

R.M. of Alexander Zoning By-law

By-law No.: 08/20

How to Use This Zoning By-Law

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

Step One **What zone is your property located in?**

- Use the Zoning Maps [in Schedule A] to determine the zoning for your property.
- Reference Part 5: Zones for a description of the intent of that particular zone.
- Look in the Development Plan and any Secondary Plan that applies to your property to confirm your proposal fits with the applicable policies in those documents.

Step Two **What uses are permitted in your zone?**

- Find the Use Table for the zone of your property in Part 5: Zones.
- Uses marked with the letter [P] are permitted uses and may be developed once you have received a development permit.
- Uses marked with the letter [C] are conditional uses that may or may not be acceptable in a zone depending on the particular circumstances of a proposed development. Conditional uses require a public hearing process and may have extra conditions imposed on the use to make it acceptable for the location.
- Uses marked with a [*] have use-specific requirements that are provided in Part 4: Use-Specific Standards.

Step Three **How and where can you develop properties in your zone?**

- Find the Bulk Table for the zone of your property in Part 5: Zones.
- The Bulk Table provides information on the allowable height of buildings and structures, required yards, and other spatial requirements for a property.
- To understand the specific details of these requirements, you may need to reference the General Regulations [Part 3] and the Definitions [Part 1].

Step Four **What kind of permits do you need?**

- In most cases, you will need a development permit before you start any change in land use or any development (including construction of a building) on a property.
- Check the Administration section [Part 6] to see if your planned development is exempt from needing a development permit. If so, you may proceed with development, as long as it meets the other requirements in this zoning by-law and other applicable by-laws.
- If you need a development permit, fill out a development permit application.
- You are responsible for finding out any other provincial or federal regulations applying to your development, as well as any other required local permits, including building permits, plumbing permits, electrical permits, demolition permits, etc.

THE RURAL MUNICIPALITY OF ALEXANDER BY-LAW NO. 08/20

A by-law of the Rural Municipality of Alexander to regulate the use and development of land.

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

AND WHEREAS, under Part 4 Division 1 of *The Planning Act*, the Winnipeg River Planning District has, by by-law, adopted the Winnipeg River Planning District Development Plan By-law 68-10;

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

1. The Zoning By-law No. 08/20 attached is hereby adopted.
2. The By-law shall be known as the R.M. of Alexander Zoning By-law.
3. By-law 8/98, as amended, is repealed.
4. This By-law shall come into force on September 9th, 2020

DONE AND PASSED in Council duly assembled at St. Georges, Manitoba, this 8th day of September, 2020.

Mayor

Chief Administrative Officer

READ A FIRST TIME this 14th day of July, 2020 Resolution No. 2020 246

READ A SECOND TIME this 8th day of September, 2020 Resolution No. 2020 309

READ A THIRD TIME this 8th day of September, 2020 Resolution No. 2020 310

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PART 1: Definitions

1.1 Rules of Construction

The following rules of construction apply to the text of this by-law:

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

b) Words, phrases and terms not defined herein but defined in *The Planning Act* and the Building, Electrical or Plumbing By-laws of the Rural Municipality of Alexander shall be construed as defined in such Act and by-laws.

c) Words, phrases and terms neither defined herein nor in the by-laws of the Rural Municipality of Alexander shall be given their usual and customary meaning except where, in the opinion of Council, the context clearly indicates a different meaning.

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

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

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

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

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

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

g) The provisions of this by-law shall be interpreted to be the minimum regulations except where the abbreviation for, or word, "maximum" is used, in which case the maximum regulation shall apply.

1.2 Illustrations

Drawings and illustrations form part of this by-law and are provided to assist in interpreting and understanding the by-law. Where any conflict or inconsistency arises between a drawing or illustration and the text of this by-law, the text shall govern.

1.3 Definitions in this By-law

Where the following terms appear in this by-law, they have the meaning provided as follows:

Abandoned and/or derelict structure means any building that has been used or was intended for use as a residential, commercial or industrial structure in whole or in part, including accessory buildings/structures which have become abandoned for a period of at least one (1) year and also meets all or any of the following conditions:

- Is open to casual entry or trespass;
- Is damaged by fire, flood, weather or vandalism to an extent, in the opinion of the Development Officer, which prohibits safe human occupancy;
- Is the site of loitering or vagrancy;
- Demonstrates a lack of property maintenance and upkeep;
- Is under notice of violation of the municipal Building By-law;

- Has not been secured (closed by use of windows and doors which are in proper working order, intact, and locked) and has been boarded up for at least 30 days;
- Has taxes in arrears to the municipality for a period of time exceeding one (1) year;
- Has utilities disconnected and not in use;
- Is under a condemnation order or legal order to vacate;
- Is structurally unsound; or
- Is a potential hazard or danger to people.

Abattoir means a building, structure, or part thereof, used for the slaughtering of animals and related activities.

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

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.

Accessory Building, Attached means an accessory building that 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.

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

Aggregate Extraction Operation means a zoning site, including accessory buildings and structures, used for the removal, refinement and/or processing of sand, gravel, stone or other aggregate resources, and may include borrow pits, gravel pits and stone quarries, but does not include an asphalt plant or a concrete plant or the processing of raw materials transported to the site.

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

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

Agricultural Implement Sales and Service means a building and open area, used for the display, sale or rental of new or used farm implements and where minor incidental repair work is done.

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

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

b) The use of land for livestock operations and grazing;
c) The production of eggs, milk and honey;
d) The raising of game animals, fur-bearing animals, game birds, bees and fish;
e) The processing necessary to prepare an agricultural product for distribution from the farm gate;
f) The operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or by aerial application; or
g) The storage, use or disposal of organic wastes for agricultural purposes.

Aircraft Landing Strip means any area of land or water which is used or intended for the landing or taking off of aircraft and any appurtenant areas which are used or intended for use as aircraft landing strips or rights-of-way, including taxiways, aircraft storage and tie-down areas, hangars and other related buildings and open spaces.

Alterations, Incidental means changes or replacements in the non-structural parts of a building or structure, including, but not limited to the following:
a) An addition, alteration, removal, reconstruction or replacement on the non-structural exterior of a residential building;
b) An addition, alteration, removal, reconstruction or replacement of any unroofed driveway, sidewalk, patio or any accessory building floor;
c) Alteration of non-load bearing interior partitions in all types of buildings;
d) Replacement of, or changes in, the capacity of utility pipes, ducts or conduits;
e) Replacement and placement of necessary roofing materials, awnings, eaves, overhangs and related structures, provided the area and height of the roof are not increased;
f) The addition and replacement of interior structures such as furnaces, fuel tanks, water heaters, fireplaces or wood stoves; or
g) Replacement of exterior building facades.

Alterations, Structural means any change prolonging the life of the supporting members of a building or structure including, but not limited to, bearing walls, columns, beams or girders.

Anhydrous Ammonia Facility means an area for the storage of anhydrous ammonia that is commonly used as a fertilizer, including sales and service.

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

Animal Kennel means a premises on which three (3) or more domestic pets are boarded, bred, trained or cared for, in return for remuneration or are kept for the purpose of sale, but does not include a veterinary clinic, animal hospital, or use for the keeping of exotic animals.

Animal Unit means the number of animals of a particular category of livestock that will excrete 73 kg of total nitrogen in a 12-month period.

Apiary means any place where bees are kept.

Asphalt Plant means a plant where aggregate materials and asphalt are heated and mixed to produce a paving mix and includes stockpiling and storage of bulk materials used in the process.

Assisted Living Facility means residences that provide for independent living with access to in-house communal services. Such facilities may be (1) equipped with one or two bedroom, self-contained apartments generally designed for single or double occupancy; (2) contain central dining facilities where prepared meals can be served to the residents; (3) employ full time nursing or medical assistance and supervision; and (4) may provide other additional services to residents.

Auctioneering Establishment means a development specifically intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment. This use class does not include flea markets or livestock auction marts.

Autobody Shop means an establishment providing the services of commercial repair of automobile bodies, major and minor collision damage, frame and panel straightening, repainting and refinishing, glass repair and similar activity.

Automobile Service Station means a building or portion thereof and land used for the servicing, washing and repairing of vehicles; and the sale of gasoline, other petroleum products and a limited range of vehicle parts and accessories. Service stations may include eating and drinking establishments. Typical uses include car washes, truck stops and highway service stations, but does not include wrecking facilities.

Automotive and Recreational Vehicle (RV) Sales, Service and Rental means a development used for the sale, servicing and rental of automobiles, motorcycles, snowmobiles, trailers, all-terrain vehicles (ATVs), boats and similar vehicles and/or the sale, installation or servicing of related parts and accessories. This use class includes automobile dealerships, mobile home sales, motorcycle and RV sales, transmission shops, muffler shops, tire shops, automotive glass shops, car washes, and similar uses.

Basement means a storey of a building located below the first storey and is the portion of a building which is partially underground and which has at least one half of its height, from finished floor to underside of first floor joists, below the average level of the finished ground surface adjacent to the exterior walls of the building, and in which the height from finished grade to ceiling level is less than six (6) feet (1.8 m).

Batch Plant means an industrial facility producing bulk processed materials used in building or construction, and may include facilities for the administration or management of the business, stockpiling of bulk materials used in the production of finished products manufactured on the premises and storage and maintenance of required equipment.

Bed and Breakfast means a home-based business operated within a principal dwelling where sleeping accommodation with or without meals is provided to members of the travelling public for remuneration.

Boarding House means a building or part thereof, containing no more than four (4) sleeping units, where lodging or sleeping accommodation, with or without meals, is provided for remuneration. This use does not include residential care facilities.

Boathouse means a building or part thereof, used by the occupants of the premises primarily for the parking or storage of private boats or other personal watercraft, but does not include living accommodations.

Broadcasting and Motion Picture Studio means a development used for the production or broadcasting of audio and visual programming typically associated with radio, television, motion picture studios and other media.

Buffer means a portion of a lot or land area used to visually separate, shield or obstruct noise, illumination or other incompatibilities or nuisances from one use to another using vegetation, screening, and distance.

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

Building or Structure, used means a building or structure removed from an off-site foundation and transported to a site where it is anchored to a new and permanent foundation.

Building, Main or Principal means a building in which is conducted the principal use of the site on which it is situated.

Building Separation means the least horizontal distance permitted between the nearest portions of any building on a lot.

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; and
d) All open areas relating to buildings or structures and their relationships thereto.

Bulk Storage means the storage of chemicals, petroleum products or other flammable liquids in aboveground containers for subsequent resale to distributors or retail dealers or outlets.

Business Support Service means a development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture, computers, cellular phones and machines. Typical uses include printing establishments, film processing establishments, janitorial firms, and office equipment sales and repair establishments.

Campground or Travel Trailer Park means an area of land containing campsites managed as a unit, providing for short term or overnight camping, including tenting and serviced trailer sites, and may include administration offices, laundry facilities, but not the use of mobile homes or trailers on a permanent year-round basis.

Cannabis Retail Store means the premises specified in a retail cannabis license where the retail sale of cannabis is authorized.

Cannabis Standard Cultivation means the large-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities.

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

Child Care Service means the provision of care for remuneration or reward to a child apart from his parents or guardians for a period in any one day not exceeding fourteen (14) hours. This use includes an unlicensed home or group day care not exceeding four (4) children under age 12 (including the care provider's own children) and not exceeding an overall ratio of 4:1 children to caregivers; or a development licensed by the Province of Manitoba to provide daytime personal care and education to children, not including overnight accommodation. Typical uses include family and group childcare homes, day care centres, nursery schools and play schools.

Club means a building or part thereof, which is owned or leased by a non-profit corporation chartered by *The Canadian Business Corporation Act* or *The Manitoba Corporation Act* or an association consisting of persons who are bona fide members paying annual dues, the use of which is restricted to members and their guests for fraternity, sorority, recreational, sport or similar activities.

Common Element means all property within a bare-land condominium plan except for the units. For the purposes of this by-law, those "common elements" which are normally used for the passage of vehicles or pedestrians including roads, road allowances, streets, lanes, bridges, but not including pedestrian walkways or vehicle parking areas, shall be considered a street or lane as defined in this by-law.

Community Recreation Service means a development for recreational, social or multiple purpose use with or without fixed seats and primarily intended for local community purposes. Typical uses include arenas, auditoria, multi-use halls, community centres, and stadiums.

Compatible means a building, structure, activity or use that blends with, conforms to, or is harmonious with the surrounding ecological, physical, visual or cultural environment.

Condominium means a condominium as established under *The Condominium Act.*

Condominium, Bare Land Unit means a unit of land defined by delineation of its horizontal boundaries without reference to any buildings on a condominium plan. A "bare land unit" shall be considered a "site" as defined in this by-law.

Conservation Area means the use of land, which is intended to remain open in character, with the priority use given to the preservation of its natural state or special environmental quality, and may include non-commercial recreational uses only if conservation of the resource is not jeopardized.

Contractor's Establishment means a premise where a construction contractor operates a business and where related equipment and materials may be stored, including: wood construction, cabinet making, carpentry, house builders, mobile home and "ready-to-move" house construction, package home or garage construction, kitchen or bathroom renovating, drywalling, electrical contracting, eavestroughing, general contracting, heating contractors, air-conditioning and refrigeration contractors, insulating contractors, painting contractors, decorating and landscaping contractors, plumbers, sheet metal contractors, roofers, drillers and well contractors, septic tank installation, foundation contractors, excavators, stucco contractors, siding contractors, brick laying, fencing contractors, ventilating contractors, window and door installation, road, bridge, cement and concrete contactors and other like uses.

Council means the Council of the Rural Municipality of Alexander.

Custom Manufacturing Establishment means a development used for small-scale, on-site production of goods by hand manufacturing. Typical uses include furniture, jewelry, toy, clothing/shoe and musical instrument manufacturing, gunsmiths, carpentry and upholstery shops, and pottery and sculpture studios.

Density means the total number of dwelling units divided by the total area of land to be developed, expressed in gross acres.

Detached Sleeping Quarters means an accessory use that is located in a building separate from the main residential use. The detached sleeping quarters, including a loft garage or garage with an interior or attached room(s), may be a maximum of 432 square feet and may not include kitchen facilities. [By-law 04/21]

Development Officer means the officer appointed by the Board of the Winnipeg River Planning District in accordance with the provisions of the *Act*.

Development Plan means the Winnipeg River Planning District Development Plan By-law 68/10 and amendments thereto.

Dock means a platform used for the mooring of one or more private motorboats or other personal watercraft. This use class can include boat ramps and launching facilities.

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

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

> **Dwelling, Multi-Unit** means a building, located on a single site, containing three or more dwellings (for example, row houses, town houses, or apartment buildings).
>
> **Dwelling, Single-Unit** means a building, located on a single site, containing one dwelling. This use does not include a mobile home or a used dwelling.
>
> **Dwelling, Two-Unit** means a building, located on a single site, containing two dwellings (for example, a duplex or a side-by-side).
>
> **Dwelling, Used** means a building removed from an off-site foundation and transported to a site where it is anchored to a new and permanent foundation. Prior to transportation and placement on an engineer-approved foundation, the used dwelling shall require certification of an engineer as to structural integrity and approval of a conditional use order, which may include conditions addressing required interior/exterior renovation as deemed necessary by Council.

Eating and Drinking Establishment means an establishment where food is prepared and served on the premises for sale to the public, and may include outdoor seating areas. Typical examples include licensed drinking establishments, restaurants, delicatessens, cafeterias and tearooms. This does not include drive-through facilities that provide services to customers who remain in their vehicles or mobile food catering services.

Educational Facility means a place of instruction, either private or public, which offers courses, training or instruction, and may include administration offices required for the provision of such services. Typical

examples include private or public schools, community colleges, technical and vocational schools and adult educational training centres.

Emergency Service means a development that is required for the public protection of persons and property from injury, harm, or damage together with the incidental storage of emergency equipment. Typical uses in this class include police stations, fire stations and ancillary training facilities.

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.

Equestrian Establishment means a facility engaged in the training of horses, including the operation of a horse-riding academy, stables, and like uses for private use and/or remuneration.

Existing means a building, structure, and use existing on the effective date of this by-law.

Extended Medical Treatment Service means a development providing room, board and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences. Typical uses include hospitals, nursing homes, convalescent homes and auxiliary hospitals.

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

Factory-Built House means a manufactured dwelling, whether of modular (built in two or more sections) or unitary construction, which complies with the National Building Code, and which is built off-site by a manufacturer having CAN/CSA-A277 "Procedure for Certification of Factory-Built Houses" accreditation. For purposes of this by-law, a "factory-built house" shall not include a "mobile home" as defined herein.

Family means one person or two or more persons voluntarily associated, plus any dependents, living together as an independent, self-governing, single-housekeeping unit.

Farm Building means a farm-related building or structure existing or erected on land used primarily for agricultural activities, but does not include dwellings or private garages.

Financial Institution means a bank, trust company, credit union or similar establishment.

Fleet Service means a development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long-term lease. This use class includes taxi and bus services, messenger and courier services.

Flood Level means the 200-year flood level, or the level of a known flood exceeding the 200-year flood as determined by Council in consultation with the appropriate provincial or other government department having jurisdiction or an engineer qualified to practice in the Province of Manitoba.

Flood Risk Area means the land adjacent to a lake, river or stream that is divided into two parts: the floodway and the floodway fringe. The floodway includes the area where the majority of the floodwaters pass. The floodway fringe includes the area outside the floodway that requires approved flood protection measures due to periodic flooding or inundation by floodwaters.

Floor Area, as applied to bulk regulations and parking requirements, means the sum of the gross horizontal areas of the 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. The floor area of a building or buildings shall include:

a) Basements when used for residential, commercial or industrial purposes, but not including spaces used for storage or the housing of mechanical or central heating equipment, and accessory off-street parking spaces;
b) Floor space used for mechanical equipment (with structural headroom of six (6) feet (1.8 m) or more) except equipment, open or enclosed, located on the roof;
c) Elevator shafts and stairwells at each storey except shaft and stair bulkheads and exterior unroofed steps or stairs; and
d) Penthouses, mezzanines, attics where there is a structural headroom of seven (7) feet (2.13 m) or more.

Food Processing Plant means a facility, other than an eating or drinking establishment, where food products are processed, stored, or distributed. Typical examples include dairies, bakeries, fruit or meat processing businesses, but not including abattoirs or any premises used for the slaughtering of animals.

Forestry Use means the general raising, harvesting and cutting of wood. This use includes sawmills and related uses, including accessory structures.

Funeral Service means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services. This use class includes funeral homes, undertaking establishments and includes cremation and interment services.

Game Farm means a development where elk, wild boar, bison, etc. are held in captivity, pursuant to *The Livestock Industry Diversification Act* and *The Wildlife Act*.

Garage, Attached means an accessory building used for the parking or temporary storage of automobiles and other personal property that is attached to and forms part of a dwelling structure and is subject to all yard requirements of the main building.

Garage, Loft or garage with an interior or attached room(s) means sleeping quarters located above a detached accessory garage above grade or a single storey extension attached to the side or rear of a detached garage at grade and without kitchen facilities. A garage loft shall have 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 and shall include an emergency second exit for the second floor. [By-law 04/21]

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 only.

Garden Centre, Farmers' Market and Produce Stand mean the outside display and sale of garden equipment and supplies, plants, seeds, vegetable and fruit produce, food items produced by vendors and similar items. This use class includes greenhouses and nurseries.

Gas Bar means a development used for the retail sale of gasoline, other petroleum products and incidental auto accessories. This use class does not include service stations.

Government Service means a development providing municipal, provincial or federal government services directly to the public. Typical uses include government offices, taxation offices, courthouses, postal distribution offices, employment offices and social services offices.

Grade (as applied 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.

Group Home means a residence that is licensed or funded under an Act of the Parliament of Canada or the Province of Manitoba for the accommodation of less than five (5) persons, exclusive of staff or receiving family, living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical condition, or legal status, require a group living arrangement for their well-being.

Health Service means a development used for the provision of physical and mental health services on an outpatient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling in nature. Typical uses include medical and dental offices, health clinics, and counselling services.

Height means the vertical distance measured from the finished grade to the highest point of the roof surface.

Helistop means an area of land, water, or structure which is designated as either a heliport or helipad, used for the take-off and landing of a helicopter which is owned or controlled by the owner/occupant of the premises. Helistops are limited to tie-down or hangar facilities for the accommodation of a single helicopter. A helistop shall not include facilities for fuel service, maintenance or overhaul and shall not accommodate helicopters for common carriers. This use is provided for as a standalone use and secondary as listed in the bulk tables. Such facility must comply with all applicable federal and provincial regulations.

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

Home Business means non-offensive limited commercial or industrial activities that may be permitted as a secondary use in addition to the principal use.

Home Occupation means any business activity, including sales, a commercial or professional operation, business service, trade, practice, office, or use which is carried on in or from a dwelling unit and or its permitted accessory buildings; is intended as a profit-making operation; and is clearly incidental to, accessory to, or secondary to the residential use of the dwelling unit.

Hotel means a building or part thereof, providing accommodation for transient lodgers, in any individual room or apartment, with or without cooking facilities. Typical examples include a motel, inn, tourist lodge and similar buildings. Accessory uses may include restaurants, licensed beverage rooms, banquet halls, ballrooms and meeting rooms.

Indoor Participant Recreation Service means a development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants. Typical uses include athletic clubs; health and fitness clubs; arcades; curling, roller skating and hockey rinks; swimming pools; archery or shooting ranges; bowling alleys and racquet clubs.

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

Industrial Use, Light means processing and manufacturing uses, provided that: they do not create unusual fire, explosion or safety hazards or noise in excess of average intensity of street and traffic and noise in the area in question; they do not emit smoke, dust, dirt, toxic or offensive odours or gas; and there is no production of heat or glare perceptible from any adjacent residential property. Typical uses include automotive body repair and paint shops, commercial manufacturing establishments and research facilities. This use class does not include milling plants, concrete and asphalt plants, foundries, chemical plants and extractive uses. Such uses shall not generate any outside activity other than loading and parking areas.

Information Technology Use means the development, design, manufacture, packaging, storage or shipping of computer software, web hosting and data processing service and the design or research of computer, electronic, and communication equipment. Uses such as server farms and like uses are included in this definition.

Interpretive Site or Centre means a site or centre intended to communicate and reveal meanings and relationships of our cultural and natural heritage, through involvement with objects, artefacts, landscapes and sites.

Laboratory means a building or group of buildings, in which are located facilities for scientific research, investigation, testing, or experimentation, but does not include facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

Lane means a street not over thirty-three (33) feet in width.

Livestock Operation means a permanent or semi-permanent facility or non-grazing area where at least 10 animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart.

Loading Space means an off-street space located on the same zoning site as the use served, unless permitted by variation to locate elsewhere, used for the temporary parking of a commercial vehicle while loading or unloading merchandise or material, and which has access to a street or lane or other appropriate means of access.

Manufacture, Assembly, Processing and Sale means the use of land, buildings, or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, warehousing, or storing of any goods, substance, article or service, and may include sales.

Marina means a public or commercial dock or basin providing secure mooring for motorboats and other watercraft and often offers boating supply, repair and other facilities.

Manure Storage Facility, Earthen means a structure built primarily from soil, constructed by excavating or forming dikes, and used for storing or treating livestock manure, but does not include

a) A collection basin;
b) A field storage site; or
c) A temporary composting site for manure.

