected, altered, used or occupied for any use in any Residential Zone other than a use listed on Table 7 – 1, "Residential Use Table", with the exception of uses lawfully established prior to the effective date of this By-law.

Table 7 – 1
Residential Use Table (BL 4/2023)

Legend: Uses:	P = Permitted C = Conditional - = Use Not Permitted	Zones	
		"RR"	"RMH"
Single Family Dwelling	P	P	-
Two Family Dwelling	-	-	-
Mobile Home	P	P	P
Mobile Home Park	-	-	P
Apiaries (BL 4/2023)	P	P	C
Bed & Breakfast Facility (See section 3.19) (BL 4/14)	C	C	-
Camping and Tent Grounds (BL 2/2024)	C	C	-
Childcare Services	P	P	P
Churches, Church Halls and Sunday Schools	C	C	C
Greenhouse, Plant and Tree Nursery (BL 8/07; BL 4/2023)	P	P	-
Identification Signs	P	P	P
Funeral Home	C	C	-
Galleries, Museums and Tea Rooms	C	C	-
Hobby farm (see section 5.9.1) (BL 4/2023)	C	C	-
Home Occupations (see section 3.18) (BL 4/14)	P	P	P
Kennels	C	C	-
Multiple Family Dwellings	-	-	-
Parks, playground, tot lots and similar uses including buffer strips, public reserves, and public walkways	P	P	P
Planned Unit Development (see section 3.21) (BL 9/11)	C	C	-
Public utilities	P	P	P
Residential Care Facilities	-	-	-
Sand and Gravel Pits, and Quarry Operations (see section 5.12)	C	C	-
Schools (Nurseries and Kindergartens)	-	-	P
Secondary Suites within main or principal building (see section 3.10) (BL 2/17)	P	P	P
Secondary Suites, detached (see section 3.11) (BL 2/17)	C	C	C
Senior Citizen Homes	-	-	-
Temporary Additional Dwellings or Mobile Homes (see section 5.13)	C	C	-
Travel Trailers/Recreational Vehicles on a site without a main dwelling building as a temporary use (see section 3.33) (BL 1/2021) (BL 6/23) (BL 22/2024)	C	C	C
Travel Trailers/Recreational Vehicles on a site with a main dwelling building (see section 3.33) (BL 1/2021)	P	P	P
Travel Trailers/Recreational Vehicles during construction of the main building (BL 1/2021)	C	C	C
Accessory uses, buildings and structures	P	P	P

7.5 Conditional Use

Any use listed as a "Conditional Use" in Table 7 – 1 shall comply with the

regulations as set forth in Part 2 - "Administration" and Part 3 - General Regulations".

7.6 Accessory Uses

In the Residential Zones accessory uses, buildings, and structures shall be limited to the following:

- .1 a children's playhouse, garden supply storage house, private greenhouse, private conservatory and private swimming pools, open or enclosed;
- .2 a private garage, carport, covered patio, toolhouse, shed and other similar building;
- .3 accessory off-street parking areas;
- .4 signs, as permitted in this part; and
- .5 home occupations
- .6 Not more than one (1) accessory building shall be allowed on a lot where there is no principal building (BL 4/14)

7.7 Bulk Regulations

- .1 The Residential bulk regulations are listed in Table 7 - 2, Residential Bulk Table.

**Table 7 - 2
Residential Bulk Table**

Permitted or conditional Uses	Zone	Requirements						
		Minimum					Maximum	
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
"RR" Rural Residential Uses	"RR"	2 acres	200	40 ¹	25	25	30	-
Mobile Home Park	"RMH" (BL 4/14)	2 acres	200	30	20	25	30	40
Accessory Buildings and Structures	"RR" "RMH"	-	-	125 30	25 5	25 5	15 15	15

¹Along provincial roads the setback shall be 125 ft.

- .2 Explanations and Exceptions to Residential Bulk Requirements in Table 7 - 2 are as follows:
 - a) For single family and two family dwellings and mobile homes without a public lane at the rear of the site, one side yard shall

be 12 feet, unless an attached garage is provided at the side of the dwelling.