Manure Storage Facility, Non-Earthen means a non-earthen structure, molehill, tank or other non-earthen facility for storing or treating manure, but does not include a gutter or concrete pit used to contain liquid or semi-solid manure for less than 30 days for the purpose of moving the manure to a manure storage-facility.

Mobile Home means a detached single-unit dwelling, which is factory-built, compact and transportable, with the following characteristics:

- The unit is designed for the long-term occupancy and domestic use by one (1) or more individuals living as a single housekeeping unit, and contains cooking, eating, living, sleeping and sanitary facilities, and has plumbing and electrical connections for permanent attachment to outside systems;
- The unit is designed to be moved or transported, after fabrication, on its own wheels, other trailers, or detachable wheels;
- The unit is designed and built in conformity with the Canadian Standards Association (CSA) Z240 series standards for mobiles homes; and/or
- The unit has the appearance of, or resembles, a mobile home based on a maximum length to minimum width aspect ratio of two (2) or more.

Mobile Home Park means any premises that is designed for residential use and designed for the accommodation of two or more mobile homes as single-unit dwellings whether or not a charge is made for such accommodation.

Mobile Home Site means a zoning site in a mobile home subdivision for the placement of a mobile home.

Mobile Home Space means a space in a mobile home park for the placement of a mobile home.

Mobile Home Subdivision means an area of land subdivided to provide mobile home sites in accordance with the subdivision procedure under *The Planning Act.*

Modular Home means a detached single-unit dwelling, which is factory-built, manufactured or fabricated off-site in two (2) or more near-complete, standardized sections or units, and attached or joined together on a foundation at the building site.

Natural Resource Development means a development for the on-site removal, extraction, washing, crushing, mixing and primary processing of raw material found on or under the site, or accessible from the site. Typical uses in this class include stripping of topsoil and peat moss.

Neighbourhood Commercial means an establishment that serves the needs of the adjacent neighbourhood. Typical services include convenience stores, personal service establishments and health services establishments.

Non-conformity means a site or parcel of land; a building or structure; a use of a building or structure; a use of land; or a sign; or any combination thereof; which lawfully existed prior to the effective date of this by-law or amendments thereto, but does not conform to the provision contained within this by-law or amendments thereto.

Office means a building or part thereof, primarily used for the provision of professional, management, administrative and consulting services. Typical examples include the offices of lawyers, accountants, real estate agents, engineers, and architects.

Open Space means that required portion of a zoning site at ground level unoccupied by principal or accessory buildings and available to all occupants of the building. The open space shall be unobstructed from the ground to the sky. The open space may be used for landscaping, recreational space, and other leisure activities, but shall not be used for service driveways, or accessory off-street parking or loading space, unless otherwise provided for herein. Balconies, roof and other like above grade level areas may be considered as open space.

Outdoor Amusement Establishment means a permanent commercial development providing facilities for entertainment and amusement activities that primarily take place out of doors and where patrons are primarily participants. Typical uses include amusement parks, outdoor concert facilities, go-cart tracks, racetracks, moto-cross and all-terrain vehicles (ATVs), miniature golf, obstacle courses and similar uses.

Outdoor Participant Recreation Service means a development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. Typical uses include golf courses, driving ranges, ski hills, water slides, sports fields, skate board parks, rock climbing facilities, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, paintball games, shooting ranges, fitness trails and similar uses, including required buildings and storage structures, which can also be considered accessory uses.

Outfitting Operation means any land or premises equipped with cottage dwelling(s) used or maintained for accommodation of the public for outdoor recreation purposes related to hunting, fishing, nature pursuits, and like uses.

Park means a development of land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers and playgrounds and water features.

Parking

> **Accessory Off-Street Parking** means a space on the premises other than streets, used for the temporary parking of motor vehicles.
>
> **Parking Area** means an area used for the temporary parking of motor vehicles and is available for public use whether free, for compensation or as an accommodation for clients, customers, employees, or visitors.
>
> **Parking Space** means a space in a parking area, public parking area or zoning site for the temporary parking or storage of a motor vehicle. A parking space shall have adequate provision for vehicular entry, exit, and manoeuvrability.

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.

Performance Standards means a standard established to control noise, odour, smoke, toxic or noxious matter, vibration, explosive hazards, glare or heat generated by, or inherent in, uses of land or buildings.

Personal Service Establishment means an establishment providing services to individuals. Typical examples include barbershops, salons, hairdressers, shoe repair, dry cleaning, tailors, and the like.

Place of Assembly means a public or privately-owned auditorium, hall or similar facility developed for the purpose of accommodating groups of persons for meetings, exhibitions, shows, trade fairs, public meetings, banquets, conferences and similar activities.

Place of Worship means a building (ex: a church, chapel, mosque, synagogue, or temple) primarily used for religious purposes.

Portable Garage means a building or structure made of canvas, polyethylene, reinforced polyethylene, Kevlar, nylon, or similar material.

Principal Use means the primary or predominant activity on any lot or within any building or structure.

Principal Building means a structure on a site used to accommodate the principal use.

Public Library and Cultural Exhibit means a development for the collection of literary, artistic, musical, and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation, and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums, and art galleries.

Public Utility means any system, works, plant, equipment or service that furnishes services and facilities available at approved rates to or for the use of the inhabitants of the municipality, 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; or
d) Collection of sewage, garbage or other waste.

Public Work includes:

a) All work and properties acquired, made, built, constructed, erected, extended, enlarged, repaired, improved, formed or excavated, for a public purpose of the Municipality or at the expense of the Municipality, or in respect of which any money has been authorized by the Municipality to be paid and applied;
b) Any property, real or personal, or work that has been declared by the Municipality to be a public work;

And also includes, where the context so requires, the labour required for making, building, constructing, erecting, extending, enlarging, repairing, improving, forming, or excavating any public work including parking lots; and includes buildings, walls, trestlework, bridges, tunnels, drains, sewers, vaults, wells, sidewalks, pathways, railways, airports; the towers, poles, lines, and equipment of power transmission or distribution systems, of telephone and telegraph systems, or of radio or wireless receiving and transmission stations; arboreal and other plantations and all structures, erections, excavations, by means of, or with the aid of, human skill and human, animal, mechanical labour.

Recycling Depot means a building, structure, or part thereof, in which recyclable material only is collected, processed and/or baled in preparation for shipment for remanufacture into new items.

Repair Service, Household means a development used for the provision of repair services to goods, equipment, and appliances normally forming part of a household. This use class also includes electrical, plumbing, heating, painting, radio, television, and appliance repair shops, furniture refinishing,

upholstery shops and similar uses as well as the accessory sale of goods, where all materials are kept within an enclosed building.

Residential Care Facility means the use of any building or structure for the provision of lodging, meals and care to individuals, including helping people become independent and educating them.

Resort, Commercial means a commercial recreational establishment that may consist of one or more buildings containing single or multi-unit dwellings, cabins, recreational facilities and service facilities that are used on an intermittent and seasonal basis. Other facilities that may be part of the resort development include: a campground, yurts, hotel, retail uses, eating and drinking establishment, marina, dock, boat ramps, golf course, and other outdoor recreational facilities, trails, and similar uses.

Retail means a development used for the retail sale of groceries, baked goods, meats, beverages, household goods, furniture and appliances, hardware, printed matter, confectionary, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary and similar goods from within an enclosed building. Associated services and repair including postal services, film processing, rentals and similar uses are included. This use class does not include developments used for the sale of gasoline, heavy agricultural or industrial equipment, or cannabis, pawnshops, adult entertainment establishments or adult sales stores.

Secondary means a use or structure that takes place on the same site as a principal use or structure that is not naturally and normally carried out as part of that principal use (e.g., a daycare in an office building).

Secondary Suite means a self-contained accessory dwelling unit, with a separate access, cooking, sleeping, and sanitary facilities not shared with those of the principal dwelling. This use class does not include a loft garage or garage with an interior or attached room(s), detached sleeping quarters, duplex housing, semi-detached housing or apartment housing. [By-law 04/21]

Serviced Lot means a lot with the ability to connect to a municipal sewer system.

Shipping or Storage Container means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one (1) or more means of transportation and includes, but is not limited to: intermodal shipping containers, bodies of transport trailers or straight truck boxes, but does not include a motor vehicle used as an accessory storage structure.

Shopping Centre, Mall, Strip or Plaza means a group of commercial establishments that is planned, constructed, and managed as a total entity with customer and employee parking provided on-site. Separate buildings and parcels of land may be considered as part of the shopping centre / strip mall if they are served by mutual parking and other agreements.

Short-Term Rental means a building or portion thereof, other than a Hotel, Motel, or Bed and Breakfast establishment, in which sleeping accommodations are offered for pay to tourists or transients. The definition does not include private boarding, lodging or rooming houses not accommodating tourists.

Signs (see Part 7: Signs)

Site means a whole lot or block in a registered plan of subdivision, or the aggregate of all contiguous land described in a certificate of title or in more than one certificate of title provided they are in the same ownership.

Site, Corner means a site situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.

Site, Flag means a site not fronting or abutting a public roadway and where access to the public roadway is limited to a narrow private right-of-way.

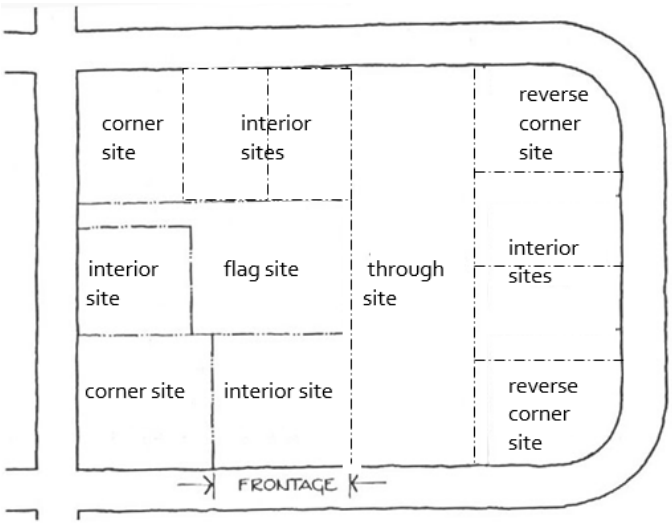
Site, Interior means a site other than a corner site or a through site.

Site, Irregular means a site of such shape or configuration that technically meets the area, frontage, and width requirements of this by-law, but meets these requirements by incorporating unusual elongations, angles, curvilinear lines unrelated to topography or other natural features. The front, rear, and side site lines shall be determined by the Development Officer.

Site, Key means the first site to the rear of a reverse corner site.

Site, Reverse Corner means a corner site, the flanking street site line of which is substantially a continuation of the front site line of the first site to its rear.

Site, Through means a site having a pair of opposite site lines along two more-or-less parallel streets. On a through site, both street lines shall be deemed front site lines.



Site, Zoning means an area of land which:

a) Is occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use or uses thereto, together with such open spaces as are required under the provision of this by-law and has frontage on a street;
b) In the case of a non-conforming site existing on the date of adoption of this by-law, has any lawful means of access satisfactory to the Council; and
c) Is of sufficient size to provide the minimum requirements of this by-law for a permitted or conditional use in the zone where the use is located.

Site Area means the total land area contained within the site lines.

Site Coverage means that part or percentage of the site occupied by buildings, including accessory buildings. Structures that are below the finished site grade, including sewage lagoons, water reservoirs, parking structures below grade and similar structures, shall not be included in site coverage.

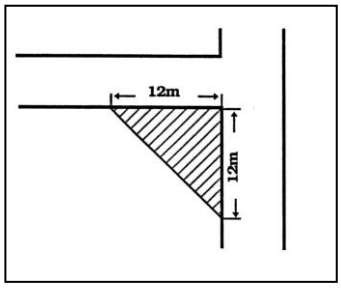
Site Depth means the horizontal distance between the centre point of the front and rear site lines.

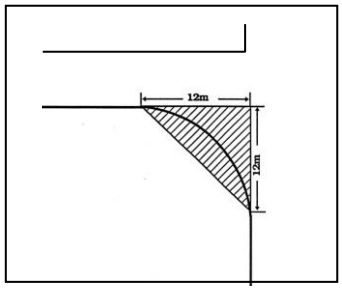
Site Frontage means all that portion of a zoning site fronting on a street and measured between side site lines.

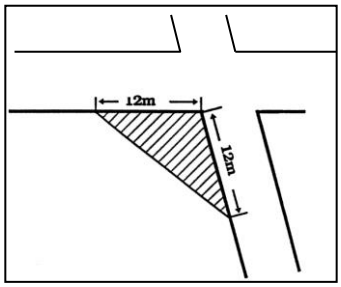
Site Line means one of the boundaries of a site, which include:

> **Site Line, Front** means that boundary of a site that is along an existing or designated street. For a corner site, the Development Officer may select the front site line except where an interior site abuts the corner site, and then the front site line shall be that line which is the continuation of the front site line of the interior site.
>
> **Site Line, Rear** 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.
>
> **Site Line, Side** means any boundary of a site that is not a front or rear site line.

Site Triangle means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, measured along the street line.







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

- In the case of a site having a depth of two hundred (200) feet or greater the site width shall be measured perpendicularly to the site depth at a point midway between the front and rear site lines or sixty (60) feet from the street it faces, whichever is the lesser.
- In a case of a site having a depth of three (300) feet or greater, the site width shall be measured perpendicularly to the site depth at a point midway between the front and rear site lines or at a distance from the street it faces equal to the minimum front yard requirement of the district in which it is located.

Solar Collector, Commercial means a solar collector designed and built to provide electricity for commercial sale and distribution to the electricity grid (e.g., solar farm).

Solar Collector, On-Site Use means an accessory, small-scale device or group of devices that converts solar energy to electrical energy for primarily private residential, commercial or industrial use on the same site.

Solar Collector, Rooftop means a roof-mounted solar collector and associated equipment for converting solar energy to power.

Specialized Agriculture means the use of land for apiculture, floriculture, horticulture including market gardening, orchards, and tree farming, and similar agricultural activities on a commercial basis.

Spectator Entertainment Establishment means a development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances, or the showing of motion pictures. Typical uses include auditoria, cinemas and theatres.

Stable, Private means a detached accessory building for the keeping of cattle or horses owned by the occupant of the premises and not kept for remuneration, hire or sale.

Storage Facility (commercial) means a development, which includes a series of enclosed storage bays or lockers, and may include exterior storage sites for recreational vehicles, all of which are intended for rental or lease to the public.

Storey means that portion of any building that is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it. A basement shall be counted as a storey for the purpose of height measurements if the vertical distance between the ceiling and the average finished level of the adjoining ground is more than six (6) feet (1.8 m).

> **First Storey** means the storey closest to finished grade having its ceiling 6 feet (1.8 m) or more above average finished grade adjacent to the exterior walls of the building.

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

Swimming Pool means an artificially constructed basin, lined with concrete, fiberglass, vinyl or like material, including freestanding above ground pools and hot tubs, that is capable of containing a water depth greater than twenty-four (24) inches.

Temporary Building, Structures or Uses means a removable building, structure or use permitted on a temporary basis during construction as provided for by Section 3.8 "Temporary Buildings, Structures or Uses" herein.

Tot Lot means an area dedicated to public playground for pre-school children.

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

Trucking Operation means land, buildings or structures used for the purpose of storing, servicing, repairing or loading trucks, transportation trailers and buses, but does not include service stations.

Unserviced lot refers to sites utilizing approved onsite wastewater management systems, such as holding tanks or septic fields.

Upslope means at or in the direction of a higher point on a slope; being or moving to or toward the top of a slope.

Use means any purpose, activity, occupation, business or operation for which a building, structure or land may be designed, arranged, intended, maintained or occupied.

Vacation Farm is an agri-tourism industry secondary and incidental to an agricultural operation, and including campsites, rental units or bed and breakfast accommodations for visitors staying on the site for a limited duration and actively engaged in the agricultural operation during their stay.

Veterinary Clinic means a building or part thereof, with or without related structures where animals of all kinds are treated or kept for treatment by a registered veterinarian.

Warehouse means a building or part thereof, which is used primarily for the housing, storage, adapting for sale, packaging or distribution of goods, wares, merchandise, foodstuff, substances, articles or things, and may include the premises of a warehouse watchperson, but does not include a fuel depot.

Waste Disposal Grounds means the land, structure, monitoring devices, and any other improvements on the land used for monitoring, treating, processing, storing or disposing of solid waste, leachate or residuals from solid waste.

Waste Transfer Station means a facility where waste materials are collected in bulk containers for shipment to a landfill site, recycling facility or other waste disposal facility.

Wind Energy Generating System means a device or group of devices such as wind chargers, windmills, or wind turbines, including towers, that convert wind energy into electrical energy for generation of power for sale by a public or commercial enterprise, including all associated accessory facilities.

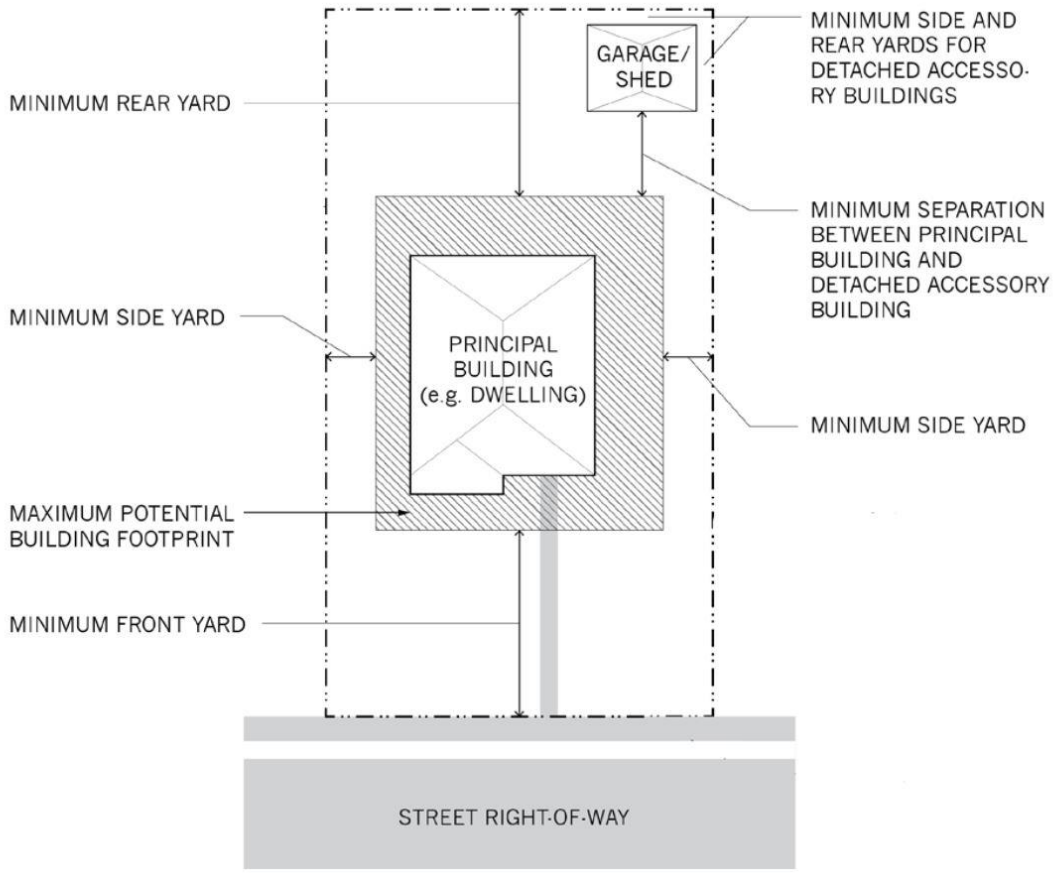
Wind Turbine, Private Use means a small-scale wind turbine generator tower that converts wind energy to electrical energy for primarily private residential, commercial or industrial use, including all associated accessory facilities.

Wrecking Facilities – Automotive and Equipment means an area of land deemed as a Class 2 development in accordance with *The Environment Act*, which is used for the storage and processing of wrecked motor vehicles, industrial equipment or farm equipment.

Yard means the open area on the same zoning site as a building or structure that is unoccupied and unobstructed from ground level to the sky, except as otherwise permitted herein. Yard measurements within the bulk tables shall be measured from the building face to the property line.

- **Yard, Corner Side** means a side yard that adjoins a street.
- **Yard, Front** means a yard extending along the full length of the front site line between the side site lines.
- **Yard, Interior Side** means a side yard that is adjacent to another zoning site, or to a lane separating such side yard from another zoning site, or to the wall of a building adjacent to the wall of another building in a planned unit development.
- **Yard, Rear** means a yard extending along the full length of the rear site line between the side site lines.

- **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 requirements for the zone in which such zoning site is located.
- **Yard, Side** means a yard extending along the side site line from the front yard to the rear yard.



PART 2: Applicability and Scope

2.1 Title

This by-law shall be known as the R.M. of Alexander Zoning By-law.

2.2 Scope

This by-law applies to all lands in the R.M. of Alexander as indicated on Maps 1 to 3 of Schedule A of this by-law.

2.3 Application

This by-law regulates:

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

2.4 Use and Development of Land and Buildings Must Comply

Within the R.M. of Alexander, no land, building or structure shall be used or occupied, and no building or structure shall be constructed, erected, altered, enlarged or placed, except in accordance with this by-law.

2.5 Restrictions in Other By-laws or Federal and Provincial Laws

Whenever the provisions of any by-law of the Rural Municipality of Alexander, Winnipeg River Planning District or a law or regulation of the provincial or federal government contains a restriction governing the same subject matter contained in this by-law, or imposes inconsistent regulations with respect to uses, buildings, or structures, the most restrictive or highest standard shall prevail. The Rural Municipality of Alexander shall only be responsible for enforcement of its own regulations; however, it may require proof of compliance with the provincial or federal regulations prior to issuance of the applicable permit or certificate.

2.6 Does Not Promote Nuisance

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

PART 3: General Regulations

The following regulations shall apply to all use and development of land and buildings in the R.M. of Alexander, except where otherwise noted in this by-law.

3.1 Regulation of Uses

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

a) Is listed in the Use Tables as:
   i) A Permitted Principal Use;
   ii) A Permitted Secondary Use;
   iii) A Conditional Principal Use, subject to approval as such;
   iv) A Conditional Secondary Use, subject to approval as such;
b) Is an Accessory Use; or
c) Is a Temporary Use.

3.2 Number of Buildings Permitted Per Site

There shall be only one main building or one main use on a zoning site except wherein otherwise stated. For example, a residential zoning site shall contain only one (1) single-unit dwelling or one (1) two-unit dwelling or one (1) multi-unit dwelling and their accessory buildings as permitted in the bulk tables.