- b) The side yard on the street side of a corner site shall be fifteen (15) feet.
- c) In the case of an accessory building located to the rear of the main building the minimum side yard for the accessory 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 fifteen (15) feet.

7.8 Number of Buildings Permitted Per Site *(BL 4/14)*

Not more than one (1) single-family dwelling, two-family dwelling, or mobile home shall be permitted on one (1) site. More than one multiple family dwelling units may be allowed on one site as part of a Planned Unit Development. Multiple mobile homes may be allowed on one site as part of a Mobile Home Park development.

7.9 Dwelling Unit - Minimum Size

- .1 The minimum floor area of a single-family dwelling shall be seven hundred (700) square feet.

7.10 Signs

- .1 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.
- .2 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.
- .3 In the case of any other permitted or conditional use, there shall not be more than one (1) lighted or unlighted identification sign or bulletin board, not exceeding eighteen (18) square feet in area.

8 Recreation, Parks, Open Space and Institutional Zones

8.1 Intent And Purpose

The Recreation, Parks, Open Space and Institutional Zones established in this By-law are intended to provide sufficient land for various types of recreational, parks and open space, and institutional type development in the municipality in keeping with the provisions of the Development Plan.

8.2 Zones

In order to carry out the intent and purpose of section 8.1 above, the following zones are established:

- "SR" Seasonal Recreation Zone provides for a broad range of seasonal recreation and resort type developments.
- "SR-C" Seasonal Recreation Cottage Zone is restricted to cottages.
- "SR-M" Seasonal Recreation Mobile Home Zone is provides for the seasonal use of mobile homes placed on sites within a plan of subdivision registered in the Land Titles Office.
- "PR" Parks and Recreation and Open Space Zone provides primarily for public recreational and open space uses.
- "I" Institutional Zone provides primarily for public institutional uses.

8.3 General Requirements

The requirements applying to all Recreation, Parks and Open Space Zones are contained within this part. Also applying to this zone are the provisions of Part 1 - "Definitions", Part 2 - "Administration", and Part 3 "General Regulations".

8.4 Use Regulations

- .1 Table 8 – 1, "Recreation, Parks, Open Space and Institutional Use Table", lists all uses that are "P", Permitted, and "C", Conditional in the Recreation, Parks and Open Space Zones. All listed uses are subject to the provisions of this By-law.
- .2 After the adoption of this By-law, no land shall be used or occupied, and no structure shall be erected, altered, used or occupied for any use in any Recreation, Parks, Open Space and Institutional Zones, other than a use listed in Table 8 – 1, with the exception of uses lawfully established prior to the effective date of this By-law.

Table 8 – 1
Recreation, Parks, Open Space and Institutional Use Table

Legend:	Zone				
	P = Permitted	C = Conditional	- = Use Not Permitted		
Uses:	"SR"	"SR-C"	"SR-M"	"PR"	"I"
Apiaries (BL 4/2023)	C	C	C	-	
Arenas and stadiums	-	-	-	P	-
Athletic fields	-	-	-	P	P
Bed & Breakfast Facility (see section 3.19) (BL 8/07) (BL 4/14)	C	C			
Camping and tenting grounds	C	-	C	P	-
Cemeteries	-	-	-	P	P
Childcare services	C	-	-	P	P
Churches	-	-	-	-	P
Commercial resort	C	-	C	-	-
Community centres, halls, clubs and auditorium	-	-	-	P	P
Concessions and marinas	C	-	C	P	-
Cottage dwelling and single family dwellings * (BL 4/2023)	P	P	P	-	-
Mobile homes	P	-	P	-	-
Exhibition and fair grounds	-	-	-	P	P
Galleries and Museums	C	C	-	P	P
Golf courses	C	-	-	P	-
Grocery stores	C	-	C	-	-
Guest Houses	C	C	-	-	-
Home Occupations (see section 3.18) (BL 8/07) (BL 4/14)	P	P			
Identification and business signs	P	-	P	P	P
Park models (see section 3.33.6) (BL 1/2021)			P		
Parks, playgrounds, tot lots, and similar uses, including buffer strips, public reserves and public walkways	P	P	P	P	P
Planned Unit Development (see section 3.21) (BL 4/14)	C	-	C	-	-
Public camps	P	-	P	P	P
Public parking areas	P	-	P	P	P
Public schools	-	-	-	P	P
Public utilities	P	P	P	P	P
Recreation centres	P	-	P	P	-
Residential Care Facilities	-	-	-	-	P
Restaurants, coffee shops, refreshment stands and the like	C	-	C	-	-
Senior Citizen Homes	-	-	-	-	P

Legend:	Zone				
P = Permitted					
C = Conditional					
- = Use Not Permitted					
Uses:	"SR"	"SR-C"	"SR-M"	"PR"	"I"
Travel Trailers/Recreational Vehicles on a site without a main dwelling building as a temporary use (see section 3.33) (BL 1/2021) (BL 6/23) (BL 22/2024)	C	C	C	C	-
Travel Trailers/Recreational Vehicles on a site with a main dwelling building (see section 3.33) (BL 1/2021)	P	P	P	P	P
Travel Trailers/Recreational Vehicles during construction of the main building (BL 1/2021)	C	C	C	C	C
Accessory uses, buildings and structures	P	P	P	P	P

* The minimum floor area of a cottage and or single-family dwelling unit shall be six hundred (600) square feet of livable floor space.

8.5 Conditional Use

Any use listed as a "Conditional Use" in Table 8 1, shall comply with the regulations as set forth in Part 2 - "Administration" and Part 3 – General Regulations".

8.6 Accessory Uses, Buildings And Structures

In the any of the Recreation, Parks and Open Space Zones accessory uses, buildings or structures shall be limited to the following:

- .1 a children's playhouse, garden house, private greenhouse, guest house, private conservatory and private swimming pools, open or enclosed;
- .2 a private garage, carport, covered patio, toolhouse, shed, boathouse or other similar building with a maximum wall height of 10 feet. Shipping/cargo containers shall not be allowed as accessory buildings; (BL 4/14)
- .3 incinerators subject to the approval of the authority having jurisdiction;
- .4 accessory off-street parking areas; and
- .5 signs as permitted in this part.
- .6 any addition to a mobile home located in an area zoned "SR-M" Seasonal Resort-Mobile Home Zone, shall not exceed 12 ft. by 16 ft. in outside dimensions.
- .7 Within cottage developments, no accessory building or structure shall be allowed to be constructed prior to the main building being either a cottage, single family dwelling, and or mobile home being established.

- .8 Not more than one (1) accessory building shall be allowed on a lot where there is no principal building. (BL 4/14)

8.7 Bulk Regulations

The Recreation, Parks and Open Space Zones bulk regulations are listed in Table 8 – 2, Recreation, Parks, Open space and Institutional Bulk Table.

Table 8 – 2 (BL 11/2021) (BL 22/2024)
Recreation, Parks, Open space and Institutional Bulk Table.

Permitted or conditional uses	Zone	Requirements						
		Minimum					Maximum	
		Site Area (sq ft)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Cottage dwellings and mobile homes	"SR" "SR-C"	15,000	75	30	10 ¹	25	30	40
Mobile Homes	"SR-M"	5,000	50	15	5	10	30	40
Camping and Tenting Grounds, Public Camps, Commercial Resorts	"SR"	2 acres	200	30	20	25	30	40
Other "SR" and "PR" Uses	"SR" "PR"	20,000	100	30	15	25	30	40
Institutional Uses	"I"	20,000	100	30	15	25	30	60
Accessory Buildings and Structures (BL 22/2024 text amendment intent but not clearly defined - shown in red text)	"SR" "SR-C" "PR" "I"	–	–	20	5	10	15	10
	"SR-M"	–	–	Same as principal use	Same as principal use	Same as principal use	15	10

¹For lots with a site-width less than 75 ft. created prior to the adoption of this By-law, a 5 foot side yard shall be required.