3.3 Multiple Uses or Provisions

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

3.4 Secondary Uses and Structures

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

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

3.5 Accessory Buildings and Structures

Accessory buildings, except as otherwise regulated in the by-law, shall be subject to the following regulations:

a) where the accessory building or structure is attached to a principal building or structure, it shall be subject to, and shall conform to, all regulations of this by-law applicable to the principal building or structure;

b) where the accessory building or structure is detached from the principal building or structure, it shall be subject to, and shall conform to, all regulations of this by-law applicable to accessory buildings or structures;
c) no detached accessory buildings shall be located closer than ten (10) feet to any principal building;
d) no detached accessory building shall be located closer than two (2) feet from any other detached accessory building;
e) in no instance shall an accessory building be located within a dedicated easement or right-of-way except as provided for by said easement or right-of-way;
f) accessory buildings are permitted when accessory to a permitted use and conditional when accessory to a conditional use;
g) an accessory building or structure shall not be used as a dwelling, except where otherwise permitted in this by-law; and
h) no accessory building or structure shall be constructed on any zoning site prior to the time of construction of the principal building to which it is accessory.
i) Despite sub-paragraph (h), an accessory detached garage may be constructed on a zoning site prior to completion of construction of a principal dwelling on the site, subject to the following regulations:
    i. Development and building permits must be obtained for both the dwelling and the garage;
    ii. The foundation of the dwelling must be completed no later than the date on which the garage is completed to a usable condition;
    iii. The dwelling must be completed to a habitable state with the exterior finished within two years of the issuance of the development and building permits; and
    iv. In the event of failure to comply with these regulations, the garage is deemed an illegal building, non-compliant with the Zoning By-law, and the owner must remove it from the site. [By-law 04/21]

3.6 Area and Yard Requirements

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

a) Where a use is established on a site and a site area or site width or required yard is reduced below the minimum requirements of this by-law by virtue of the development of a public work, street or public utility, the affected site area, site width and required yard shall be deemed to conform to the requirements of this by-law;
b) For the purpose of side yard regulations, a semi-detached two-unit dwelling, a row house or a multi-unit dwelling with common party walls shall be considered as one (1) building occupying one (1) site;
c) Where a site is occupied for a use permitted in a zone and has no buildings or structures thereon, the required yards for the zone within which it is located shall be provided and maintained, except in the case of sites located in the Open Space zone;
d) All yards and other open spaces required for any use shall be located on the same site as the use; and
e) A through site may be required to meet the front setback of the zone in which it is located on both property lines fronting onto a street at the discretion of the Development Officer.

3.7 Height Exception

The provisions of this by-law shall not apply to limit the height of any chimney, electrical or telephone transmission lines and towers, steeple, public utility structures, electrical apparatus or agricultural structures such as silos.

3.8 Temporary Buildings, Structures, or Uses

The provisions of this section shall apply to all zones, except the "RG" zone. Specific provisions for the "RG" zones are noted in (5) below:

a) 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 and only allowed in conjunction with a dwelling permit, for the following purposes:
   (1) For the temporary placement of asphalt and concrete batch plants that are incidental and necessary for highway construction and maintenance;
   (2) For storage of construction materials and equipment incidental and necessary for construction;
   By-law 04/21
   (3) For office space, display and/or sales promotion for a contractor or developer; and
   (4) For temporary accommodation, limited to a travel trailer (as defined herein). A temporary building shall not be used as temporary accommodation unless it complies with the Manitoba Building Code for residential occupancies.
   (5) In the "RG" zone only, temporary uses are limited to a travel trailer and shipping container as defined herein.

b) Temporary buildings, structures and uses shall not be detrimental to the public health, convenience, general welfare and/or amenity of the zone in which said uses are located. Temporary buildings, structures and uses must be constructed, erected and/or placed in such a manner that they can be removed upon completion of construction. Following completion of construction, said uses may be converted to a permitted or conditional use or accessory use, provided that all building code and zoning by-law requirements are complied with.

c) 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.

d) A development permit for a temporary building, structure or use shall be valid for a period not exceeding twelve (12) consecutive months and may be renewed by the Development Officer for two additional periods of six (6) consecutive months each. Said permit shall not be further renewed except by resolution of Council of the Rural Municipality of Alexander and for periods not exceeding six (6) consecutive months each.

3.9 Demolition and Removal of Buildings and Structures

Where a development permit has been obtained for the demolition or removal of a building or structure, all demolition, removal of debris, filling of excavations or basements and regrading of the site shall be completed within 30 days for residential and 90 days for commercial and industrial uses, from the date of issuance of said permit. This period may be extended at the discretion of the Development Officer, due to unusual circumstances such as weather conditions and road restrictions. Any associated onsite wastewater management systems must be decommissioned within 60 days after it has been taken out of service as per the *Onsite Wastewater Management Systems Regulation (M.R. 83/2003)*.

3.10 Fences

A fence on a residential (WRC, CGD, RR, R) or seasonal property (RG):

a) Shall not be higher than:
    a. 3.5 feet (1.07 m) in a required front yard, and
    b. 6.0 feet (1.83 m) in a required side or rear yard

   Measured from the highest part of the fence to the point where the fence post enters grade; and

b) Are permitted in all required yards and can be placed up to the property line, except when located on the street side of a corner or reversed corner lot where the fence shall not exceed a height of 3.5 feet (1.07 m), unless set back a distance of fifteen (15) feet (4.57 m).

3.11 Outdoor Lighting

Outdoor lighting is only allowed if the following standards are met:

a) Any outdoor lighting (other than those exempted in provision c. below) must be located, arranged, or shielded so that no light is directed at any adjoining properties or interferes with the effectiveness of any traffic control device;
b) The maximum permitted height of a light fixture is 30 feet;
c) These standards do not apply to:
    i. Federally and provincially-regulated buildings or structures (including the lighting required for airports and towers);
    ii. Light sources used to illuminate architecture, landscape features, pedestrian pathways or public art; or
    iii. The temporary use of lighting (for seasonal decorations or carnivals, for example).

3.12 Projections into Required Yards (Principal Buildings Only)

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, and as herein provided:

Table 3-1
Projections into Required Yards (Principal Buildings Only)

Structure	Yard into which projection is permitted	Projection into the minimum required yard setback (max.)
Chimneys, bay windows, alcoves, canopies and awnings, eaves and gutters	All yards	Not more than 3 feet (0.91 m) provided no yard is reduced to less than 3 feet (0.91 m)
Open, unenclosed and uncovered porches, decks or terraces	Front yard or rear yard	Not more than 6 feet (1.83 m) at or below main floor level
Open, unenclosed stairways or balconies, not covered by a roof or canopy	Front yard or rear yard	Not more than 4 feet (1.22 m)
Satellite dish (max. 3 ft (0.91 m) in diameter)	All yards	The location of such a dish shall not create a shadow on adjoining properties.

3.13 Excavation and Soil Stripping

For the purposes of this section, a person wishing to excavate or strip land of soil:

a) Requires the prior approval of Council and a development permit for these activities (except where required for the construction of onsite wastewater management systems), including stockpiling and/or expansion of any such operation where allowed in a zone;
b) May be required to provide Council with information as necessary to evaluate the proposal. Council may impose such conditions and requirements as it deems appropriate and necessary; and
c) If necessary, has obtained the required permits from the appropriate government department.

3.14 Riparian Areas

a) No development shall occur within the area 100 feet (30.5 m) upslope from the ordinary high water mark of a natural water body, waterway, wetland or a third (or higher) order drain, or within 50 feet (15.24 m) of a first or second order drain, or artificially created retention pond without the approval of a geotechnical engineer's report, except if the development is permitted as an exception under b).
b) Notwithstanding the restrictions in a)., developments that create minor disturbances to the natural vegetative cover of riparian areas (such as docks, boathouses, and pathways) may be allowed within the riparian area, provided no more than 25 per cent of the length of a lot's shoreline is affected.

3.15 Flood Risk and Hazard Lands

Notwithstanding the provision 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 development by virtue of its soil, topography or unique conditions. The following requirements will apply for proposed construction/development in flood risk areas and hazard lands:

a) No permanent building, including accessory buildings, 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 of Manitoba as a flood hazard or would be inundated by the two hundred (200) year flood or by a recorded flood exceeding the two hundred (200) year flood, unless it is demonstrated to the satisfaction of Council, in consultation with the appropriate provincial authorities, that:
    i. Proper measures will be taken to protect the building from flooding; and
    ii. Access to the property is on a developed public road to a standard and elevation that is free from flooding.
b) 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;
c) In the case of new subdivisions, lot lines shall be set back from the existing top of shoreline embankment a sufficient distance to allow for a stable slope plus fifty (50) years of erosion as determined by a qualified and registered geotechnical engineer;

d) Permanent structures, including roads, shall be set back from the existing top of shoreline embankment a sufficient distance to allow for a stable slope plus fifty (50) years of erosion as determined by a qualified and registered geotechnical engineer;
e) Exceptions to the development setback line established in c) and d) above may be considered if shoreline protection measures, designed by, and constructed under the supervision of, a qualified geotechnical engineer, can be feasibly undertaken (e.g., rock groins or riprap slope protection works) which would allow the limits to be reduced;
f) Notwithstanding any provisions of this by-law, the Development Officer may refuse to issue a development permit where Council has reason to believe that the proposed development:
    i. Is located on land that is subject to one or more of the hazards identified in this subsection; or
    ii. Would create an adverse effect on adjacent public or private lanes.
g) The Development Officer may require a development permit application to provide, at the owner's expense, such flood levels, elevations, or other geotechnical data as may be required to arrive at a decision with respect to allowing a proposed development as noted above; and
h) In considering applications for development permits, the Development Officer may, prior to the issuance of a development permit, consult with the provincial authorities having jurisdiction.

3.16 Separation Distance Requirements

The following minimum setbacks shall be maintained, or as otherwise may be required by Regulation, whichever is the more restrictive:

a) No dwelling unit shall be located within 1,000 feet (304.8 m) of the boundary of a municipal sewage lagoon.
b) No dwelling unit shall be located within 1,320 feet (402.3 m) of a waste disposal site.
c) No dwelling unit shall be located within 492 feet (150.0 m) from the edge of an active quarry.
d) No dwelling unit shall be located within 100 feet (30.5 m) from the edge of a railway right-of-way that is in active use.
e) Notwithstanding the minimum yard requirements provided in the bulk tables, buildings, structures, fences and plantings proposed within the controlled area adjacent to a provincial highway will be subject to statutory requirements in accordance with *The Transportation Infrastructure Act.*

3.17 Road Access

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

All new lots must have frontage and legal access on an all-weather public road. Only one access will be permitted per lot unless otherwise provided for in this by-law.

Development on existing lots that do not have frontage on an all-weather public road may be permitted, provided a caveat with a copy of the easement agreement is filed in the Land Titles Office against the titles of all affected properties.

3.18 Entrances and Exits

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

Table 3-2
Entrance and Exit Requirements

Minimum width of an entrance or exit	20 ft. (6.10 m)
Minimum width of a combined entrance and exit	25 ft. (7.62 m)
Maximum width of an entrance or exit	40 ft. (12.19 m)
Maximum width of a combined entrance and exit	60 ft. (18.29 m)
Minimum distance between any part of an entrance, exit and the intersection of street site lines or the intersection of a street site line and a side site line on a public lane	30 ft. (9.14 m)
Minimum distance between entrances and exits	30 ft. (9.14 m)

3.19 Loading Requirements

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

a) Each loading or unloading space shall be at least 30 feet (9.14 m) long, 12 feet (3.66 m) wide and have a vertical clearance of at least 14 feet (4.27 m);
b) Access to loading or unloading areas shall be by means of a driveway at least 20 feet (6.10 m) wide contained on the site in which the spaces are located and leading to a street or lane located within the zone in which the use is located;
c) Loading and unloading areas shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles. They shall be constructed of crushed stone, slag, gravel, crushed brick or tile, asphalt, concrete or Portland cement binder and with provision for drainage facilities;
d) Off-street loading spaces shall not be permitted in a required corner side yard; and
e) The number of loading spaces shall be provided in accordance with the following:

Table 3-3
Minimum Loading Spaces

Area of Building	**Minimum Loading Space**
Less than **5,000** square feet	One (**1**) space
Exceeding **5,001** square feet but not more than **15,000** square feet	Two (**2**) spaces
Exceeding **15,001** square feet	Three (**3**) spaces

3.20 Parking

When any new development is proposed, including a change of use of an existing development or when any existing development is, in the opinion of the Development Officer, substantially enlarged or increased in capacity, then 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:

Table 3-4
Minimum Parking Space Requirements

	Use Class*	Number of Parking Spaces Required
Residential	Single-Unit Dwelling	1.0/ Dwelling Unit
	Two-Unit or Multi-Unit Dwelling or Boarding	1.5 / Dwelling Unit
	Mobile Home Dwelling	1.0 / Dwelling Unit
	Bed and Breakfast Home	1.0 / Sleeping Accommodation
	Residential Care Facility	1.0 / each 2 dwelling or sleeping units
	Assisted Living Facility	1.0/Dwelling Unit + 1/staff on maximum shift
Industrial / Commercial	Hotel and Motel	1.0 / Guest Room or Sleeping Unit
	Eating and Drinking Establishment	1.0 / 4 seats or 1.0 per 100 sq.ft. (9.29 sq.m.) of floor area, whichever is greater
	Neighbourhood Commercial and Retail	1.0 per 500 sq.ft. (18.6 sq.m.) of floor area
	All other Commercial Establishments	1.0 per 250 sq.ft. (23.2 sq.m.) of floor area
	Industrial Uses	1.0 per 1,000 sq.ft. (92.9 sq.m.) of floor area or 1.0 per 5 employees, whichever is greater
Other Uses	Indoor Participant Recreation Service, Place of Worship, Outdoor Participant Recreation Service, Funeral Service, Club, Public Library and Cultural Exhibit, and Community Recreation Service	1.0 per 5 seating spaces or 10 ft. (3.05 m) of bench space. Where there are no fixed seats, 1.0 for each 100 sq.ft. (9.29 sq.m.) of floor area devoted to the assembly room floor area
	Commercial Resort/Rentals	1.0/rental unit + 1/staff on maximum shift
	Marina	1.0/dock space
	Extended Medical Treatment Service	2.0 per bed
	Education Facility	1.5 per classroom, plus 1 for each 100 sq.ft. (9.29 sq.m.) of floor area devoted to public use
	Government Service	1.0 per 550 sq.ft. (51.1 sq.m.) of floor area
	Child Care Service	1.0 for every 2 employees, plus 1 for every 4 children in care

**Where a proposed use is not listed above, the parking requirement shall be determined by the Development Officer.*

The following regulations shall apply to all parking areas as required by this by-law:

a) In the case of a multiple use site, the Development Officer shall calculate the parking for the site, unless the applicant can demonstrate to the satisfaction of Council that the complementary use of the parking facilities would warrant a reduction in the parking requirements;
b) Parking areas shall be provided with at least one entrance and one exit for vehicles, and driveways and aisles for the removal of a vehicle without the necessity of moving any other vehicles;
c) The area shall be drained and maintained with a stable surface that is treated to prevent the rising of dust or loose particles. It may be constructed of crushed stone, slag, gravel, concrete, asphalt or other approved material;
d) Where parking areas are provided in any commercial, industrial or institutional zone and lighting facilities are provided, such lights shall be shielded and directed to reflect away from any adjoining residential area. Where parking areas are provided in any residential zone and lighting facilities are provided, such lights shall be so shielded and directed as to reflect away from any adjoining residential property;
e) Where a parking area is situated along a site line which coincides with the boundary of a residential zone or a residential use in a "CGD" or "WRC" zone and is not separated by any street, lane, or watercourse, a stable and continuous wall, fence, or screen may be required and the site line shall be landscaped with at least one hedgerow of hardy shrubs not less than five (5) feet (1.52 m) in height placed next to the wall, and the remainder shall be lawn. The wall, fence, or screen shall be maintained in a stable condition, and all landscaping shall be kept free of refuse and debris and maintained in a healthy, growing condition, neat and orderly in appearance;
f) If required for a parking area, one (1) shelter for attendants may be erected not exceeding twelve (12) feet (3.66 m) in height and 144 sq.ft. (13.38 sq.m.) in area; and
g) No sign shall be erected except:
    i. Signs for the direction of traffic within the parking area, and
    ii. Directional signs of not more than 5 square feet (0.46 sq.m.) in area at each point of entrance and exit.

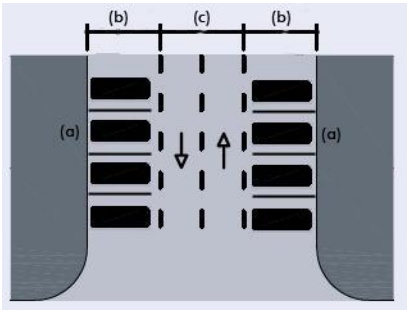
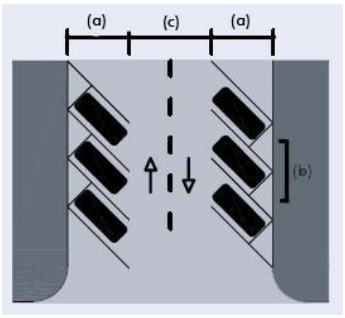
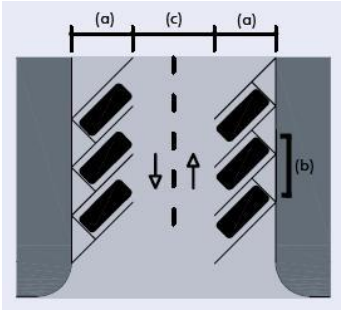
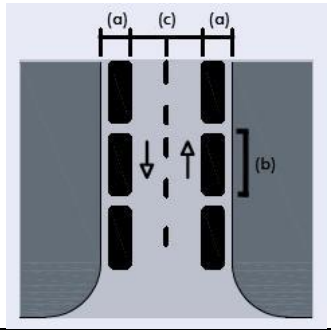
    Such signs may bear the name of the business if the parking area is connected thereto.

The layout and design of the parking area shall be as follows:

a) The layout and design of the parking area shall be in accordance with Table 3-4 "Minimum Parking Space Requirements" and Table 3-5 "Parking Area Layout";
b) The length of each parking space shall be exclusive of access driveways, aisles, ramps and columns, and office or work areas;
c) Where access to a parking space is directly from a lane, the width of the lane adjacent may be computed as part of the aisle width required for said parking space;
d) The angle of parking shall be measured between the centerline of the parking space and the centerline of the aisle;
e) The off-street parking area shall be provided with an access drive with a minimum width of 10 feet (3.05 m) to a street or lane;
f) Except as provided for in c), an aisle or driveway shall not mean a street or lane;
g) Each parking space shall have a vertical clearance of at least seven (7) feet (2.13 m) from the floor or grade; and

h) Design of parking areas and access drives need to address safe pedestrian circulation routes, efficiency in the parking layout, accessibility, lighting, aesthetic appearance, service vehicle access and snow removal.

Table 3-5
Parking Area Layout

Angle	Configuration	Minimum Stall Dimensions		Minimum Aisle Width	
		Stall Width (a)	Stall Depth (b)	Two - Way (c)	One - Way (c)
90° (Head- In)		9 ft (2.75 m)	18 ft (5.5 m)	22 ft (6.7 m)	20 ft (6.0 m)
60° (Angled)		9 ft (2.75 m)	18 ft (5.5 m)	24 ft (7.3 m)	18 ft (5.5 m)
45° (Angled)		9 ft (2.75 m)	18 ft (5.5 m)	24 ft (7.3 m)	12 ft (3.7 m)
0° (Parallel)		9 ft (2.75 m)	18 ft (5.5 m)	22 ft (6.7 m)	12 ft (3.7 m)

3.21 Barrier-Free Parking Spaces

Barrier-free parking spaces shall be provided according to the minimum number of spaces specified in Table 3-6 and in accordance with the following:

a) Each barrier-free parking space shall have a minimum width of 11.5 feet (3.5 m) and a minimum length of 23 feet (7 m);

b) Barrier-free parking spaces shall be located within close proximity and access to the principal building entrance. An accessible route shall be provided with a minimum width of three (3) feet (0.91 m), including curb ramps, sidewalks and built-up curb ramps. Accessible ramps must be located adjacent to the access aisle, not in the parking stall; and

c) Barrier-free spaces must be clearly marked and reserved for the exclusive use of people with mobility issues.

Table 3-6

Required Barrier-Free Parking Spaces

Number of Off-Street Parking Spaces on a Zoning Site	Minimum Number of Barrier-Free Parking Spaces
4 - 30	1
31 - 75	2
76 - 125	3
126 - 200	4
201+	4 plus 1 for every 50 additional spaces, to a maximum of 10 spaces

3.22 Undeveloped Road Allowance

No buildings or structures shall be erected upon any undeveloped road allowance. Any development adjacent to said road allowance shall comply with the requirements of this by-law as to yard requirements.

3.23 Service Connections

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

3.24 Public Utilities, Services, Monuments and Statuaries

Nothing in this by-law shall be so interpreted as to interfere with the construction, maintenance and operation of the facilities of any public utility or public work as defined by this by-law, or public service such as police and fire protection, provided that the requirements of such public utility or public service is of a standard compatible with the adjacent area as determined by the Development Officer, or the maintenance or erection of monuments, statuary and similar structures, provided that any building or structure erected in any zone complies with the yard and area requirements applicable to the zone.

3.25 Subdivision

No parcel of land shall hereafter be divided into sites, unless each site conforms to the regulations set forth in the bulk tables for the zone in which said parcel is located.

Approval of a subdivision is subject to the provisions contained in *The Planning Act* and the policies contained within the Winnipeg River Planning District Development Plan and amendments thereto.

Notwithstanding that a parcel of land may exceed the minimum site area and site width requirements, Council is not, in any manner, obligated to approve a subdivision.

3.26 Subdivision of Attached Dwellings

A site with a two-unit attached dwelling or row-type dwelling may be subdivided into two (2) or more sites provided that:

a) Any new site line shall, where possible be a straight line between the front and rear site lines, located in such a manner that the party wall of two adjacent units shall form part of the new site line;
b) Each site created shall have frontage on a street, public lane or other means of legal access as may be approved by Council;
c) Each site created shall provide not less than one (1) on-site parking space having access directly to either a street public lane or other legal access as per b) above;
d) The permitted use for each site created shall be for one (1) attached single-unit dwelling only;
e) All applicable provisions of the Rural Municipality of Alexander Building By-law shall be complied with; and
f) Any new site created pursuant to this subsection shall have a minimum site area of 3,000 sq.ft. (278.71 sq.m.) and a minimum site width of 30 feet (9.14 m). No side yard is required along the party wall.

3.27 Minimum Dwelling Size

The minimum floor area for single-unit dwellings, excluding mobile and tiny houses, is 800 sq.ft. (74.3 sq.m.) in all zones. [By-law 04/21]

PART 4: Use-Specific Standards

ZONES	ABBR.
Natural Resource	NR
Rural Area	RA
Residential	R
Rural Residential	RR
Recreation General	RG
Rural Commercial / Industrial	RCI
Community General Development	CGD
Winnipeg River Corridor	WRC
Open Space	OS
Parks and Institutional	PI

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

4.1 Planned Unit Developments

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Planned Unit Development	C*	C*	C*	C*	C*					
P = Permitted	C = Conditional		* = Use-Specific Standard Applies				Underline = Only as a Secondary Use			

A Planned Unit Development is a land development project that, because of its size and/or complexity, density, mixture of land uses or other characteristics, is built as an entity in accordance with a comprehensive site plan that is presented by a developer to a board or council.
A Planned Unit Development:

a) May only be established on a zoning site or proposed development area larger than four (4) acres in size.
b) The uses and standards of a Planned Unit Development shall be generally consistent with the desired character for the area as set out in the Winnipeg River Planning District Development Plan and the uses and standards of the zones adjacent to the site. The design shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards or amenity, accessory off-street parking areas, and other requirements and standards established in this by-law.
c) An application for a Planned Unit Development shall be considered as a conditional use application, subject to the conditional use provisions of this by-law and the *Act.*
d) Council, in reviewing such applications, may require additional information from the applicant as may be necessary for review of the proposal including, but not limited to:
    i. Those requirements normally required for the issuance of a development permit under Part 6: Administration of this by-law;
    ii. The location and use of each existing and proposed building or structure and the use or uses to be contained therein;
    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 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;
x. The total number of dwelling units and the gross floor area; and
xi. Any other studies deemed necessary by Council.