8.8 Signs

The following signs shall be permitted in the Seasonal Resort Zones:

- .1 In the case of a cottage dwelling there shall be not more than one (1) lighted or unlighted identification sign for each dwelling, not exceeding two (2) square feet in area.
- .2 In the case of any other permitted or conditional uses there shall not be more than one (1) unlighted or lighted business or identification sign or bulletin board, not exceeding eighteen (18) square feet in area.

8.9 Additional Requirements For Developments Along Lake Manitoba And Other Significant Waterbodies

The following requirements shall be adhered to along Lake Manitoba:

- .1 All buildings and structures must be built to meet the 100 year flood design requirements of the Province.
- .2 Land owners shall not place any buildings or structures on public reserve land.
- .3 New multi-lot cottage subdivisions located along Lake Manitoba shall be required to utilize holding tanks for on-site sewage disposal only.
- .4 Land clearing, cultivation and development to the shore of any natural waterbody shall be discouraged.
- .5 Along spawning streams, creeks and lakes a buffer strip of natural vegetation 30 meters wide from the ordinary high water mark shall be encouraged in order to prevent erosion, siltation and excess runoff.
- .6 Any work in or near water that has the potential to harmfully alter, disrupt or destroy fish habitat (including riparian areas) or deposit deleterious substances (including sediment) into any fish bearing water must be reviewed by Manitoba Water Stewardship and possible authorization by Fisheries and Oceans,
- .7 New or expanded manure storage facilities, septic fields, and municipal wastewater lagoons will be discouraged in areas designated as Class 6, Class 7, Unimproved Organic Soils and buffer set backs from water.

8.10 Guest Houses

Guest houses are subject to a Conditional Use approval and shall comply with the following:

- .1 These units shall comply with all site requirements applicable to the zone.
- .2 These units shall have a maximum building area of 400 square feet.
- .3 These units shall only provide secondary and incidental accommodation for family members and guests of the occupants of the main dwelling.
- .4 These units are not intended for exclusive occupancy by a family living independent from the main dwelling.
- .5 These units are not to be rented separately from the main dwelling.
- .6 These units are not allowed to contain cooking facilities.

- .7 These units are not allowed to be serviced by utilities independent of the main dwelling.
- .8 Council may impose additional conditions on the installation or utilization of a guest cottage building deemed necessary to protect adjoining properties, and the public's welfare.

8.11 Additional Requirements for Seasonal Campground Sites

The following requirements shall be adhered to for Seasonal Campground Sites:

- .1 Not more than one recreational vehicle or travel trailer shall be permitted per individual campground site;
- .2 No permanent buildings, cottages or structures shall be built on individual seasonal campground sites, with exception of the main campground office building and associated accessory buildings.
- .3 Accessory buildings or structures may be permitted per individual campground site under the following conditions:
 - a) The individual has an annual seasonal campground permit and obtains an annual permit to have the accessory building or structure located on site (permit to be renewed each year);
 - b) That the accessory building meets the setback requirements under Table 8-2 for Accessory Buildings and Structures;
 - c) That the building or structure is temporary and shall be removed upon the request of the municipality;
 - d) Not more than one accessory building shall be permitted (e.g. storage shed, gazebo) and shall not exceed 120 square feet in size unless written approval is obtained from the campground owner and the RM of St. Laurent and a building permit is obtained. (BL 07-/11)
 - e) In addition to one accessory building, decks when adjacent to a licensed recreational vehicle or travel trailer are permitted provided all setback requirements are met as per Table 8 – 2 accessory Buildings and Structures. A development permit is required for decks.
 - f) Buses, mobile homes and un-licensed travel trailers or motor homes shall not be permitted as accessory buildings or structures.

9 Commercial Zones

9.1 Intent And Purpose

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

9.2 Zones

In order to carry out the intent and purpose of section 1 above, the "CH" Commercial Highway Zone is established, which provides for appropriate land for those businesses requiring large sites, and/or serving the motoring public and requiring direct access to a highway.

9.3 General Requirements

The requirements applying to all Commercial Highway Zones are contained within this part. Also applying to these zones are the provisions of Part 1 - "Definitions", Part 2 - "Administration", and Part 3 - "General Regulations".