4.2 Home Occupation and Home Business

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Home Occupation	P*	P*		P*	P*	P*	P*	P*		
Home Business	C*	C*			C*	C*	C*	C*		

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

4.2.1 Home Occupation

A home occupation shall:

a) Be conducted in a dwelling unit or mobile home or its permitted accessory building;
b) Be conducted by only one or more residents of the same dwelling unit or mobile home without the employment of other persons;
c) Be incidental and secondary to the residential use of the dwelling unit or mobile home on the same site;
d) Not have exterior display, exterior storage or materials, and no other exterior indication of the home occupation or variation of the residential character of the dwelling unit, mobile home, or accessory building, except as provided herein;
e) In the opinion of Council, not be offensive or obnoxious nor create a nuisance; and
f) Not cause the generation of undue traffic and congestion in the neighbourhood.

4.2.2 Home Business

A home business shall:

a) Be conducted in a dwelling unit or mobile home or its permitted accessory building, or within the same residential site;
b) Be conducted by only one or more residents of the same dwelling unit or mobile home and, subject to the requirements of this zoning by-law, may employ other persons;
c) Be incidental and secondary to the principal residential use of the same site;
d) Not fall within the definition of a home occupation; and
e) Not adversely affect the residential character of the site or surrounding properties.

4.3 Secondary Suites

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Secondary Suite		C*								

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

A secondary suite must comply with the following regulations:

a) Not more than one (1) secondary suite shall be permitted on a single zoning site;
b) The principal dwelling must be occupied by the owner of the dwelling;
c) A minimum of one (1) off-street parking space must be provided for the secondary suite, in addition to the parking required for the principal building;
d) The maximum floor area of the secondary suite shall not exceed 860 square feet (80 sq.m.) or 40% of the total habitable floor space of the principal building (whichever is the lesser); and
e) A building permit must be obtained for the development of a secondary suite, and the development must conform to the *Manitoba Building Code.*

4.4 Temporary Additional Dwellings

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Temporary Addditional Dwelling							C*	C*		

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

Temporary additional dwellings will be considered as a conditional use within agricultural zones. The conditions and standards for temporary additional dwellings are as follows:

a) Only owner-occupiers of the principal dwelling are permitted to place a temporary additional dwelling;
b) The additional dwelling shall be temporary in nature. It shall be placed on a screw pile or concrete pad and post foundation only, and is to be removed upon the cessation of occupancy for which it is intended;
c) The front, side and rear yard requirements applicable to the principal dwelling shall be complied with in the placement of the additional dwelling unit;
d) The unit shall meet all applicable codes for single-unit detached dwellings or mobile homes;
e) Hydro and sewer services shall, where feasible, be connected to existing facilities upon approval by local and provincial authorities;
f) Sewage disposal for the additional unit shall be provided by means of a sewage holding tank, and in accordance with applicable provincial regulations; and
g) Council may impose any other reasonable conditions deemed necessary to protect adjoining properties and the public welfare.

4.5 Portable Garages

The installation of a portable garage shall be allowed as an accessory use with a permit as per the R.M. of Alexander Building By-law only if the following standards are met:

a) A portable garage must meet the yard requirements for accessory buildings;
b) A portable garage must not exceed the height and area restrictions for accessory buildings in the zone in which it is located;
c) A portable garage must be kept in good condition; and
d) A maximum of one (1) portable garage is allowed on a site.

4.6 Swimming Pools and Hot Tubs

Swimming pools, hot tubs and similar structures with a water depth of greater than 2 feet (0.61 m) shall be allowed as a permitted accessory use to a residential, recreational or commercial development provided that:

a) They meet the siting requirements of accessory structures for the zone in which they are located;
b) The pool and/or hot tub area is protected by a fence with lockable gates and a minimum height of 6 feet (1.83 m) to prevent unauthorized entry. The fence and gate must be constructed so as to prevent a child from climbing over or crawling underneath and maintained in good repair;
c) Hot tubs shall have a lockable and walkable cover; and
d) A Development Permit is issued under this by-law.

Nothing in this subsection shall relieve any such structure from complying with the requirements under the Building By-law or applicable provincial regulations including *The Manitoba Building Code* and *The Public Health Act.*

4.7 Ponds

Ponds may be allowed on zoning sites in accordance with the accessory use table. If a pond is to be used as a swimming pool, it must meet the requirements of section 4.6. If the pond or like excavation is not to be used as a swimming pool:

a) The edge of the pond shall be rip-rapped and have a 6:1 slope; or
b) The pond/excavation shall be enclosed with a six (6) foot (1.83 m) fence.

4.8 Animal Keeping and Apiaries

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Animal Keeping	C*	C*				C*	P*	P*		
Apiary		C*				C*	P*			

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

4.8.1 Standards for Animal Keeping

The following requirements must be met for all cases where livestock or other animals (excluding pets) are sheltered, bred, raised or sold for animal keeping purposes:

a) The amount of animals kept on one zoning site must not meet or exceed 10 Animal Units (A.U.). Where 10 or more A.U. are kept on one zoning site, the use shall be considered and regulated as a livestock operation;
b) A maximum of one Animal Unit (cumulative across species) is permitted for every 2 acres of site area;
c) The keeping of livestock must adhere to all local, provincial and federal health, agriculture and environmental regulations in addition to the standards in this by-law;
d) Any ground-level structure intended for the keeping of animals must maintain a minimum setback of 15 feet (4.5 m) from any site line; and
e) Animal feed must be properly stored in enclosed vessels, and areas or enclosures intended for the keeping of animals must be properly cleaned and maintained to prevent odours from emanating onto abutting properties.

4.8.2 Standards for Apiaries (Beekeeping)

An apiary must meet all of the following standards:

a) All beekeepers shall register with the provincial apiarist and shall comply with the Manitoba Bee Act wherever required.
b) In the RR and WRC zones, no hives shall be located within 25 feet (7.5 m) of a site line unless located in compliance with the following:

a. The hive's base is set a minimum height of 8 feet (2.5 m) above grade; or
b. It is located behind a solid fence or hedge 6 feet (2 m) in height located parallel to an adjacent property line and extending a minimum of 20 feet (6 m) horizontally behind the hive in either direction; and

c) Every landowner who allows the keeping of bees 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 behaviour.

4.9 Wind Energy Generating Systems

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Wind Energy Generating System (commercial)			C*				C*	C*		
on-site/private	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

4.9.1 Standards for Wind Energy Generating System (Commercial)

A commercial Wind Energy Generating System tower must meet the following standards:

a) It is set back no less than 1.5 times the total turbine height from the property line and any public road, provincial highway controlled area, or railway right of way;
b) It is set back no less than 100 feet (30 m) from a water body or waterway;
c) The minimum separation distance between a commercial wind energy generating system tower and the nearest habitable building shall be 1640 feet (500 m);
d) It contains no commercial advertising other than the manufacturer's or owner's name or logo;
e) It contains no artificial lighting other than the lighting that is required by federal and provincial regulation; and
f) As part of their development permit application, proponents for Wind Energy Generation Systems must submit a detailed site plan showing the location of all wind generating devices, associated accessory buildings or structures, electrical lines (above or below ground), and on-site roads and driveways providing access to the public road system.

4.9.2 Standards for Wind Energy Generating Systems (On-Site / Rooftop)

An on-site Wind Energy Generating System must meet all of the following standards:

a) It is set back at least 20 feet (6.0 m) from the front building line, or, in the case of corner lots, at least 15 feet (4.5 m) from the front and side lot line;
b) It is limited to a total turbine height of no more than 15 feet (4.5 m) above the rooftop; and
c) It is safely and securely attached to the rooftop in compliance with the National and Provincial Building Codes.

4.10 Solar Collectors

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Solar Collector (commercial)			C*				C*	C*		
on-site/private	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

4.10.1 Standards for Solar Collectors

A commercial Solar Collector must meet the following standards:

a) Any solar collector not connected to a building shall adhere to the same setbacks and height restrictions for secondary/accessory buildings in the zone in which the installation is situated;
b) A roof or wall-mounted solar collector shall not exceed, in size, the total square footage of the principal structure;
c) A solar collector that is mounted on a roof may project a maximum of 6.5 feet (1.5 m) from the surface of the roof and must not extend beyond the outermost edge of the roof; and
d) A solar collector that is mounted on a wall may project a maximum of two (2) feet (0.6 m) from the surface of that wall and must be located a minimum of eight (8) feet (2.4 m) above grade.

An on-site, private solar collector must meet the yard requirements for accessory uses in the zone in which it is located.

4.11 Industrial Performance and Development Standards

The following minimum standards apply to industrial uses in any zone:

a) Any operation producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to be perceptible at or beyond any site line. Exposed sources of light shall be shielded so as not to create a nuisance across any site line.
b) The storage, use or manufacture of flammable materials, solid or otherwise, shall be in accordance with the regulations of the National Fire Code.
c) The emission of smoke, odorous matter, gases, dust and other particulate matter shall be in accordance with provincial regulations.
d) The storage and handling of radioactive material shall be in accordance with the regulations contained in the Government of Canada Atomic Energy Control Regulations.
e) Notwithstanding anything herein contained, no use that may be noxious or offensive due to the emission or production of odour, dust, refuse matter, wastes, vapour, smoke, gas, vibration or noise shall be permitted in any zone unless the use is permitted in the subject zone or measures satisfactory to Council are undertaken to mitigate or eliminate such effects.
f) All portions of a lot except those used for buildings, parking, loading or outside storage where permitted shall be landscaped and maintained in good condition.
g) All side and rear lot lines in the RCI zone which abut residential or open space zones must be screened by a fence, hedge, or evergreen trees which will extend a minimum of six (6) feet (1.83 m) in height. Where chain-link fencing is used, it shall be bordered by trees or evergreen hedges that, when planted, are expected to reach a height not less than the height of the fence.

4.12 Aggregate Extraction Operations and Natural Resource Developments

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Aggregate Extraction Operation			C*				C*	C*		
Natural Resource Development								P*		

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

A Conditional Use Order and Development Permit shall be required for any development or expansion of a commercial mining or extraction operation. In addition to the application requirements set out in sections 6.5 and 6.10, the applicant must also provide the Rural Municipality of Alexander with the following:

a) In the case of Crown quarry minerals, proof of the issuance of a Provincial Lease or Casual Permit under Manitoba Quarrying Minerals Regulations;
b) A plan showing areas and means of goods and waste transportation;
c) A site plan showing the operation, the manner in which extraction or development will occur, the means of visual buffering and noise and dust protection; and
d) A plan for the rehabilitation and intended use(s) of the site upon completion of the operation phase, subject to provincial regulations.

In order to mitigate the negative effects of windrow burning and the impact on municipal drainage, a development permit shall be required for the clearing and development of peat land from its natural state for agricultural or other development purposes as a mineral extraction use, subject to the approval of a conditional use permit, as noted in the appropriate zones.

4.13 Anhydrous Ammonia Facilities

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Anhydrous Ammonia Facility			C*				C*	C*		

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

Anhydrous Ammonia Facilities shall be located at least:

a) 5,000 feet (1,524 m) from the lot line of any evacuation-sensitive facilities such as schools, hospitals, residential care facilities, and other institutional facilities;
b) 5,000 feet (1,524 m) from any village or settlement centre;
c) 1,640 feet (500 m) away from any dwelling;
d) 160 feet (50 m) away from any creek, stream or environmentally sensitive area; and
e) 328 feet (100 m) from the edge of the right-of-way of a Provincial Road or Highway.

4.14 Mobile Homes and Tiny Houses

USE	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Mobile Home or Tiny House				C*		C*	C*			
Mobile Home or Tiny House Park		C*		C*	C*					

P = Permitted C = Conditional * = Use-Specific Standard Applies Underline = Only as a Secondary Use

4.14.1 Mobile Homes and Tiny Houses

Mobile homes and tiny houses require a development permit. No mobile home or tiny house located in the R.M. of Alexander shall receive a development permit unless it complies with this by-law and the following regulations:

a) All mobile homes and tiny houses, even those constructed outside the municipality, must meet the structural standards in *The Buildings and Mobile Homes Act* and the R.M. of Alexander Building By-law.
b) A mobile home or tiny house, when located permanently on a zoning site, shall:

i. Be connected to municipal sewer and water services when such services are available on the site;
ii. Connected to an onsite wastewater management system installed in accordance with provincial regulations, where municipal servicing is not available;
iii. Be placed and anchored on a permanent foundation; and
iv. Have skirting that screens the view of the foundation supports or wheels.

4.14.2 Standards for Mobile Home and Tiny House Parks

A mobile home or tiny house park must meet the following standards:

a) Except as provided for herein, there shall not be more than one (1) mobile home or one (1) tiny house per zoning site or not more than one (1) mobile home or tiny house per space in a mobile home or tiny house park;
b) A mobile home dwelling or tiny house, when located permanently on a zoning site or mobile home or tiny house space, shall be:
   i. Connected to municipal sewer and water services when such services are available;
   ii. Connected to an onsite wastewater management system installed in accordance with provincial regulations, where municipal servicing is not available;
   iii. Anchored to a basement, foundation or concrete pad in accordance with C.S.A. Z240 standards; and
   iv. Connected to a hydro system with an approved electrical service outlet.
c) All structures and/or buildings such as porches, additions, carports, private garages and storage facilities shall be painted or prefinished and maintained, and in the opinion of Council, will complement the main structure;
d) All mobile homes shall be provided with skirting extending from the bottom of the mobile home to the ground having adequate ventilation and a readily accessible, removable panel giving access to service connections;
e) All mobile homes shall meet all building standards required by the "Canadian Standards Association (C.S.A.) Mobile Home Structural Standards" contained within the Z240 series and all revisions thereto or shall comply with all residential standards under *The Manitoba Building Code*;
f) Attached, enclosed structures or buildings such as cabanas, summer kitchens, breezeways and similar structures shall be permitted up to a maximum floor area of 250 square feet for each mobile home. For the purposes of compliance with clearance and setback requirements, additions shall be considered as being part of the mobile home;
g) The following requirements shall apply to all mobile home or tiny house parks established within the Rural Municipality of Alexander, as provided for in this by-law:
   i. Each mobile home or tiny house space shall be clearly marked by corner posts or other satisfactory means and identified by a numbered sign;
   ii. Every mobile home or tiny house park shall have provision for the storage of refuse, garbage and debris in a sanitary manner in a location readily accessible to all mobile homes but not more than 500 feet from any mobile home or tiny house, or by other means acceptable to Council;
   iii. All roadways within the mobile home or tiny house park shall be properly illuminated by lighting units;

iv. A separate open area for such purpose as a children's playground or sports field shall be provided on the basis of 200 square feet per mobile home or tiny house space or a minimum of 5,000 square feet, whichever is greater; and

v. Identification names shall be given to the mobile home or tiny house park and the internal roads within the mobile home or tiny house park and be posted at suitable locations on the site.

Table 4-1

Mobile Home and Tiny House Parks Use and Bulk Table

Maximum density for development of mobile home/tiny house park	6 mobile homes or tiny houses per acre
Minimum area of each mobile home/tiny house space	6,000 sq. ft.
Minimum width of each mobile home/tiny house space	50 ft.
Minimum depth of each mobile home/tiny house space	120 ft.
Minimum side to side clearance between mobile homes/tiny houses (including additions and attachments) and accessory buildings	20 ft.
Minimum end to end clearance between mobile homes	30 ft.
Minimum distance between a mobile home/tiny house and permitted accessory buildings on site	10 ft.
Maximum number of accessory buildings and maximum square footage of accessory buildings per mobile home/tiny house space	2 at 400 sq. ft.
Maximum height of accessory building on mobile home/tiny house space	15 ft.
Minimum distance between accessory buildings on an adjoining mobile home/tiny house space, clear of all projections	4 ft.
Minimum distance from mobile home/tiny house and/or accessory building to internal roadway and/or public street and/or park boundary	30 ft.
Minimum width of road right-of-way within mobile home/tiny house park	40 ft.
Minimum width of road way surface within mobile home/tiny house park	24 ft.
Maximum number of mobile homes/tiny houses per space	1
Minimum number of parking spaces per space	1
Maximum number of signs per mobile home/tiny house space	One lighted or unlighted personal identification sign not exceeding 4 sq. ft.

4.15 Campgrounds and Travel Trailer Parks

a) No person shall construct, operate or maintain a campground or travel trailer park without first having obtained approval from the R.M. of Alexander and having registered the park or camp with the Municipality in the prescribed form. The applicant shall provide the Municipality with satisfactory plans and specifications in accordance with the provisions in the R.M. of Alexander Trailer By-law.

b) A campground can be combined with a travel trailer park as defined herein.

c) Each travel trailer or campground space shall be clearly marked by corner posts or other satisfactory means and identified by a numbered sign.

d) Every travel trailer park or campground shall have provision for the storage of refuse, garbage and debris in a sanitary manner in a location readily accessible to all travel trailers or campers but not more than 5,000 feet (1,524 m) from any travel trailer or camper, or by other means acceptable to Council.

e) All service buildings within the travel trailer park or campground shall be properly illuminated. Council may require that roadways be properly illuminated by lighting units where desirable.

f) A separate open area for such purposes as a children's playground or sports field shall be provided based on 200 square feet per travel trailer space or camp space or a minimum area of 5,000 square feet, whichever is greater.

g) Service buildings or structures intended for the common use of campground or travel trailer park tenants, or for the administration of these facilities, such as a washroom/shower building, office or store, shall be permitted. A dwelling unit or mobile home shall be permitted when accessory and incidental to the operation of the travel trailer park or campground. Such building or structure including projections shall not be located nearer than a distance of fifteen (15) feet (4.57 m) from the limits of any travel trailer or camp space.

h) An identification name shall be given to each travel trailer park or campground space and posted in a suitable location on the site.

i) Every travel trailer park and tourist camp shall have provision for onsite wastewater management in the form of a holding tank(s) for the use of tenants to discharge sewage.

j) A mobile home shall not be permitted to locate on a travel trailer or camping unit space or within a travel trailer park or campground except as provided for herein.

k) The construction of a three-season structure addition to a trailer may be permitted under the following conditions:

   i. The structure must be self-supporting, cannot be structurally attached to the trailer, and three of the sides surrounding the trailer must be open.
   ii. The trailer must be able to be removed from the three-season structure and its extension without damaging the trailer or having to dismantle any part of the three-season structure and its extension over the trailer.
   iii. The structure can only have 50 per cent of any wall sheeted and the remainder of the structure must be screened.
   iv. The structure cannot have glass or glazing.
   v. The structure cannot have any interior walls.
   vi. The structure cannot be insulated, and cannot be heated in any manner.
   vii. The structure cannot exceed 12 feet (3.66 m) in width and cannot exceed the length of the trailer, excluding the hitch assembly.
   viii. The roof of the three-season structure will be permitted to extend over the trailer to a maximum width of 24 feet (7.32 m), a maximum height of 15 feet (4.57 m)and a maximum roof pitch of 4/12.
   ix. A site plan, drawings of the proposed structure (engineered drawings where determined necessary by the Building Inspector of the Winnipeg River Planning District) and written approval from the Management/Manager of the trailer park of the proposed structure must be supplied to the Winnipeg River Planning District.

4.15.1 Special Provisions for Existing Campgrounds and Travel Trailer Parks

Campgrounds and travel trailer parks lawfully existing at the effective date of this by-law that do not meet the requirements of this by-law, have non-conforming rights as provided by *The Planning* Act and Section 6.15 herein. Subject to the requirements of the R.M. of Alexander Trailer By-law, a Campground or Travel Trailer Park, lawfully existing at the effective date of

this by-law, may be redesigned or altered, without the necessity of a variance order, even though the full requirements of this by-law have not been complied with, provided that the non-conformity is being decreased and that the total number of travel trailer or campground spaces is not being increased.

Provincial public health and safety regulations, the Provincial Onsite Wastewater Management System Regulation, and provincial building and fire codes, may supersede the provisions herein.

Table 4-3
Campground and Travel Trailer Parks

Maximum density for development of travel trailers and/or tourist camps		8 travel trailers or camping spaces per acre
Minimum area of each travel trailer or camping space		2,400 sq. ft.
Minimum width of each travel trailer or camping space		40 ft.
Minimum side to side and end to end clearance between travel trailer or camping units, including projections		15 ft.
Minimum distance from travel trailer or camping unit or service building to public roadway or park boundary		30 ft.
Minimum number of parking spaces per travel trailer or camping spaces		1 parking space
Maximum number of travel trailer or camping units per space		1 travel trailer or camping unit per space
Minimum width of roadway surface	2 way 1 way	24 ft. 12 ft.
Minimum width of roadway right-of-way	2 way 1 way	40 ft. 20 ft.

4.16 Livestock Operations

a) Livestock operations involving 300 or more animal units will be considered as a conditional use. All operations of a size of 300 animal units or greater will require review by the Provincial Technical Review Committee (TRC). Development applications will be reviewed based on the recommendations made through the technical review.
b) The number of animal units for a livestock operation shall be determined in accordance with Table 4-4.
c) All new or expanding livestock operations shall require a development permit application. The application shall include the following information:
    i. Description of the proposed new or expanding livestock operation including:
        1. Number and type of animals;
        2. Number and type of animal housing and other buildings or structures related to the livestock operation;
        3. Type and size of manure storage facility;
        4. Method of manure application;

5. Means of limiting manure runoff; and
6. Means of odour control;

ii. A site plan showing the location and distance from property lines of the following:
1. Animal housing and other buildings or structures related to the livestock operation;
2. Manure storage facility; and
3. Well;

iii. Where a proposed new or expanding livestock operation is 300 AU or greater in size, additional information may be required at the request of the Technical Review Committee. This information shall be certified by a qualified agricultural engineer or other professional acceptable to the TRC.

d) All proposed livestock operations shall meet the siting criteria outlined in Tables 4-5 and 4-6.

e) Council may impose the following conditions on an application for a livestock operation:
i. Measures to ensure conformity with the applicable provisions of the Development Plan and Zoning By-law;
ii. Measures to implement recommendations of the Technical Review Committee;
iii. One or both of the following measures intended to reduce odours from the operation:
1. Requiring a cover on manure storage facilities and/or;
2. Requiring shelterbelts to be established;
iv. Require the applicant to enter into a development agreement regarding one or more of the following matters:
1. The timing of construction;
2. The control of traffic;
3. The construction and maintenance of roads, fencing, landscaping, drainage works, shelterbelts and/or;
4. The payment of a sum of money to the Board or Council to be used by the Board or Council to construct any of the items mentioned in clause (iii) above.

f) Where the proposed new or expansion of an existing livestock operation is within one (1) mile of a Wildlife Management Area (WMA) as designated under the Province's Protected Areas Initiative, the application shall be circulated to Manitoba Agriculture and Resource Development for review and comment.

g) The siting of all structures or facilities associated with a new livestock operation in the vicinity of Lake Winnipeg, the Winnipeg River and Catfish Creek must maintain a setback of 1,000 feet from the Ordinary High Water Mark (OHWM). Structures in the vicinity of other designated waterways shall maintain a setback of 328 feet (100 m) from the OHWM;

h) The expansion of existing livestock operations shall maintain a setback of 328 feet (100 m) of the OHWM of Lake Winnipeg, the Winnipeg River and Catfish Creek;

i) Where the proposed new or expansion of an existing livestock operation is less than 300 AU in size, the Development Officer may approve the application where satisfied the proposal is in compliance with:
i. The applicable provincial and federal regulations and guidelines according to statements from the responsible provincial agencies; and
ii. The mutual separation distance requirements as established in the *Provincial Planning Regulation* and *The Environment Act*.

Table 4-4

Calculation of Animal Units by Category of Livestock

		AU Produced By One Livestock	Livestock Producing One AU
Dairy	Milking cows (including associated livestock)	2	0.5
Beef	Beef cows (including associated livestock)	1.25	0.8
	Backgrounder	0.5	2
	Summer pasture/replacement heifers	0.625	1.6
	Feeder Cattle	0.769	1.3
Hogs	Sows, farrow to finish	1.25	0.8
	Sows, farrow to weanling	0.25	4
	Sows, farrow to nursery	0.313	3.2
	Weanlings	0.033	30
	Growers/finishers	0.143	7
	Boars (artificial insemination operations)	0.2	5
Chickens	Broilers	0.005	200
	Roasters	0.01	100
	Layers	0.0083	120
	Pullets	0.0033	300
	Broiler Breeder Pullets	0.0033	300
	Broiler Breeder Hens	0.01	100
Turkeys	Broilers	0.01	100
	Heavy Toms	0.02	50
	Heavy Hens	0.01	100
Horses	Mares (including associated livestock)	1.333	0.75
Sheep	Ewes (including associated livestock)	0.2	5
	Feeder lambs	0.063	16

Table 4-5

Separation Distances for New Operations and New Dwellings in the RA zone

Size of Livestock Operation in Animal Units	Separation Distance in Feet (Metres) from a Residence		Separation Distance in Feet (Metres) from a Designated Area	
	To Earthen Manure Storage Facility or Feedlot	To Animal Confinement Facility or Non-earthen Manure Storage Facility	To Earthen Manure Storage Facility or Feedlot	To Animal Confinement Facility or Non-earthen Manure Storage Facility
10 – 100	721.6 (220)	360.8 (110)	2,887.5 (880)	1,912.9 (583)
101 – 200	1,082.4 (330)	541.2 (165)	4,330.7 (1,320)	2,887.5 (880)
201 – 300	1,443.2 (440)	721.6 (220)	5,773.9 (1,760)	3,862.1 (1,177)
301 – 400	1,623.6 (495)	811.8 (247.5)	6,496.6 (1,980)	4330.7 (1,320)
401 – 800	1,804.0 (550)	902.0 (275)	7,217.1 (2,200)	4,800.4 (1,463)
801 – 1,600	2,164.8 (660)	1,082.4 (330)	8,661.4 (2,640)	5,795.9 (1,760)
1,601 – 3,200	2,526.7 (770)	1,262.8 (385)	10,104.6 (3,080)	6,748.5 (2,057)
3,201 – 6,400	2,887.5 (880)	1,443.2 (440)	11,548.9 (3,520)	7,686.8 (2,343)
6,401 – 12,800	3,248.3 (990)	1,623.6 (495)	12,992.1 (3,960)	8,661.4 (2,640)
> 12,800	3,609.1 (1,100)	1,804.0 (550)	14,435.3 (4,400)	9,636.0 (2,937)

Table 4-6

Separation Distances for Expanding Operations

Size of Livestock Operation in Animal Units	Separation Distance in Feet (Metres) from a Residence		Separation Distance in Feet (Metres) from a Designated Area	
	To Earthen Manure Storage Facility or Feedlot	To Animal Confinement Facility or Non-earthen Manure Storage Facility	To Earthen Manure Storage Facility or Feedlot	To Animal Confinement Facility or Non-earthen Manure Storage Facility
10 – 100	656 (200)	328 (100)	2,625 (800)	1,739 (530)
101 – 200	984 (300)	492 (150)	3,937 (1,200)	2,625 (800)
201 – 300	1,312 (400)	656 (200)	5,249 (1,600)	3,511 (1,070)
301 – 400	1,476 (450)	738 (225)	5,906 (1,800)	3,937 (1,200)
401 – 800	1,640 (500)	820 (250)	6,561 (2,000)	4,364 (1,330)
801 – 1,600	1,968 (600)	984 (300)	7,874 (2,400)	5,269 (1,600)
1,601 – 3,200	2,297 (700)	1,148 (350)	9,186 (2,800)	6,135 (1,870)
3,201 – 6,400	2,625 (800)	1,312 (400)	10,499 (3,200)	6,988 (2,130)
6,401 – 12,800	2,953 (900)	1,476 (450)	11,811 (3,600)	7,874 (2,400)
> 12,800	3,281 (1,000)	1,640 (500)	13,123 (4,000)	8,760 (2,670)

PART 5: Zones

5.1 Establishing Zones

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

ZONES	ABBR.
Natural Resource	NR
Rural Area	RA
Residential	R
Rural Residential	RR
Recreation General	RG
Rural Commercial / Industrial	RCI
Community General Development	CGD
Winnipeg River Corridor	WRC
Open Space	OS
Parks and Institutional	PI

5.2 Permitted and Conditional Uses

The permitted and conditional uses prescribed for parcels within each zone are those set out in the Use Tables. Permitted uses are indicated on this table with the letter [P]. Conditional uses are indicated on this table with the letter [C]. Where a use is not listed and is not similar to, or accessory to, a permitted or conditional principal use, or a permitted or conditional secondary use, the use is not allowed in the zone.

5.3 Bulk Regulations

No land, building, or structure shall be used or occupied, and no building or structure shall be constructed, erected, altered, enlarged, or placed, except in accordance with the bulk requirements described in the Bulk Regulations Tables or elsewhere in this by-law.

Table 5-1

CGD Community General Development Zone

The CGD zone provides areas for a mixture of residential, commercial, open space and institutional uses in St. Georges, Belair, Great Falls, and Stead.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard[1] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Agri-Business	C	40,000	150	125	5	25	30	40
Agricultural Implement Sales & Service	C	40,000	150	125	5	25	30	40
Animal Keeping	C*	See Section 4.8						
Animal Kennel	C	40,000	150	125	5	25	30	40
Assisted Living Facility	C	40,000	200	30	25	25	30	40
Automotive Service Station	C	20,000	150	30	5	10	30	60
Auto & RV Sales, Service & Rental	C	20,000	150	30	5	10	30	60
Boarding House	C	9,700	80	30	~~5~~ 15	25	30	30
Broadcasting & Motion Picture Studio	C	5,000	50	30	5	25	30	60
Business Support Service	C	5,000	50	30	5	25	30	60
Campground or Travel Trailer Park	P	2 ac	75	30	5	25	30	60
Cannabis Retail	C	5,000	50	30	5	25	30	60
Cannabis Standard Processing	C	20,000	150	30	5	25	30	60
Cemetery	C	2 ac	75	30	5	25	30	n/a
Child Care Service	P	5,000	50	30	5	25	30	60
Club	C	5,000	50	30	5	25	30	60
Community Recreation Service	P	40,000	150	30	5	25	30	40
Contractor's Establishment	C	40,000	150	30	5	25	30	60
Custom Manufacturing Establishment	C	5,000	50	30	5	25	30	60
Drive-Through Facility	C	5,000	50	30	5	25	30	60
Dwelling, Single-Unit	P	7,200[2]	60	30	~~5~~ 15	25	30	30
Dwelling, Two-Unit	C	9,700[2]	80	30	~~5~~ 15	25	30	40
Dwelling, Multi-Unit	C	9,700[3]	80	30	~~5~~ 15	25	30	40
Dwelling, Used	C	7,200	60	30	~~5~~ 15	25	30	30
Eating and Drinking Establishment	C	5,000	50	30	5	20	30	60
Educational Facility	P	2 ac	200	75	25	25	30	40
Emergency Service	P	5,000	50	30	5	20	30	60
Equestrian Establishment	C	2 ac	200	75	25	25	30	60
Extended Medical Treatment Service	P	40,000	200	30	25	25	30	40
Financial Institution	C	5,000	50	30	5	20	30	60
Fleet Service	C	40,000	200	30	25	25	30	60

[1] The minimum side yard on the street side of a corner site shall be 25 feet.

[2] Lots serviced by a septic field require a minimum site area of 2 acres and a minimum site width of 200 feet.

[3] Multi-unit dwellings require a minimum site area of 9,700 square feet plus 1,500 square feet for each unit.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		**Minimum Requirements**					**Max. Requirements**	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard[1] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Food Processing Plant	C	2 ac	200	75	25	25	30	60
Funeral Service	C	10,000	75	30	5	25	30	60
Garden Centre, Farmers' Market	C	10,000	75	30	5	25	30	60
Gas Bar	C	12,000	125	30	5	10	30	40
Government Service	P	5,000	50	30	5	20	30	60
Group Home	P	7,200	60	30	~~5~~ 15	25	30	30
Health Service	P	40,000	200	30	25	25	30	60
Helistop	C	40,000	200	25	25	25	30	40
Home Business	C*	See Section 4.2						
Home Occupation	P*							
Hotel	C	20,000	150	30	5	10	30	60
Indoor Participant Recreation Service	C	5,000	50	30	5	20	30	60
Industrial Use, Light	C	40,000	200	30	25	25	30	40
Information Technology Use	C	5,000	50	30	5	20	30	60
Interpretive Site or Centre	C	40,000	200	30	25	25	30	40
Neighbourhood Commercial	C	10,000	100	30	5	10	30	60
Office	C	5,000	50	30	5	20	30	60
Outdoor Amusement Establishment	C	40,000	200	30	25	25	30	40
Outdoor Participant Recreation Service	C							
Park	P	n/a	n/a	30	5	25	n/a	n/a
Parking Area	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Personal Service Establishment	C	5,000	50	30	5	20	30	60
Place of Assembly	C	2 ac	200	75	25	25	30	40
Place of Worship	P	2 ac	200	75	25	25	30	40
Planned Unit Development	C*	See Section 4.1						
Public Library or Cultural Exhibit	P	5,000	50	30	5	20	30	60
Public Utility	P	n/a	n/a	30	5	25	30	n/a
Repair Service, Household	C	5,000	50	30	5	20	30	60
Residential Care Facility	P	40,000	200	30	25	25	30	40
Resort, Commercial	C	40,000	150	125	25	25	30	40
Retail	C	5,000	50	30	5	20	30	60
Shopping Centre, Mall, Strip or Plaza	C	40,000	200	30	25	25	30	40
Short-Term Rental [By-law 04/21]	C	n/a	n/a	30	15	25	30	n/a
Spectator Entertainment Establishment	C	20,000	150	30	5	10	30	60
Storage Facility	C	40,000	200	30	25	25	30	60
Trucking Operation	C	40,000	200	30	25	25	30	40
Veterinary Clinic	C	10,000	150	30	5	20	30	60
Warehouse	C	40,000	200	30	25	25	30	40
Accessory buildings and structures	P	n/a	n/a	30	5	5	16	15

Table 5-2

WRC Winnipeg River Corridor Zone

The WRC zone provides areas for a mixture of residential, commercial, and other uses in the Winnipeg River Corridor area.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard[4] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Aircraft Landing Strip	C	20 ac	300	125	25	25	n/a	n/a
Animal Keeping	C*	See Section 4.8						
Animal Kennel	C	40,000	150	125	5	25	30	40
Apiary	C*	See Section 4.8						
Assisted Living Facility	C	40,000	200	30	25	25	30	40
Automotive Service Station	C	20,000	150	30	5	10	30	60
Auto & RV Sales, Service & Rental	C	20,000	150	30	5	10	30	60
Boarding House	C	9,700	80	30	~~5~~ 15	25	30	30
Broadcasting & Motion Picture Studio	C	5,000	50	30	5	25	30	60
Business Support Service	P	5,000	50	30	5	25	30	60
Campground or Travel Trailer Park	P	2 ac	200	30	25	25	30	60
Cannabis Retail Store	C	5,000	50	30	5	25	30	60
Cemetery	C	2 ac	75	30	5	25	30	n/a
Child Care Service	P	5,000	50	30	5	25	30	60
Club	C	5,000	50	30	5	25	30	60
Community Recreation Service	P	40,000	150	30	5	25	30	40
Contractor's Establishment	C	40,000	150	30	5	25	30	60
Custom Manufacturing Establishment	C	5,000	50	30	5	25	30	60
Drive-Through Facility	P	5,000	50	30	5	25	30	60
Dwelling, Single-Unit	P	7,200[5]	60	30	~~5~~ 15	25	30	30
Dwelling, Two-Unit	C	9,700[5]	80	30	~~5~~ 15	25	30	40
Dwelling, Multi-Unit	C	9,700[6]	80	30	~~5~~ 15	25	30	40
Dwelling, Used	C	7,200	60	30	~~5~~ 15	25	30	30
Eating and Drinking Establishment	P	5,000	50	30	5	20	30	60
Educational Facility	P	2 ac	200	75	25	25	30	40
Emergency Service	P	5,000	50	30	5	20	30	60
Extended Medical Treatment Service	P	40,000	200	30	25	25	30	40
Financial Institution	P	5,000	50	30	5	20	30	60
Fleet Service	C	40,000	200	30	25	25	30	60
Funeral Service	C	10,000	75	30	5	25	30	60
Gas Bar	C	12,000	125	30	5	10	30	40

[4] The minimum side yard on the street side of a corner site shall be 25 feet.

[5] Lots serviced by a septic field require a minimum site area of 2 acres and a minimum site width of 200 feet.

[6] Multi-unit dwellings require a minimum site area of 9,700 sq.ft. plus 1,500 square feet for each unit.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		**Minimum Requirements**					**Max. Requirements**	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard[4] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Government Service	P	5,000	50	30	5	20	30	60
Group Home	P	7,200	60	30	~~5~~ 15	25	30	30
Health Service	P	40,000	200	30	25	25	30	60
Helistop	C	40,000	200	25	25	25	30	40
Home Business	C*	See Section 4.2						
Home Occupation	P*	See Section 4.2						
Hotel	C	20,000	150	30	5	10	30	60
Indoor Participant Recreation Service	C	5,000	50	30	5	20	30	60
Industrial Use, Light	C	40,000	200	30	25	25	30	40
Information Technology Use	P	5,000	50	30	5	20	30	60
Interpretive Site or Centre	C	40,000	200	30	25	25	30	40
Laboratory	C	5,000	50	30	5	20	30	60
Marina	C	n/a	n/a	30	30	0	30	60
Mobile Home or Tiny House Park	C*	See Section 4.14						
Neighbourhood Commercial	C	10,000	100	30	5	10	30	60
Office	P	5,000	50	30	5	20	30	60
Outdoor Amusement Establishment	C	40,000	200	30	25	25	30	40
Outdoor Participant Recreation Service	C	40,000	200	30	25	25	30	40
Park	P	n/a	n/a	30	5	25	n/a	n/a
Parking Area	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Personal Service Establishment	P	5,000	50	30	5	20	30	60
Place of Assembly	C	2 ac	200	75	25	25	30	40
Place of Worship	P	2 ac	200	75	25	25	30	40
Planned Unit Development	C*	See Section 4.1						
Public Library or Cultural Exhibit	P	5,000	50	30	5	20	30	60
Public Utility	P	n/a	n/a	30	5	25	30	n/a
Recycling Depot	C	40,000	200	30	25	25	30	40
Repair Service, Household	P	5,000	50	30	5	20	30	60
Residential Care Facility	P	40,000	200	30	25	25	30	40
Resort, Commercial	C	40,000	150	125	25	25	30	40
Retail	P	5,000	50	30	5	20	30	60
Secondary Suite	C*	See Section 4.3						
Shopping Centre, Mall, Strip or Plaza	C	40,000	200	30	25	25	30	40
Short-Term Rental [By-law 04/21]	C	n/a	n/a	30	15	25	30	n/a
Spectator Entertainment Establishment	C	20,000	150	30	5	10	30	60
Storage Facility	P	40,000	200	30	25	25	30	40
Trucking Operation	C	40,000	200	30	25	25	30	60
Veterinary Clinic	C	10,000	150	30	5	20	30	60
Warehouse	C	40,000	200	30	25	25	30	40
Accessory buildings and structures	P	n/a	n/a	30	5	5	16	15

Table 5-3

RCI Rural Commercial/Industrial Zone

The RCI zone provides areas for highway commercial, general commercial and light industrial uses in rural areas.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (acres)	Site Width (ft)	Front Yard (ft)	Side Yard[7] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Abattoir	C	2	200	125	25	25	30	40
Agri-Business	P	2	200	125	25	25	30	40
Agricultural Implement Sales & Service	P	5	300	125	25	25	30	40
Aggregate Extraction Operation	C*	80	660	50	50	50	30	n/a
Aircraft Landing Strip	C	20	300	125	25	25	30	n/a
Anhydrous Ammonia Facility	C*	20	300	125	50	50	30	40
Animal Kennel	P	5	300	125	25	25	30	40
Asphalt or Batch Plant	C	2	200	50	25	25	30	40
Autobody Shop	P	2	200	50	25	25	30	40
Auctioneering Establishment	P	2	200	50	25	25	30	40
Automotive Service Station	P	0.5	150	20	5	25	30	60
Auto & RV Sales, Service & Rental	P	2	200	50	25	25	30	60
Bulk Storage	C	2	200	50	25	25	30	40
Broadcasting & Motion Picture Studio	P	2	200	50	25	25	30	60
Business Support Service	P	0.5	150	20	5	25	30	60
Campground or Travel Trailer Park	C*	2	200	50	25	25	30	60
Cannabis Retail	C	0.5	150	20	5	25	30	60
Cannabis Standard Cultivation	C	80	660	125	25	25	30	n/a
Cannabis Standard Processing	C	2	200	50	25	25	30	60
Contractor's Establishment	P	2	200	50	25	25	30	60
Custom Manufacturing Establishment	C	2	200	50	25	25	30	60
~~Drive-Through Facility[8]~~	~~C~~	~~0.5~~	~~150~~	~~20~~	~~5~~	~~25~~	~~30~~	~~60~~
Eating and Drinking Establishment	P	0.5	150	20	5	25	30	60
Emergency Service	P	0.5	150	20	5	25	30	60
~~Financial Institution[8]~~	~~C~~	~~0.5~~	~~150~~	~~20~~	~~5~~	~~25~~	~~30~~	~~60~~
Fleet Service	P	2	200	50	25	25	30	60
Food Processing Plant	C	2	200	50	25	25	30	60
Forestry Use	P	80	660	50	25	25	30	60
Funeral Service	P	2	200	50	25	25	30	60
Garden Centre, Farmers' Market	P	2	200	50	25	25	30	60

[7] The minimum side yard on the street side of a corner site shall be 25 feet.

[8] ~~May be located in the RCI zone with an approved conditional use order where relevant to agricultural, recreational, and rural residential areas within the District and pursuant to the Winnipeg River Development Plan (By-law 68-10, s. 6.4).~~ [By-law 04/21]

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		**Minimum Requirements**					**Max. Requirements**	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard[7] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Gas Bar	P	0.5	150	20	5	25	30	60
~~Government Service[8]~~	~~C~~	~~0.5~~	~~150~~	~~20~~	~~5~~	~~25~~	~~30~~	~~60~~
Helistop	C	2	200	50	25	25	30	n/a
Hotel	P	2	200	50	25	25	30	60
Indoor Participant Recreation Service	P	2	200	125	25	25	30	60
Industrial Use, Heavy	C	2	200	125	25	25	30	60
Industrial Use, Light	P	2	200	125	25	25	30	60
~~Information Technology Use[8]~~	~~C~~	~~0.5~~	~~150~~	~~20~~	~~5~~	~~25~~	~~30~~	~~60~~
Laboratory	P	0.5	150	20	5	25	30	60
Office	P	0.5	150	20	5	25	30	60
Outdoor Amusement Establishment	P	2	200	125	25	25	30	60
Outdoor Participant Recreation Service	P	2	200	125	25	25	30	60
Park	P	n/a	n/a	30	5	25	n/a	n/a
~~Personal Service Establishment[8]~~	~~C~~	~~0.5~~	~~150~~	~~20~~	~~5~~	~~25~~	~~30~~	~~60~~
~~Place of Assembly[8]~~	~~C~~	~~2~~	~~200~~	~~125~~	~~25~~	~~25~~	~~30~~	~~60~~
~~Place of Worship[8]~~	~~C~~	~~2~~	~~200~~	~~125~~	~~25~~	~~25~~	~~30~~	~~60~~
Planned Unit Development	C*	See Section 4.1						
Public Utility	P	n/a	n/a	30	5	25	30	n/a
Recycling Depot	C	2	200	125	25	25	30	60
Repair Service, Household	P	0.5	150	20	5	25	30	60
Resort, Commercial	P	2	200	125	25	25	30	60
Retail	P	0.5	150	20	5	25	30	60
~~Shopping Centre, Mall, Strip or Plaza[8]~~	~~C~~	~~2~~	~~200~~	~~125~~	~~25~~	~~25~~	~~30~~	~~60~~
Short-Term Rental [04/21]	C	n/a	n/a	20	5	25	30	n/a
Solar Collector, Commercial	C*	20	300	See Section 4.10				
~~Spectator Entertainment Establishment[8]~~	~~C~~	~~2~~	~~200~~	~~125~~	~~25~~	~~25~~	~~30~~	~~60~~
Storage Facility	P	2	200	125	25	25	30	60
Trucking Operation	C	2	200	125	25	25	30	60
Veterinary Clinic	P	0.5	150	20	5	25	30	60
Warehouse	P	2	200	125	25	25	30	60
Waste Disposal Grounds, Transfer Stations, Lagoons	C	20	300	125	25	25	30	40
Wind Energy Generating System	C*	20	300	See Section 4.9				
Wrecking Facilities	C	20	300	125	25	25	30	40
Accessory buildings and structures	P	n/a	n/a	25	5	10	16	15

Table 5-4

RG Recreation General Zone

The RG zone provides for higher density residential development and commercial development in conjunction with a recreational resource.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		**Minimum Requirements**					**Max. Requirements**	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)[9]	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Automotive Service Station	C	12,000	125	30	5	10	30	40
Auto & RV Sales, Service & Rental	C	40,000	100	30	30	30	30	40
Campground and Travel Trailer Park	P*	2 ac	200 ft	30	25	25	30	60
Club	P	2 ac	200	30	25	25	30	40
Community Recreation Service	P							
Custom Manufacturing Establishment	C	10,000	100	30	15	25	30	40
Drive-Through Facility	P	5,000	50	30	25	25	30	60
Dwelling, Mobile or Tiny House	C*	7,200[10]	60	30	~~5~~ 15	25	30	30
Dwelling, Seasonal - shoreline	P	15,000	90	30	~~5~~ 15	25	30	30
Dwelling, Seasonal - backshore	P	20,000						
Dwelling, Single-Unit	P	7,200[10]	60	30	~~5~~ 15	25	30	30
Dwelling, Used	C	7,200[10]	60	30	~~5~~ 15	25	30	30
Eating and Drinking Establishment	P	5,000	50	30	25	25	30	30
Emergency Service	P	10,000	100	30	15	25	30	40
Garden Centre, Farmers' Market	C	10,000	100	30	15	25	30	60
Gas Bar	C	12,000	125	30	5	10	30	40
Group Home	P	7,200[10]	60	30	~~5~~ 15	25	30	40
Home Business	C*	See Section 4.2						
Home Occupation	P*	See Section 4.2						
Hotel	P	40,000	200	30	25	25	30	30
Indoor Participant Recreation Service	P	20,000	200	30	25	25	30	30
Marina	P	n/a	n/a	30	30	0	35	60
Mobile Home or Tiny House Park	C*	See Section 4.14						
Neighbourhood Commercial	C	7,200	60	30	5	25	30	40
Outdoor Amusement Establishment	P	40,000	200	30	25	25	30	30
Outdoor Participant Recreation Service	P							
Park	P	n/a	n/a	30	5	25	n/a	n/a
Personal Service Establishment	C	7,200	60	30	5	25	30	40
Place of Assembly	C	40,000	200	30	25	25	30	40
Planned Unit Development	C*	See Section 4.1						
Public Utility	P	n/a	n/a	30	5	25	30	n/a
Resort, Commercial	P	40,000	200	30	25	25	30	30

[9] The minimum side yard on the street side of a corner site shall be 25 feet.