9.4 Use Regulations

- .1 Table 9 -1, "Commercial Use Table", lists all uses that are "P", Permitted, and "C", Conditional, in the Commercial Highway Zones. All listed uses are subject to the provisions of this By-law.
- .2 After the adoption of this By-law, no land shall be used or occupied, and no structure shall be erected, altered, used or occupied for any use in any Commercial Zone other than a use listed on Table 9 , "Commercial Use Table", with the exceptions of uses lawfully established prior to the effective date of this By-law.

Table 9 – 1
Commercial Use Table

Legend:	P = Permitted C = Conditional - = Use Not Permitted	ZONE
Uses:		"CH"
Advertising signs and structures and billboards	P	
Agencies for clothes cleaning, laundry or pressing establishments	P	
Agricultural fertilizer and chemical storage facilities excluding anhydrous ammonia	P	
Agricultural implement sales and services	P	
Anhydrous ammonia facilities (see section 3.23)	C	
Amusement enterprises, including bowling alleys and theatres if completely within an enclosed building	P	
Appliance and appliance repairs shops	P	
Automobile, mobile home, travel trailer, snowmobile and boat sales areas	P	
Automotive Service Stations	P	
Automotive trade and repair shops, including body shops	P	
Automobile laundry or car wash	P	
Banks or financial institutions	P	
Bakeries and baked goods shops	P	
Beverage rooms and lounges	C	
Book store and stationery	P	
Barber shops and beauty parlors	P	
Bulk fuel stations	C	
Business signs and identification signs	P	
Camping and tenting grounds	C	
Childcare Services	P	
Churches and church halls	P	
Clinics, medical and dental	P	
Confectionery stores	P	
Dairies and Creameries	P	
Department stores	P	
Drug stores	P	
Dry goods or notion stores	P	
Drive in establishments	P	
Dwelling units when within the second story or the rear one-half of the first story of a commercial building	P	

Table 9 – 1
Commercial Use Table (Continued)

Legend:	P = Permitted C = Conditional – = Use Not Permitted	ZONE
Uses:		"CH"
Drive-In theatre	P	
Feed mills	C	
Florist	P	
Frozen food lockers	P	
Funeral homes	C	
Furniture stores	P	
Gift Shops	P	
Grocery, fruit or vegetable stores	P	
Government offices and administrative buildings	P	
Hardware and electrical appliance stores	P	
Hotels and motels	P	
Lumber yards and building materials establishments	P	
Laundromats	P	
Libraries	P	
Manufacturing, Assembly and Sales (BL 8/07)	C	
Meat market or delicatessen stores	P	
Multiple Family Dwellings	P	
Offices, business or professional	P	
Personal service shops	P	
Planned Unit Development (See section 3.21) (BL 4/14)	–	
Plumbing and sheet metal shops	P	
Public building and utilities	P	
Public Parks	P	
Restaurants, coffee shops or cafes	P	
Radio and T.V. repair shops	P	
Shoe stores or shoe repair shops	P	
Tailor, clothing or wearing apparel shops	P	
Transportation – bus terminal	P	
Travel trailers/Recreational Vehicles during construction of the main building (BL 6/23)	C	
Truck terminals	P	
Upholstery shops	P	
Veterinary clinics	P	
Accessory uses, buildings and structures	P	

9.5 Conditional Use

Any use listed as a "Conditional Use" in Table 9 – 1 shall comply with the

regulations contained in Part 2 – “Administration” and Part 3 – General Regulations”.

9.6 Accessory Uses

In the Commercial Zones accessory uses, buildings and structures shall be limited to the following:

- .1 A garage, shed, or building, for storage incidental to a permitted use or conditional use.
- .2 Incinerators, subject to the approval of the authority having jurisdiction, which shall be incidental to the permitted use or conditional use.
- .3 The production, processing, cleaning, servicing, altering, testing, repair, or storage of merchandise normally incidental to a business or personal service, or mercantile occupancies if conducted by the same owner as the principal use.
- .4 Accessory off-street parking and loading areas.
- .5 Signs as permitted and regulated in this part.
- .6 A dwelling unit for the caretaker or owner whose presence on the site, in the opinion of Council, is necessary.