[10] Lots serviced by a septic field require a minimum site area of 2 acres and a minimum site width of 200 feet.

RG Recreation General Zone		Minimum Requirements					Max. Requirements	
Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)[9]	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Retail	C	5,000	50	30	15	25	30	40
Short-Term Rental	C	n/a	n/a	30	~~5~~ 15	25	30	n/a
Accessory buildings and structures	P	n/a	n/a	30	5	5	16	15

Table 5-5

R - Residential Zone

The R zone provides for a higher density of residential development.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard[11] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Assisted Living Facility	C	40,000	200	30	15	25	30	60
Boarding House	P	9,700	75	30	15	25	30	60
Child Care Service	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling, Multi-Unit	C	9,700[12]	75	30	15	25	30	40
Dwelling, Single-Unit	P	7,200[13]	60	30	~~5~~ 15	25	30	30
Dwelling, Two-Unit	C	9,700[13]	75	30	~~5~~ 15	25	30	40
Dwelling, Used	C	7,200[13]	60	30	~~5~~ 15	25	30	30
Educational Facility	C	40,000	200	30	15	25	30	60
Emergency Service	P							
Extended Medical Treatment Service	C							
Group Home	P	7,200[13]	60	30	~~5~~ 15	25	30	40
Home Business	C*	See Section 4.2						
Home Occupation	P*	See Section 4.2						
Mobile Home or Tiny House Park	C*	See Section 4.14						
Neighbourhood Commercial	C	7,200	60	30	5	25	30	60
Park	P	n/a	n/a	30	5	25	n/a	n/a
Place of Worship	C	40,000	200	30	15	25	30	60
Planned Unit Development	C*	See Section 4.1						
Public Utility	P	n/a	n/a	30	5	25	30	n/a
Residential Care Facility	P	40,000	200	30	25	25	30	40
Short-Term Rental [By-law 04/21]	C	n/a	n/a	30	15	25	30	n/a
Accessory buildings and structures	P	n/a	n/a	30	5	5	16	15[14]

[11] The minimum side yard on the street side of a corner site shall be 25 feet.

[12] Multi-Unit dwellings require a minimum site area of 9,700 sq.ft. plus 1,500 square feet for each unit.

[13] Lots serviced by a septic field require a minimum site area of 2 acres and a minimum site width of 200 feet.

[14] Site coverage is cumulative for all accessory structures on a zoning site.

Table 5-6

RR – Rural Residential Zone

The RR zone provides for rural residential uses utilizing onsite servicing.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard[15] (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Animal Keeping	C*	See Section ~~4.7~~ 4.8 [By-law 04/21]						
Apiary	C*	See Section 4.7						
Child Care Service	C	See Section 4.2						
Dwelling, Mobile Home	C*	2 ac	200	75	25	25	30	30
Dwelling, Single-Unit	P	2 ac	200	75	25	25	30	30
Dwelling, Used	C	2 ac	200	75	25	25	30	30
Emergency Service	P	2 ac	200	75	25	25	30	40
Group Home	P	2 ac	200	75	25	25	30	40
Home Business	C*	See Section 4.2						
Home Occupation	P*							
Park	P	n/a	n/a	30	5	25	n/a	n/a
Place of Worship	C	2 ac	200	75	25	25	30	60
Public Utility	P	n/a	n/a	30	5	25	30	n/a
Short-Term Rental [By-law 04/21]	C	n/a	n/a	75	25	25	30	n/a
Accessory buildings and structures	P	n/a	n/a	30	5	5	16	15

[15] The minimum side yard on the street side of a corner site shall be 75 feet.

Table 5-7

RA – Rural Area Zone

The RA zone provides for a full range of agricultural activities and some resources uses.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (acres)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Abattoir	C	20	300	125	25	25	30	40
Aggregate Extraction Operation	C*	80	660	50	50	50	30	n/a
Agri-Business	C	20	300	125	25	25	30	40
Agri-Tourism [By-law 04/21]	P	n/a	n/a	125	25	25	n/a	n/a
Agricultural Implement Sales & Service	C	5	300	125	25	25	30	40
Agricultural Operation	P	80	660	125	25	25	30	n/a
Aircraft Landing Strip	C	20	300	125	25	25	n/a	n/a
Anhydrous Ammonia Facility	C*	20	300	125	25	25	n/a	n/a
Animal Keeping	P*	See Section 4.8						
Animal Kennel	P	5	300	125	25	25	n/a	n/a
Apiary	P*	See Section 4.8						
Auctioneering Establishment	C	20	300	125	25	25	30	n/a
Bulk Storage	C	20	300	125	25	25	30	40
Cannabis Standard Cultivation	C	80	660	125	25	25	30	n/a
Cannabis Standard Processing	C	20	300	125	25	25	30	40
Cemetery	P	2	200	125	25	25	n/a	n/a
Child Care Service	C	See Section 4.2						
Dwelling, Mobile or Tiny House	C*	2	200	125	25	25	30	n/a
Dwelling, Single-Unit	C							
Dwelling, Used	C							
Emergency Service	P	5	300	125	25	25	n/a	n/a
Equestrian Establishment	P	20	300	125	25	25	30	40
Food Processing Plant	C	20	300	125	25	25	30	40
Forestry Use	P	80	660	125	25	25	n/a	n/a
Game Farm	P	80	660	125	25	25	n/a	n/a
Garden Centre, Farmers' Market	P	n/a	n/a	125	25	25	30	n/a
Home Business	C*	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Home Occupation	P*	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Livestock Operation (> 300 A.U.)	C*	80	660	125	25	25	30	n/a
Livestock Operation (< 300 A.U.)	P*	80	660	125	25	25	30	n/a
Place of Assembly (existing only)	C	2	200	125	25	25	30	n/a
Public Utility	P	n/a	n/a	30	5	25	30	n/a
Short-Term Rental[16] [By-law 04/21]	C	n/a	n/a	125	25	25	30	n/a
Solar Collector, Commercial	C*	80	660	125	See Section 4.10			
Specialized Agriculture	P	10	300	125	25	25	30	n/a

[16] This use cannot be the principal use of the property and must be limited to an existing single dwelling only to preclude the establishment of a resort and will not lead to land use conflicts with surrounding agricultural activities. [By-law 04/21]

RA – Rural Area Zone **Use Class** P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (acres)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Vacation Farm	C	n/a	n/a	125	25	25	n/a	n/a
Waste Disposal Grounds, Transfer Station, Lagoons	C	80	660	125	25	25	n/a	n/a
Wind Energy Generating System	C*	80	660	125	See Section 4.9			
Accessory buildings and structures	P	n/a	n/a	125	25	25	n/a	n/a

Table 5-8

NR – Natural Resource Zone

The NR zone provides for natural resource development as well as agricultural uses in suitable areas.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		Minimum Requirements					Max. Requirements	
		Site Area (acres)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
All Permitted and Conditional Uses in the RA zone, except livestock, animal kennel and specialized agriculture		See Table 5-7						
Asphalt or Batch Plant	C	5	300	125	25	25	n/a	n/a
Campground and Travel Trailer Park	C*	5	300	125	25	25	n/a	n/a
Conservation Area	P	20	300	125	25	25	n/a	n/a
Interpretive Site or Centre	P	5	300	125	25	25	n/a	n/a
Livestock Operation (> 300 A.U.)	C*	80	660	125	25	25	30	n/a
Livestock Operation (< 300 A.U.)	C*	80	660	125	25	25	30	n/a
Marina	C	n/a	n/a	n/a	n/a	0	30	n/a
Natural Resource Development	P*	80	660	125	25	25	30	n/a
Outdoor Amusement Establishment	C	20	300	125	25	25	30	n/a
Outdoor Participant Recreation Service	C	20	300	125	25	25	30	n/a
Outfitting Operation	P	20	300	125	25	25	30	n/a
Specialized Agriculture	C	20	300	125	25	25	30	n/a
Accessory buildings and structures	C	n/a	n/a	125	25	25	n/a	n/a

Table 5-9

OS – Open Space Zone

The OS zone provides for the protection of shoreline areas from incompatible land uses. This zone includes Manitoba Hydro Water Storage Lands, Winnipeg Power Reserve, Crown and Public Reserve, and other Crown Lands.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		**Minimum Requirements**					**Max. Requirements**	
		Site Area (sq.ft.)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
Emergency Service	**P**	20,000	100	25	25	25	30	40
Helistop	**C**	40,000	200	25	25	25	30	40
Marina	**P**	n/a	n/a	n/a	n/a	n/a	30	n/a
Park	**P**	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Public Utility	**P**	n/a	n/a	30	5	25	30	n/a
Accessory buildings and structures	**P**	n/a	n/a	30	5	5	16	15

Table 5-10

PI – Parks & Institutional Zone

The PI zone provides for areas to accommodate public and private recreational and institutional uses.

Use Class P=Permitted C=Conditional *=Use-Specific Standard Applies Underline = Only as a Secondary Use		**Minimum Requirements**					**Max. Requirements**	
		Site Area (acres)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)
All Permitted and Conditional Uses in the OS zone		See Table 5-9						
Assisted Living Facility	**C**	2	200	50	25	25	30	40
Campground	**C**	2	200	125	25	25	30	n/a
Cemetery	**P**							
Child Care Service	**P**	See Section 4.2						
Club	**P**	2	200	50	25	25	30	40
Community Recreation Service	**C**							
Eating and Drinking Establishment	**C**	n/a	n/a	30	25	25	30	n/a
Educational Facility	**P**	2	200	50	25	25	30	40
Emergency Service	**P**							
Extended Medical Treatment Service	**P**							
Funeral Service	**P**	0.5	150	50	25	25	30	40
Government Service	**P**							
Health Service	**P**							
Helistop	**C**							
Indoor Participant Recreation Service	**P**							
Interpretive Site or Centre	**P**	2	200	125	25	25	30	40
Marina	**P**							
Outdoor Participant Recreation Service	**C**							
Park	**P**							
Place of Assembly	**P**							
Place of Worship	**P**							
Public Library or Cultural Exhibit	**P**	0.5	150	50	25	25	30	40
Public Utility	**P**	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Residential Care Facility	**P**	2	200	50	25	25	30	40
Accessory buildings and structures	**P**	n/a	n/a	30	30	30	16	15

Table 5-11 **ACCESSORY USES**[17]	CGD	WRC	RCI	RG	R	RR	RA	NR	OS	PI
Boathouses	P	P		P	P	P	P	P	P[18]	P
Docks	P	P		P	P	P			P	
Private garden house, play structure, gazebo, greenhouse	P	P	P	P	P	P	P	P		P
Swimming pool, private (open or enclosed) or pond	P	P		P	P	P	P	P		P
Accessory animal keeping facilities	C	C				C	P	P		
Decks, patios, ramps	P	P	P	P	P	P	P	P		P
Accessory off-street parking and loading areas	P	P	P	P	P	P	P	P	P	P
Private garage, carport, shed, portable garage	P	P	P	P	P	P	P	P		
Private wind energy or solar collector	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*
Signs	P	P	P	P	P	P	P	P	P	P
Refuse and garbage area[19]	C	C	P	P	C	P	P	P	P	C
Loft garage or garage with an interior or attached room(s)[20]	C[20]	C[20]		C[21]	C[20]	C[20]	C[20]			
Detached sleeping quarters[22]	P[20]	P[20]			P[20]	P[20]				
Dwelling unit when incidental to a permitted use	C	C	P	P			C[23]	C[23]		
Accessory or staff dwelling unit or mobile home	C	C	C	C			C[24]	C[24]		C
Apartment or dwelling unit (part of principal building)	C	C	C	C						C
Temporary Additional Dwelling							C*	C*		
Production, processing, cleaning, servicing, repair or storage of merchandise normally incidental to commercial occupancies if conducted by the same ownership as the principal use and contained within a completely enclosed building	P	P	P				C	C		
Storage of goods used in or produced by manufacturing, agricultural or resource-related activities on the same site	C	C	P				P	P		
Retail or commercial use, incidental to a principal use	P	P	P							
Structures related to agricultural or resource activities							P	P		
Shipping/ storage container on same site as principal use	C	C	C	C	C	C	C	C		C
P = Permitted | C = Conditional | Underline = only as a secondary use | * = Use-Specific Standard Applies										

[17] The maximum number of accessory buildings shall be limited to four (4) per zoning site in the CGD, WRC, R, RR, and RG zones.
[18] Boathouse when accessory to an adjoining permitted use and not exceeding 768 sq.ft. in area, 24 ft in width and 16 ft in height.
[19] Separate from required parking areas, buffers and open spaces for multi-unit dwellings and other permitted or approved uses where Council deems necessary.
[20] When accessory and incidental to the main residential use on the same site. The loft garage or garage with an interior or attached room(s) shall have a maximum height of 23 feet for a garage including a second storey loft, a maximum area of 900 sq.ft., a maximum dwelling unit area of 432 sq.ft. and be combined and included with the site coverage maximum for accessory uses. [By-law 04/21]
[21] Only one of: detached sleeping quarters OR loft garage or garage with an interior or attached room(s) is permitted on a zoning site. [By-law 04/21]
[22] The maximum floor area for detached sleeping quarters shall be 432 sq.ft. and be combined and included with the site coverage maximum for the principal dwelling.
[23] A maximum of two dwellings may be approved as accessory to an agricultural operation.
[24] Staff dwelling (single-unit, dormitory or mobile home only) when on the same site with an approved agricultural activity or other approved use.

PART 6: Administration

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

6.1 Administration and Enforcement

In the administration and enforcement of this by-law, the R.M. of Alexander shall have all of the powers of inspection, remedy and enforcement provided under Part 12 of *The Planning Act.*

If a contravention of this zoning by-law is enforced, the costs of the enforcement action may be placed on the tax roll for the subject property.

6.2 When Development Permits are Required

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

a) the erection or construction or placement of any building, structure or mobile home, except fences and ornamental light standards;
b) the addition, extension, structural alteration or conversion of any building or structure; and
c) the relocation or removal or demolition of any building or structure.

6.3 Development Permits and Other Permits

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

Development permits issued prior to the effective date of this by-law shall be considered valid for the purposes of this by-law, provided the conditions under which the permit was issued are complied with.

A development permit may also include a building permit and occupancy permit.

6.4 When Development Permits are Not Required

A development permit is not required for the following:

a) incidental alterations;
b) agricultural cropping of land;
c) the erection, construction, enlargement, structural alteration or placing of the following as accessory structures:
    i) outdoor lighting;
    ii) flagpoles;
    iii) garden houses or children's structures;
    iv) onsite wastewater management systems;
    v) private communications facilities;
    vi) unenclosed patios at grade level; and
d) Despite not requiring a development permit, all items in this provision shall be subject to requirements of this by-law.

6.5 Applications for Development Permits

An application for a development permit:

a) shall be made by the owner or owners of the parcel in question, or by a person authorized in writing by them;

b) shall be accompanied by plans drawn to scale showing the following:

i) the shape and dimensions of the parcel to be used or built on;

ii) the location and dimensions of existing buildings and structures, if any;

iii) the location and dimensions of any proposed building, structure, enlargement or alteration;

iv) the use or uses of each existing and proposed building and structure, or of the land, and the area to be occupied by each use;

v) vehicular access, utility connections, parking areas, loading areas, landscaping, or signage (where applicable);

vi) current copies of relevant titles, easements, caveats, surveyor's certificates, and such other matters as may be necessary to determine conformance with and provide for the enforcement of this by-law; and

c) shall be accompanied by the fee prescribed by the R.M. of Alexander.

6.6 Approval of Development Permits

a) Within the 60-day period from the date of the application, the Development Officer shall consider the application and may approve an application for a permit, if it is the opinion that the proposed building, structure or use of land conforms to the provisions of *The Planning Act*, the Winnipeg River Planning District Development Plan, any applicable secondary plan, and this by-law.

b) Every owner shall:

i) permit the Development Officer to enter any building or premises at any reasonable time for the purpose of administering or enforcing this by-law, and shall not molest, obstruct or interfere with the Development Officer in the discharge of his or her duties under this by-law;

ii) obtain written approval from the Development Officer prior to doing any work at variance with that for which a development permit was issued; and

iii) where applicable, be responsible for obtaining from the appropriate authorities, any required permits or licenses relating to blasting, electrical, grades, highways, occupancy, plumbing, private onsite wastewater management systems, sewers or water supply systems, signs, streets, water rights, wells, environmental approvals, and other government department approvals.

c) The Development Officer may suspend or revoke a permit if the applicant or any person undertakes, causes or permits development of the site that is not in compliance with the terms and conditions of the permit issued. Development shall be discontinued forthwith upon receiving written notice from the Development Officer and shall not resume until a permit has been issued or reinstated.

6.7 Building to be Moved

No building or structure shall be moved in whole or in part to any other location unless every portion of the building or structure is made to conform to all the regulations of this by-law applying to the zone in which it is located.

Prior to transportation and placement on an engineer-approved foundation, the used building or structure shall require certification of an engineer as to structural integrity.

All used buildings being moved into the R.M. of Alexander will require an approved conditional use order, which may include conditions addressing required interior/exterior renovation as deemed necessary by Council.

6.8 The Development Officer

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

6.9 Roles of the Development Officer

The Development Officer shall have the authority to:

a) issue development permits, zoning memoranda, non-conforming certificates and similar documents.
b) exercise the powers of administration, inspection, remedy and enforcement provided in Part 12 of *The Planning Act*.
c) refuse to issue a development permit where:
    i) the development permit application, or any information accompanying the development permit application, is incorrect or incomplete; or
    ii) the proposed building, structure or use does not, to the Development Officer's knowledge, comply with this zoning by-law, the R.M. of Alexander Building By-law or with any other law.
d) revoke a development permit where the development permit was issued in error.
e) make a minor variance order, without the need for a public hearing, for any proposed change that varies:
    i) any height, distance, area, size or intensity of use requirement in the zoning by-law by no more than 15 per cent; or
    ii) the number of parking spaces required by no more than 15 per cent.

6.10 Application for Amendments, Variances and Conditional Uses

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

The application must also be accompanied by:

i) a Building Location Certificate (for variance applications only), prepared by a Manitoba Land Surveyor within eighteen months of the date of application;
ii) plans drawn to scale showing the shape and dimensions of the affected property;
iii) plans drawn to scale showing the location and dimensions of existing buildings and structures;
iv) plans drawn to scale showing the location and dimensions of the proposed building, structure, enlargement or alteration;

v) a description of the use or uses of each existing and proposed building or structure, or of the land and the area to be occupied by each use;
vi) a description of the reason why the variance, conditional use, or amendment to this by-law is being requested; and
vii) any other information required by the Development Officer to determine compliance with, and to provide for enforcement of, this by-law.

6.11 Conditional Use

a) Approval of a conditional use shall expire or cease to have any effect if it is not acted upon within 12 months from the date it was made, unless it is renewed before the expiry date at the discretion of Council for an additional period not exceeding 12 months.
b) A use that is listed as a conditional use within this by-law, but that lawfully existed prior to the effective date of this by-law, shall be considered a lawfully existing conditional use, and except as regulated by this by-law, shall have non-conforming rights in accordance with *The Planning Act.*
c) Changes to an existing conditional use, such as enlargement, expansion or extension to occupy a greater floor area or site area upon which said use is located, shall require conditional use approval.

6.12 Variance Orders

a) A building, structure or use established by a variance order prior to the effective date of this by-law shall, subject to the provisions of the variance order, be deemed to conform to this by-law.
b) A variance order shall expire or cease to have any effect if it is not acted upon within 12 months from the date it was made, unless it is renewed before the expiration date at the discretion of Council for an additional period not exceeding 12 months.

6.13 Zoning Memoranda

A zoning memorandum may be issued upon application of any person having an interest in land, land use, a building or structure within the area affected by this by-law, stating whether or not the land, building, structure and use appears to conform with this by-law, in accordance with *The Planning Act.* A request for a zoning memorandum must be accompanied by a Building Location Certificate prepared by a Manitoba Land Surveyor within eighteen months of the date of the request.

6.14 Development Agreement

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

6.15 Non-Conformities

The enactment of this by-law does not affect any land, buildings, or structures, or affect any intensity of use of any land, building, or structure that lawfully existed prior to the effective date of this by-law, in accordance with *The Planning Act.* The following provisions apply to legally existing non-conformities:

a) Parcels of land having less than the required site area or site width that were registered at the Land Titles Office at the effective date of this by-law, shall be deemed to be legal non-conforming parcels and shall be subject to all applicable zoning regulations.
b) A non-conforming site or parcel may be occupied by any building, structure, or use provided:
    i) The building, structure or use is listed as a permitted or conditional use within the zone in which said site or parcel is located; and
    ii) All other requirements of the zone in which the site or parcel is located are complied with or variance orders have been issued.
c) A variance order shall not be required where a site or parcel is being increased in size so as to decrease its non-conformity, even though the enlarged site or parcel does not conform to the site area and site width requirements of this by-law. The enlargement of said site or parcel shall not cause an increase in non-conformity of an abutting or adjoining site or parcel.
d) Structural alterations shall not be made to a non-conforming building or structure, or a building or structure containing a non-conforming use, unless an appropriate variance order has been issued.
e) All uses for land, buildings, or structures that lawfully existed prior to the effective date of this by-law, where the use was not discontinued for a period exceeding 12 consecutive months, may continue. Non-conforming uses that lawfully existed prior to the effective date of this by-law may be altered by variance order.
f) An existing building, structure or use that was illegal under previous by-laws in force on the effective date of this by-law shall not become or be made legal solely by reason of the adoption of this by-law.
g) The legal status of buildings, structures or land, or their use, is not affected by change of ownership, tenancy or occupancy of the building, structure or land.
h) A certificate may be issued by council upon application of any person having an interest therein, describing the land, building, or structure, or the use or intensity of use of land or a structure that was lawfully in existence at the date of the enactment of this by-law, and stating it may continue to exist although it does not conform to this by-law, in accordance with *The Planning Act.*

6.16 Abandoned or Derelict Buildings and Structures

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

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

PART 7: Signs

7.1 Definitions

Sign means any writing (including letter, work, 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; and
c) Is visible from outside a building but shall not include show windows as such.