9.7 Bulk Regulations

- .1 The Commercial bulk regulations are listed in Table 9 – 2, “Commercial Bulk Table.”

**Table 9 – 2
Commercial Bulk Table**

Permitted or conditional uses	Zone	Requirements						
		Minimum					Maximum	
		Site Area (acre / sq. ft.)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
“CH” Commercial Highway Zone Uses	“CH”	40,000	150	45	15	25	30	60
Accessory Buildings and Structures	“CH”	–	–	Same as principal use			15	15

- .2 Explanations and exceptions to the Bulk requirement Table 9 – 2 are as follows:
- a) buildings, structures and hedges adjacent to provincial roads, major highways and their centres of intersection shall have a setback in accordance with the Highway Protection Act and the Highway Department Act or as amended, and
 - b) where a dwelling unit is contained within a commercial building, both required side yards shall not be less than five (5) feet and the rear yard not less than twenty-five (25) feet.

9.8 Special Yards Along Zone Boundaries

Notwithstanding other requirements listed in this By-law, where a site within a Commercial Zone abuts a Residential Zone, the following regulations shall apply:

- .1 The minimum side yard requirement for the abutting site in the Commercial Zone shall be ten (10) feet.
- .2 No open storage or outdoor display shall be permitted in an abutting yard in the Commercial Zone except where a solid fence of six (6) feet high is provided and maintained along the site line abutting the Residential Zone boundary.

9.9 Signs

In the "CH" Commercial Highway Zone signs shall be permitted as follows:

- .1 One lighted or unlighted business or identification sign, the total sign surface area not exceeding one hundred (100) square feet, for any building or use permitted in this zone.
- .2 Any identification or business sign permitted above may be free-standing, or attached to the face or roof of a building or structure.

10 Industrial Zones

10.1 Intent And Purpose

The Industrial Zone established in this By-law is 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.

10.2 Zone

In order to carry out the intent and purpose of section 1 above, the "MG" Industrial General Zone has been established.

10.3 General Requirements

The requirements applying to all Industrial Zones are contained within this part. Also applying to these zones are the provisions of Part 1 - "Definitions", Part 2 - "Administration", and Part 3 - "General Regulations".

10.4 Use Regulations

- .1 Table 10 - 1, "Industrial Use Table", lists all uses that are "P", Permitted, and "C", Conditional in the Industrial Zones. All listed uses are subject to the provisions of this By-law.
- .2 After the adoption of this By-law, no land shall be used or occupied, and no structure shall be erected, altered, used or occupied for any use in any Industrial Zone other than a use listed in Table 10 -1, "Industrial Use Table," with the exceptions of uses lawfully established prior to the effective date of this By-law.

**TABLE 10 -1
INDUSTRIAL USE TABLE**

Legend:	P = Permitted C = Conditional	ZONE
Uses:		"MG"
Advertising signs and structures and billboards	P	
Agricultural implement sales and service	P	
Automobile laundry or car wash	P	
Automobile service stations	P	
Automobile, mobile home, travel trailer, and boat sales areas	P	
Bakeries	P	
Boat building shop	P	
Bulk fuel and oil storage	C	
Business signs and identification signs	P	
Bus terminals	P	
Contractors' establishments	P	
Dairies and creameries	P	
Drive-in establishments, excluding drive-in theatre	P	
Dry cleaner and laundries	P	
Dwelling unit for person whose full-time presence is necessary	P	
Equipment depots, including building supply and farm machinery and equipment and their storage	P	
Feed mill	C	
Fish, meat and poultry processing plants	P	
Grain elevators, including warehouse and storage buildings	P	
Lumber yards and building supply establishments	P	
Plumbing and sheet metal shops	P	
Public garages and parking areas	P	
Public utilities	P	
Rendering plants	C	
Restaurants, coffee shops, and dining rooms	P	
Retail stores in conjunction with another permitted or conditional use	P	
Sales buildings	P	
Service shops	P	
Sign painting shops	P	
Trucking terminals	P	
Veterinary clinics	P	
Warehouse storage facilities for fertilizers and dangerous goods	C	
Wholesale business, warehouse or storage buildings	P	
Wrecking establishments and junk yards	C	
Accessory uses, buildings and structures	P	

10.5 Conditional Use

Any use listed as a "Conditional Use" in Table 10 – 1 shall comply with the regulations as set forth in Part 2 – "Administration" and Part 3 – General Regulations".