Advertising Sign 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, including a billboard sign.

Bulletin Board means a sign of permanent character, but with movable letters, words or numerals indicating the names of persons associated with, or an event conducted upon, or products or services offered upon the premises upon which a sign is maintained (e.g., school, church, community centre bulletin board and similar uses).

Business Sign means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered upon the same zoning site where the sign is maintained.

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

Fascia or Wall Sign means any sign attached against the surface of, or against or within a recess in the wall, a column or other perpendicular portion of a building in a position essentially parallel to said wall, column or other perpendicular position. A fascia sign shall also mean any sign attached to the walls of two or more buildings and spanning the spaces between said buildings.

Flashing Sign means an illustrated sign on which artificial light is not maintained constant in intensity and colour at all times when such sign is in use.

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

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

Illuminated Sign means a sign designed to give forth any artificial light or reflect light from an artificial source.

Marquee Sign means a sign attached to a marquee, canopy or awning projecting from and supported by a building.

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

Real Estate Sign means a sign advertising the sale, rental or lease of the premise on which it is maintained.

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

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 colour forming an integral part of the display or used to differentiate such sign from the background against which it is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two (2) feet (0.61 m) from one another, the sign surface area of the sign shall be taken as the surface areas 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.

Temporary Sign 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.

7.2 Sign Regulations

The regulations of this section are intended and designed to establish a minimum control of signs. Such control is deemed essential to promote the health, safety and general welfare by reducing hazards to pedestrian and vehicular traffic, and by preventing unsightly and detrimental development having a blighting influence upon residential, commercial, or agricultural uses. The following shall apply in all zones except wherein otherwise stated:

a) Name plates and signs shall be allowed in any required front, side or rear yard, provided they comply with the requirements and regulations of this by-law;
b) 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;
c) No sign or 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;
d) No rotating beam or beam shall be used in connection with any sign display; nor shall any flashing illumination resembling an emergency light be used for such purposes;
e) A flashing sign in or within 150 feet of any "RR," R," "RG," "WRC" Residential or "CGD" zones shall not be operated between the hours of 11:00 p.m. and 7:00 a.m.;
f) Signs advertising a home occupation in any zone are not allowed;
g) All signs and sign structures shall be kept in good repair. Signs which have become obsolete because of discontinuance of the business, service or activity, and have not been removed or relocated within 30 days following such condition, may be removed by the municipality at the owner's expense;
h) It shall be unlawful to erect or maintain any sign on, over or above land or a 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 requirements of the zone in which they are located;

i) The placing of signs within the controlled area of a provincial road or provincial trunk highway shall require a permit from Manitoba Infrastructure. No flashing signs shall be permitted within the controlled area of any provincial highway; and

j) No advertising sign or other type of display sign shall be constructed in any zone without the approval of Council, except the following:

   i. Signs posted by, or required by, a duly-constituted government body, including traffic or similar regulatory devices, legal notices or warnings at railroad crossings;
   ii. Signs posted by public authorities in the performance of their duties;
   iii. Flags or emblems of a political, civic, philanthropic, educational or religious organization;
   iv. Temporary signs announcing a campaign, drive or event related to i., ii. or iii. above;
   v. Temporary signs, as may be authorized by Council for not more than two (2) months at a time by written permit which shall show the size, shape, content, height, type of construction and location of such signs;
   vi. "No Trespassing" signs not exceeding three (3) square feet (0.28 sq.m.);
   vii. Bulletin board signs of religious organizations or other community facilities upon the same site and not exceeding eighteen (18) square feet (1.67 sq.m.);
   viii. Memorial signs or tablets; and
   ix. Signs required for direction and convenience of the public including signs identifying restrooms, entrances or exits, and the like, not exceeding five (5) square feet (0.46 sq.m.) in area.

7.3 Additional Signs Allowed

a) In the "CGD" Community General Development Zone the following additional signs are allowed:

   i. One (1) identification sign per site or use with a maximum surface area of ten (10) square feet (0.93 sq.m.);
   ii. Construction signs, when placed on construction sites and not exceeding 25 square feet (2.32 sq.m.);
   iii. One (1) business sign for each permitted or approved commercial or industrial use for each fronting street for a commercial or industrial corner site with a maximum surface area of 65 square feet (6.04 sq.m.); and
   iv. Real estate signs not exceeding 12 square feet (1.11 sq.m.) advertising the sale, rental or lease of a building, structure, site or part thereof.

b) In the "WRC," "RR," "R," and "RG" zones the following additional signs are allowed:

   i. Not more than one (1) non-illuminated identification sign for each dwelling unit not exceeding two (2) square feet (0.19 sq.m.) for each unit;
   ii. Construction signs, when placed on construction sites and not exceeding 25 square feet (2.32 sq.m.); and
   iii. Real estate signs not exceeding 12 square feet (1.11 sq.m.) advertising the sale, rental or lease of a building, structure, site or part thereof.

c) In the "RA" Rural Area, "PI" Parks and Institutional, and "NR" Natural Resource zones the following additional signs are allowed:

i. There shall not be more than one (1) illuminated or non-illuminated identification sign having an area not exceeding one (1) square foot (0.09 sq.m.) for each ten (10) feet (3.05 m) of frontage, to a maximum of 100 square feet (9.29 sq.m.);
ii. Construction signs, when placed on construction sites and not exceeding 25 square feet (2.32 sq.m.); and
iii. Non-illuminated advertising signs not exceeding 100 square feet (9.29 sq.m.) in area.

d) In the "RCI" Rural Commercial/Industrial Zone the following additional signs are allowed:
i. Construction signs, when placed on construction sites to a maximum of 100 square feet (9.29 sq.m.);
ii. One (1) business sign for each permitted or approved commercial or industrial use for each fronting street for a commercial or industrial corner site with a maximum surface area of 65 square feet (6.04 sq.m.);
iii. Illuminated advertising signs not exceeding 100 square feet (9.29 sq.m.) in area; and
iv. Non-illuminated real estate signs advertising the sale, rental or lease of a building, structure or site or part thereof, illuminated advertising signs not exceeding 100 square feet (9.29 sq.m.) in area.

Any other signs proposed in any zone in excess of listed permitted signs shall require the approval of a conditional use order. Signs erected that are not in conformity with sections 7.2 and 7.3 shall be removed by the municipality at the expense of the owner.

SCHEDULE A: ZONING MAPS

The dimensions on the Zoning Maps are in imperial measure.

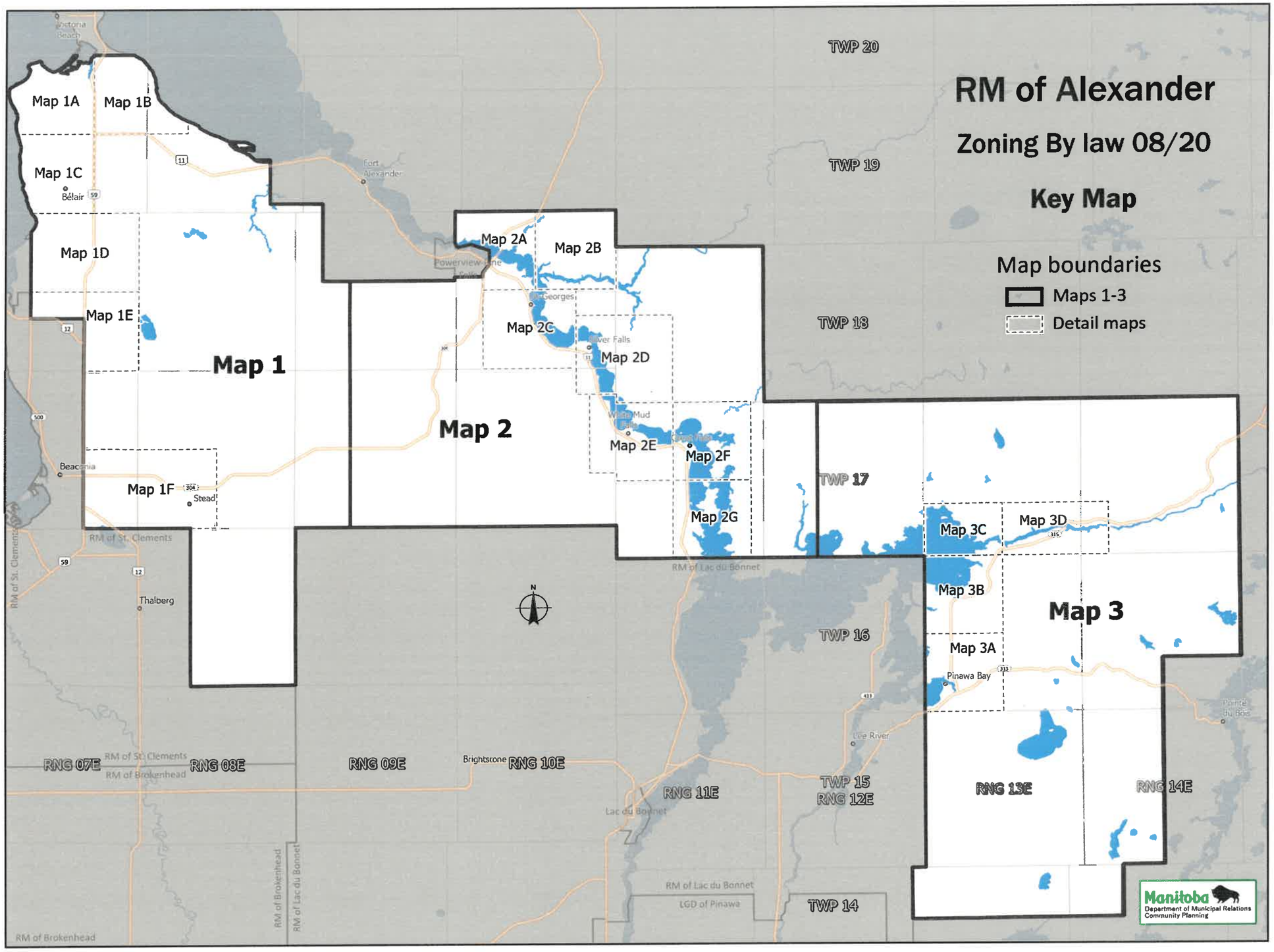
All plan references on the Zoning Maps pertain to registered plans filed in the Land Titles Office.

The abbreviations noted on the Zoning Maps have the following meanings:

- "Blk" means Block;
- "Pcl" means Parcel;
- "Pt" means Part;
- "Rge" means Range;
- "R.M." means Rural Municipality;
- "Sec" means Section;
- "Twp" means Township;
- "E.P.M." or "E" means East of the Principal Meridian;
- "P.R." means Provincial Road;
- "P.T.H." means Provincial Trunk Highway;
- "D of S" or "D.S. Plan" means Director of Surveys Plan;
- "RD" or "Rd." means Road; and
- "Plan" means Registered Plan.

The following rules shall apply to the interpretation of zone boundaries as shown on the Zoning Maps:

a) Notwithstanding that streets, lanes and public utility rights-of-way may be within the zone boundaries, the regulations contained within this by-law shall not be deemed applicable to said streets, lanes, and public rights-of way.
b) Boundaries indicated as following the centre lines of highways, streets, lanes, or waterways shall be construed as following such centre lines.
c) Boundaries indicated as following the lot, site or property holding lines on a registered plan shall be construed as following such lot, site or property holding lines.
d) Boundaries indicated as following the shoreline shall be deemed to follow the ordinary high water mark.
e) If a street, lane or government road allowance shown on the Zoning Maps is lawfully closed, the land formerly comprising the street, lane or government road allowance shall be included within the zone of the adjoining land. However, if the said street, lane or government road allowance was a zoning boundary between two or more different zones, the new zoning boundary shall be the former centre line of the closed street, lane or government road allowance, except where the closed road is being transferred to an adjoining owner, in which case the boundary shall follow the limits of the consolidated property.
f) Where a zone boundary divides or splits a registered parcel of land, the disposition of said boundary shall be determined by dimensions indicated on the Zoning Maps, or by measurements directly scaled from that map.
g) Where a change in land use or amendment to this by-law is proposed and most but not all of the subject lands fall within the appropriate Development Plan designation, the subject lands shall be deemed to fall within the boundaries of the appropriate Development Plan designation so as not to necessitate an amendment to the Development Plan.


RM of Alexander
Zoning By law 08/20
Key Map
Map boundaries
Maps 1-3
Detail maps
Map 1
Map 2
Map 3
Map 1A
Map 1B
Map 1C
Map 1D
Map 1E
Map 1F
Map 2A
Map 2B
Map 2C
Map 2D
Map 2E
Map 2F
Map 2G
Map 3A
Map 3B
Map 3C
Map 3D
TWP 20
TWP 19
TWP 18
TWP 17
TWP 16
TWP 15
TWP 14
RNG 07E
RNG 08E
RNG 09E
RNG 10E
RNG 11E
RNG 12E
RNG 13E
RNG 14E
Bélair
Fort Alexander
Powerview-Pine Falls
Georges
River Falls
White Mud Falls
Beaconia
Stead
Thalberg
Brightstone
Pinawa Bay
Lee River
Lac du Bonnet
RM of St. Clements
RM of Brokenhead
RM of Lac du Bonnet
LGD of Pinawa
Manitoba
Department of Municipal Relations
Community Planning

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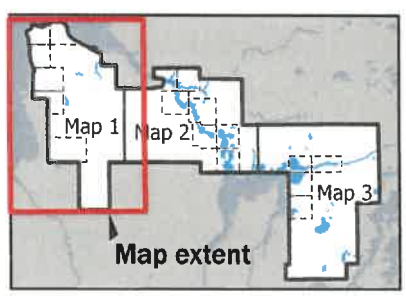
Map 1



Zoning

- NR - Natural Resource Area Zone
- RA - Rural Area Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Forest
- Wildlife Management Area
- Provincial Highway/Road
- Water body

N

Miles
0 0.5 1 2
0 1 2 4
Kilometres

Date: Mar 27, 2020
Coordinate System: NAD 83 UTM 14N

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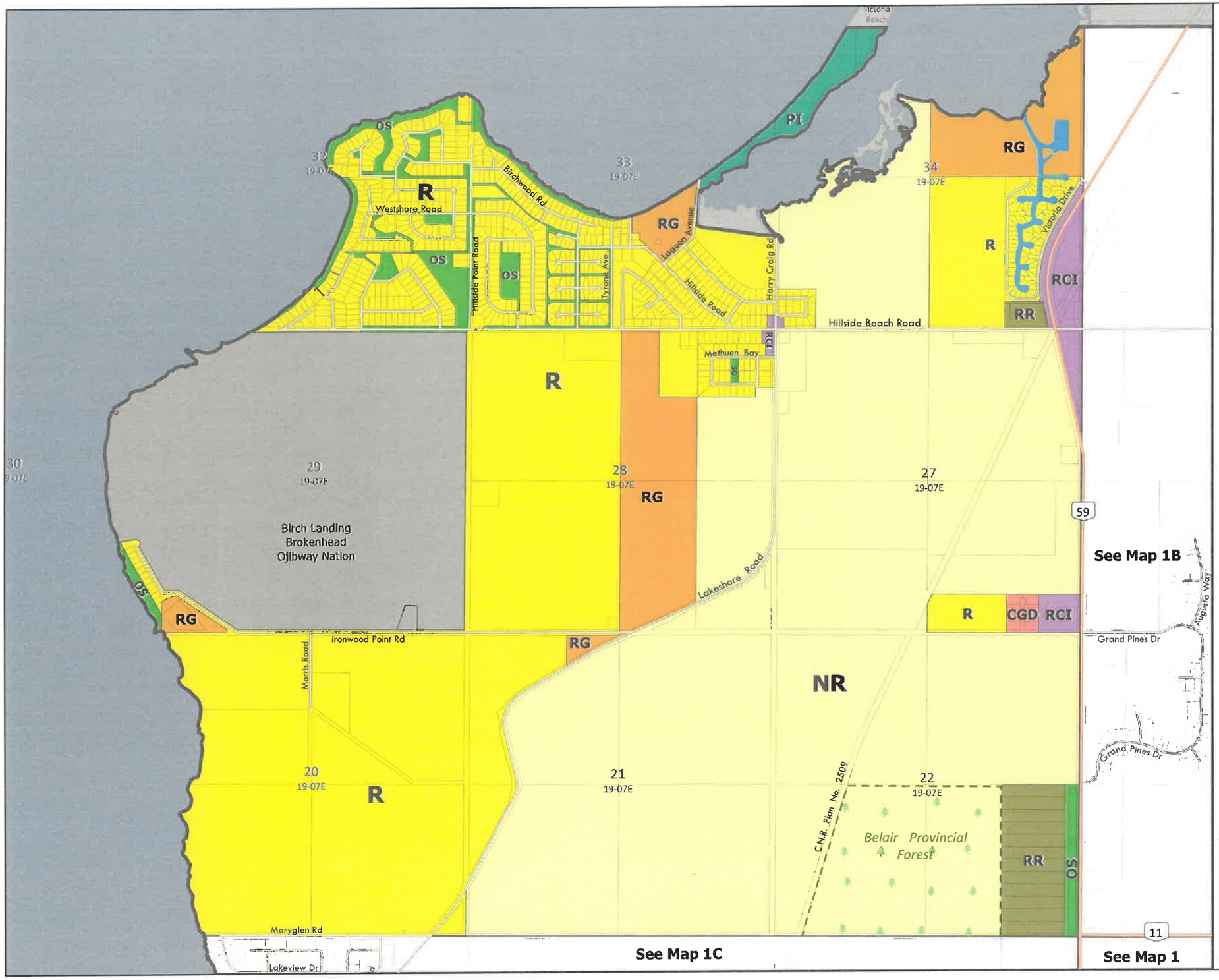
Map 1A

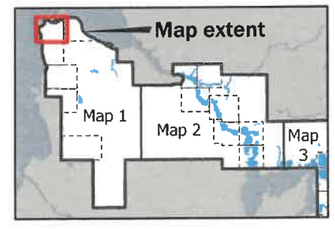


Zoning

- CGD - Community General Development Zone
- NR - Natural Resource Area Zone
- OS - Open Space
- PI - Parks and Institutional
- R - Residential Zone
- RCI - Rural Commercial/Industrial Zone
- RG - Recreation General Zone
- RR - Rural Residential Zone

Other features

- Municipal boundary
- Birch Landing Brokenhead Ojibway Nation
- Assessment parcel
- Provincial Forest
- Provincial Highway/Road
- Local Road
- Water body



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Metres

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Community Planning

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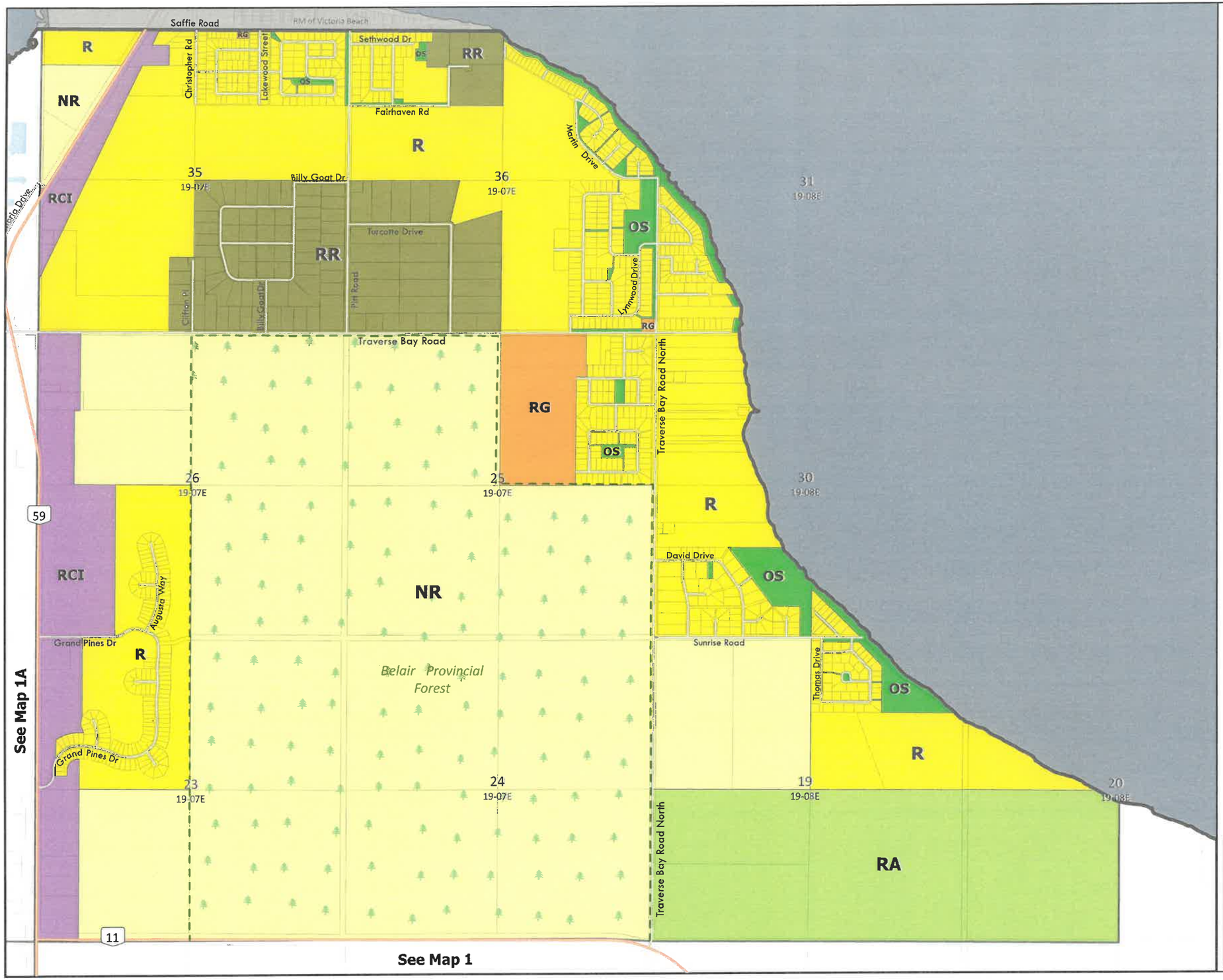
Map 1B

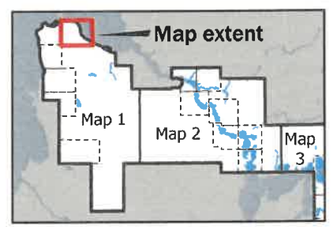


Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RA - Rural Area Zone
- RCI - Rural Commercial/Industrial Zone
- RG - Recreation General Zone
- RR - Rural Residential Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Forest
- Provincial Highway/Road
- Local Road
- Water body