10.6 Accessory Uses

In the Industrial Zones accessory uses, buildings and structures shall be limited to the following:

- .1 A garage, shed, or building, for storage incidental to a permitted use or conditional use.
- .2 Incinerators subject to the authority having jurisdiction, and which shall be incidental to the permitted use or conditional use.
- .3 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.
- .4 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.
- .5 A dwelling unit or sleeping accommodation for a watchman or caretaker and family, if essential and necessary in Council's opinion.
- .6 A retail or commercial use which is incidental to a permitted or conditional use.
- .7 Accessory off-street parking or loading spaces.
- .8 Signs as permitted and regulated in this part.

10.7 Bulk Regulations

- .1 The Industrial bulk regulations are established in Table 10 – 2, "Industrial Bulk Table".

**Table 10 -2
Industrial Bulk Table**

Permitted or conditional uses	Zone	Requirements						
		Minimum					Maximum	
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
"MG" Industrial General Zone Uses	"MG"	40,000 sq. ft.	150	25	15	25	30	60
Accessory Buildings and Structures	"MG"	–	–	Same as principal use				15

- .2 Explanations and exceptions to the Bulk requirements Table 10 – 2 are buildings, structures, and hedges adjacent to provincial roads, major provincial highways and their centres of intersection, which shall be setback in accordance with the Highway Protection Act and the Highway Department Act, or as amended.

10.8 Special Yards 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 apply:

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

10.9 Signs

The following signs shall be permitted in the Industrial Zone:

- .13 One lighted or unlighted business or identification sign not exceeding a total sign surface area of one hundred (100) square feet, for any building or use permitted in this zone.
- .14 Any identification or business sign permitted above may be free-standing, or attached to the face or roof of a building or structure.

11 Effective Date

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

DONE AND PASSED in Council duly assembled at the R.M. of St. Laurent, Manitoba, this 14th day of October, 2005.


Reeve


Chief Administrative Officer

READ A FIRST TIME this 9th day of September, 2005.

READ A SECOND TIME this 14th day of October, 2005.

READ A THIRD TIME this 14th day of October, 2005.

Appendix "A" – Zoning Maps









map 1

[illegible]

ZONING MAP 1

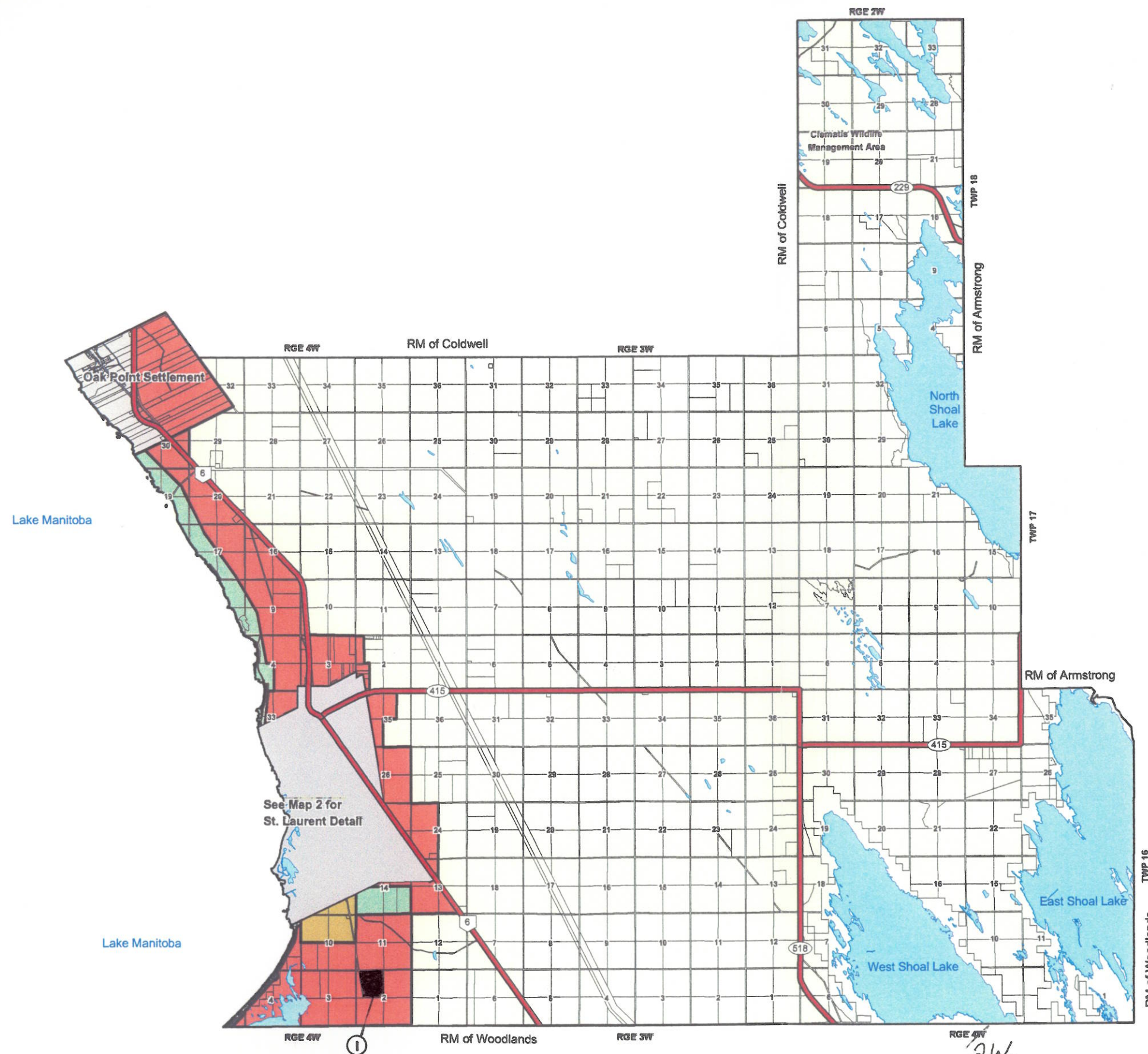
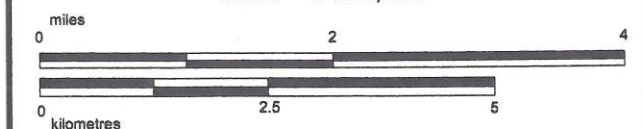
R.M. OF ST. LAURENT

LEGEND

-  Agricultural General Zone
-  Agricultural Restricted Zone
-  General Development Zone
-  Parks, Recreation & Open Space Zone
-  Rural Residential Zone
-  Seasonal Recreation Zone
-  Urban Settlement Centre
-  Provincial Trunk Highway
-  Provincial Road

July, 2005

Scale - 1: 126,000



map 2

[illegible]

ZONING MAP 2

ST. LAURENT SETTLEMENT

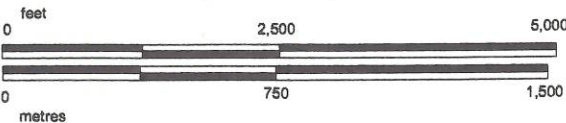
R. M. of ST. LAURENT

LEGEND

- Agricultural General Zone
- Agricultural Restricted Zone
- Commercial Highway Zone
- General Development Zone
- Industrial General Zone
- Rural Residential Zone
- Seasonal Recreation Cottage Zone
- Seasonal Recreation Mobile Home Zone
- Seasonal Recreation Zone

July, 2005

Scale - 1: 31,500



Lake Manitoba

Lake Manitoba