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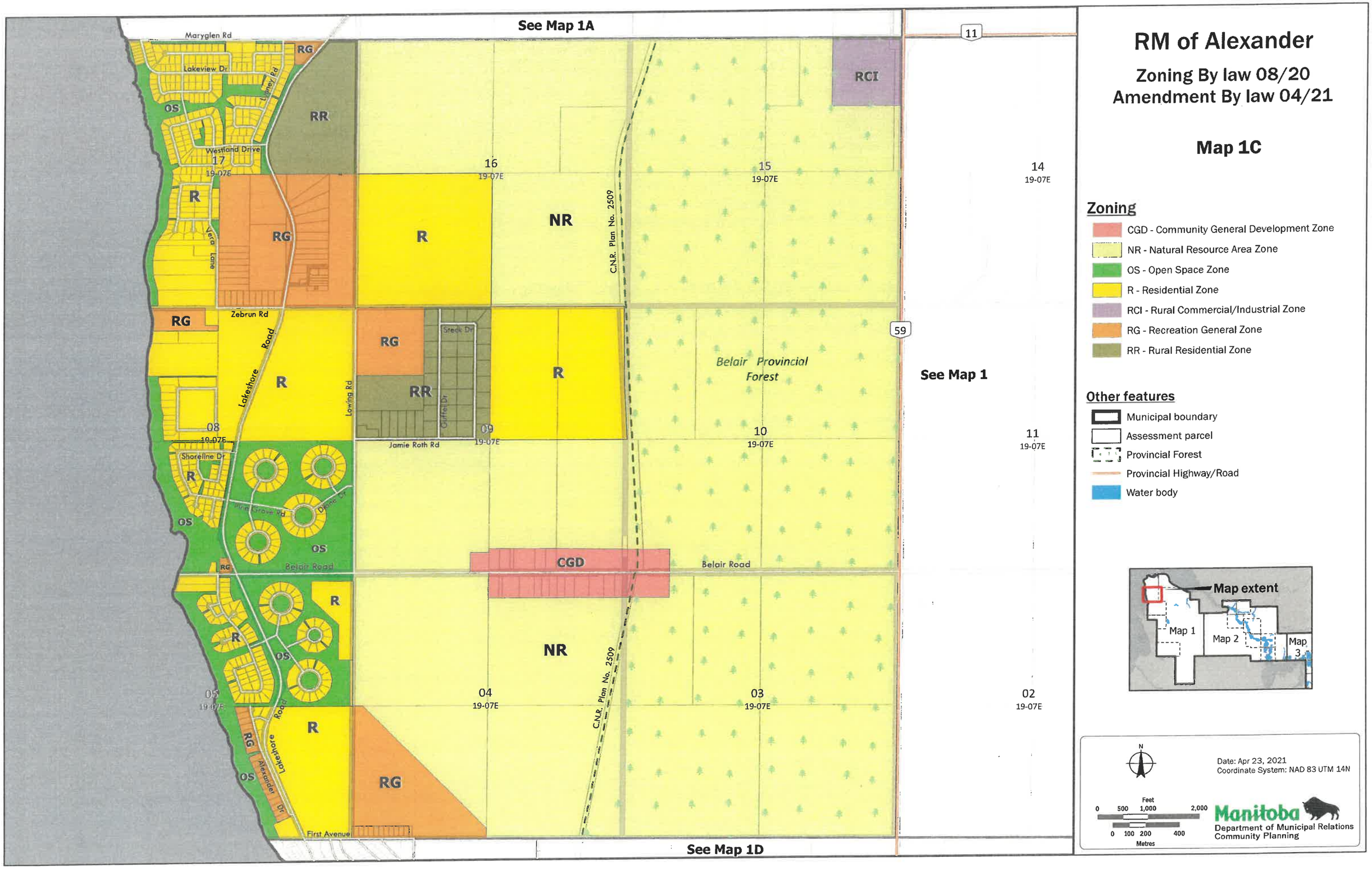
Manitoba
Department of Municipal Relations
Community Planning



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Zoning By law 08/20
Amendment By law 04/21

Map 1C

Zoning

- CGD - Community General Development Zone
- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RCI - Rural Commercial/Industrial Zone
- RG - Recreation General Zone
- RR - Rural Residential Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Forest
- Provincial Highway/Road
- Water body

N

Date: Apr 23, 2021
Coordinate System: NAD 83 UTM 14N

Feet
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Metres

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Community Planning

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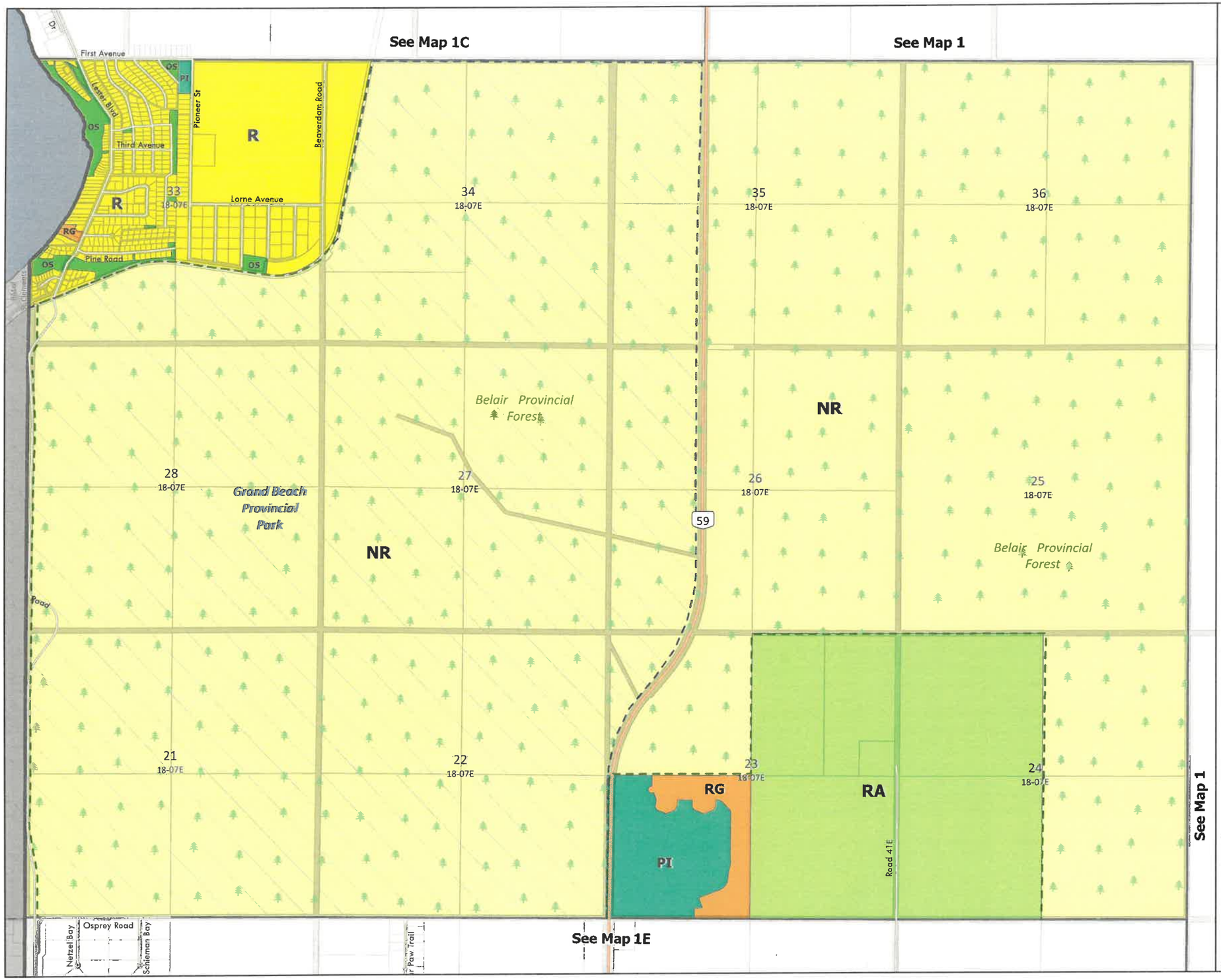
Zoning By law 08/20

Map 1D

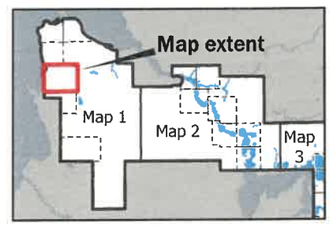


Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- PI - Parks and Institutional
- R - Residential Zone
- RA - Rural Area Zone
- RG - Recreation General Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Forest
- Provincial Park
- Provincial Highway/Road
- Water body



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Date: Jun 26, 2020
Coordinate System: NAD 83 UTM 14N

Feet
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Metres

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Community Planning



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Amendment By law 04/21

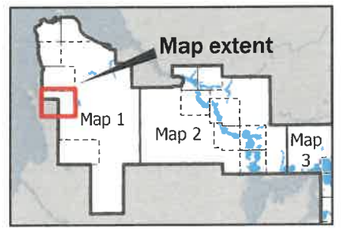
Map 1E

Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- PI - Parks and Institutional
- R - Residential Zone
- RA - Rural Area Zone
- RCI - Rural Commercial/Industrial Zone
- RG - Recreation General Zone
- RR - Rural Residential Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Date: Apr 26, 2021
Coordinate System: NAD 83 UTM 14N

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Metres

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Community Planning

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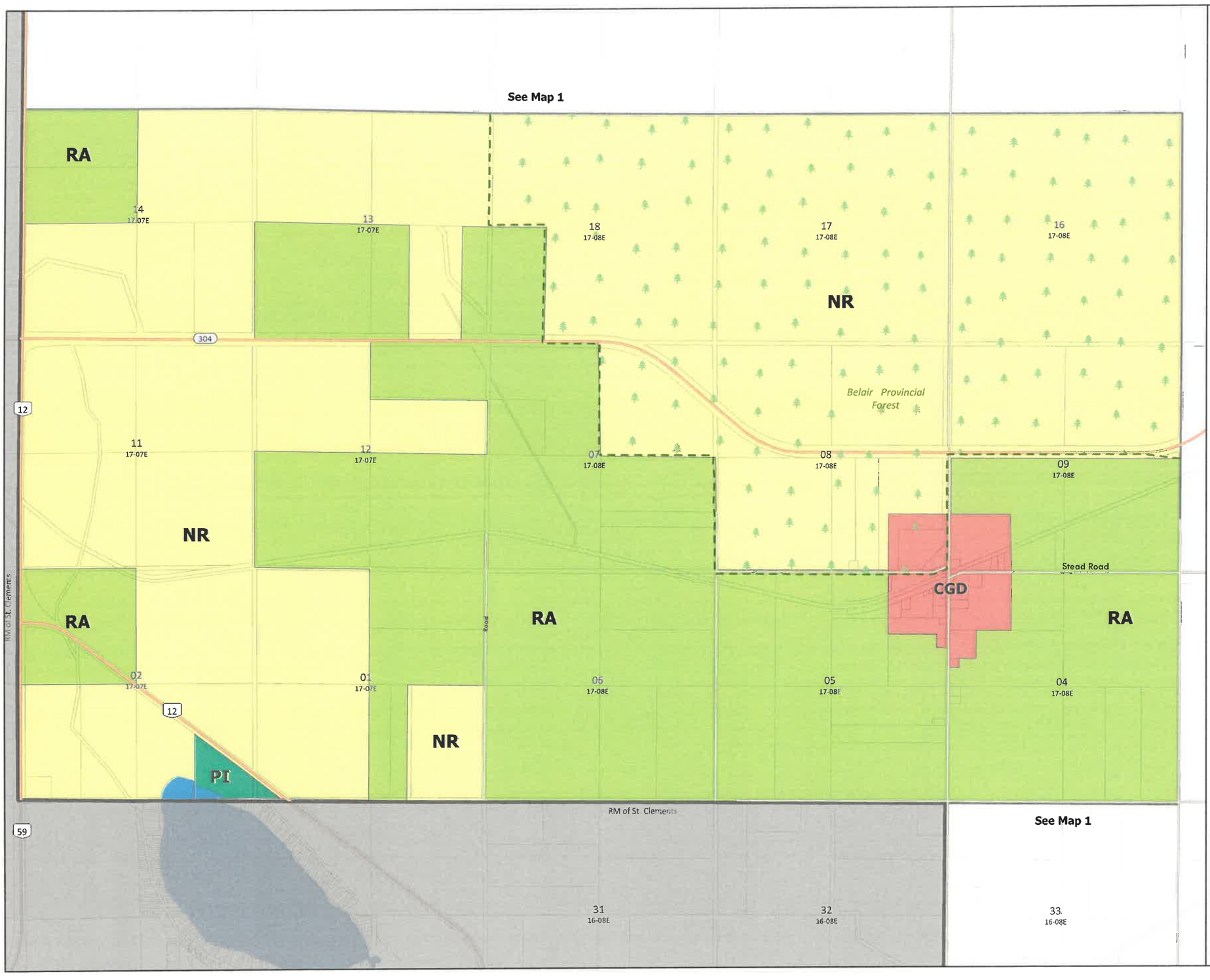
Map 1F

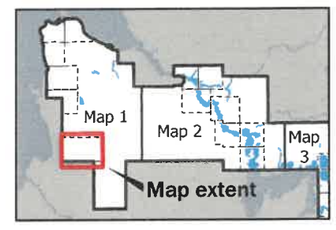


Zoning

- CGD - Community General Development Zone
- NR - Natural Resource Area Zone
- PI - Parks and Institutional
- RA - Rural Area Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Forest
- Provincial Highway/Road
- Local Road
- Water body



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Date: Jun 26, 2020
Coordinate System: NAD 83 UTM 14N

Feet
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Metres

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Map 2

RNG 9E | RNG 10E | RNG 11E | RNG 12E

TWP 18 | TWP 17 | TWP 16

See Map 1 | See Map 2A | See Map 2B | See Map 2C | See Map 2D | See Map 2E | See Map 2F | See Map 2G | See Map 3

NR | RA

FORT ALEXANDER 3

Town of Powerview - Pine Falls

Winnipeg River

Brightstone Sand Hills Provincial Forest

RM of Lac du Bonnet

Lac du Bonnet

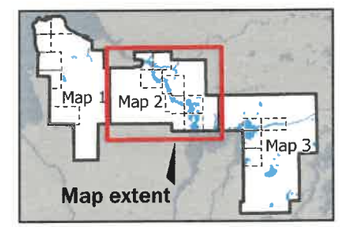
304 | 11

Zoning

- NR - Natural Resource Area Zone
- RA - Rural Area Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Forest
- Provincial Highway/Road
- Water body



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Miles
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Date: Jun 29, 2020
Coordinate System: NAD 83 UTM 14N

Manitoba
Department of Municipal Relations
Community Planning

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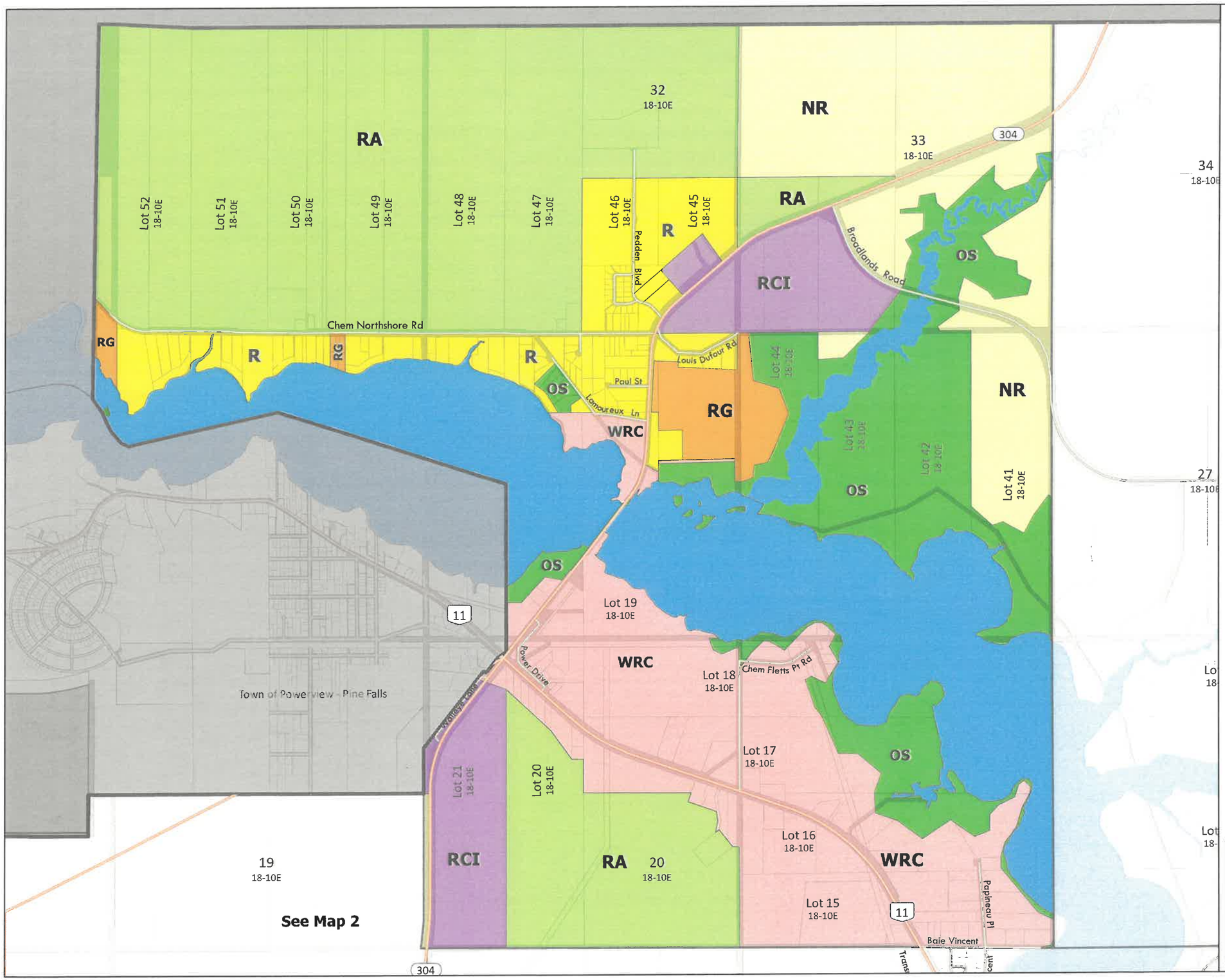
Zoning By law 08/20
Amendment By law 04/21

Map 2A

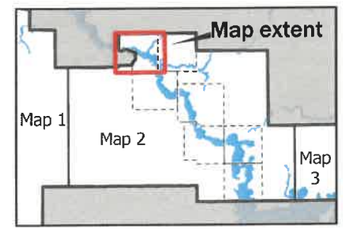


Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RA - Rural Area Zone
- RCI - Rural Commercial/Industrial Zone
- RG - Recreation General Zone
- WRC - Winnipeg River Corridor Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Coordinate System: NAD 83 UTM 14N

Feet: 0 500 1,000 2,000
Metres: 0 100 200 400

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Community Planning

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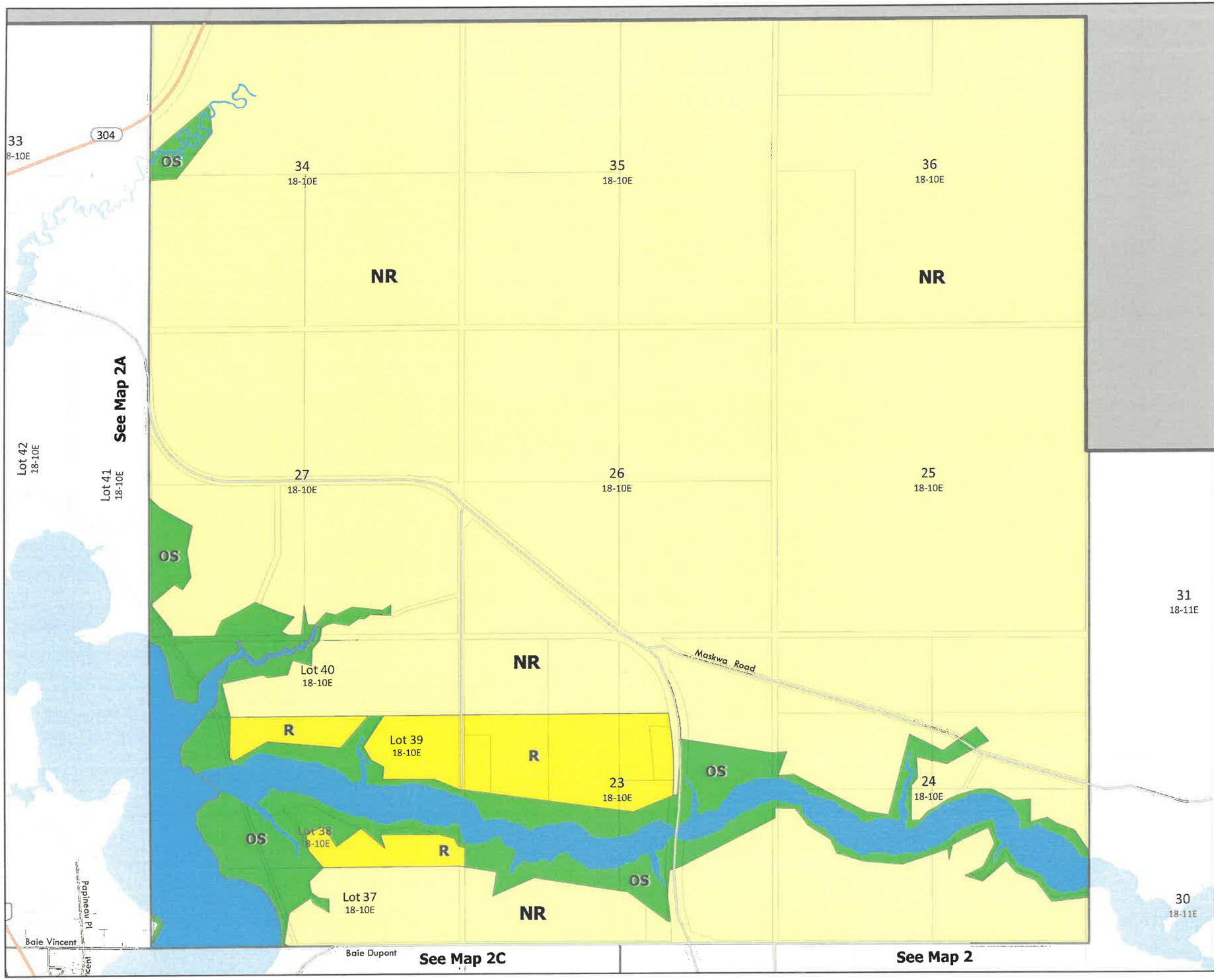
Map 2B

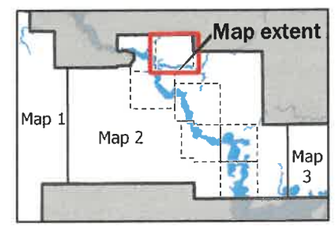
Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body





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Date: Jun 29, 2020
Coordinate System: NAD 83 UTM 14N

Feet
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Metres

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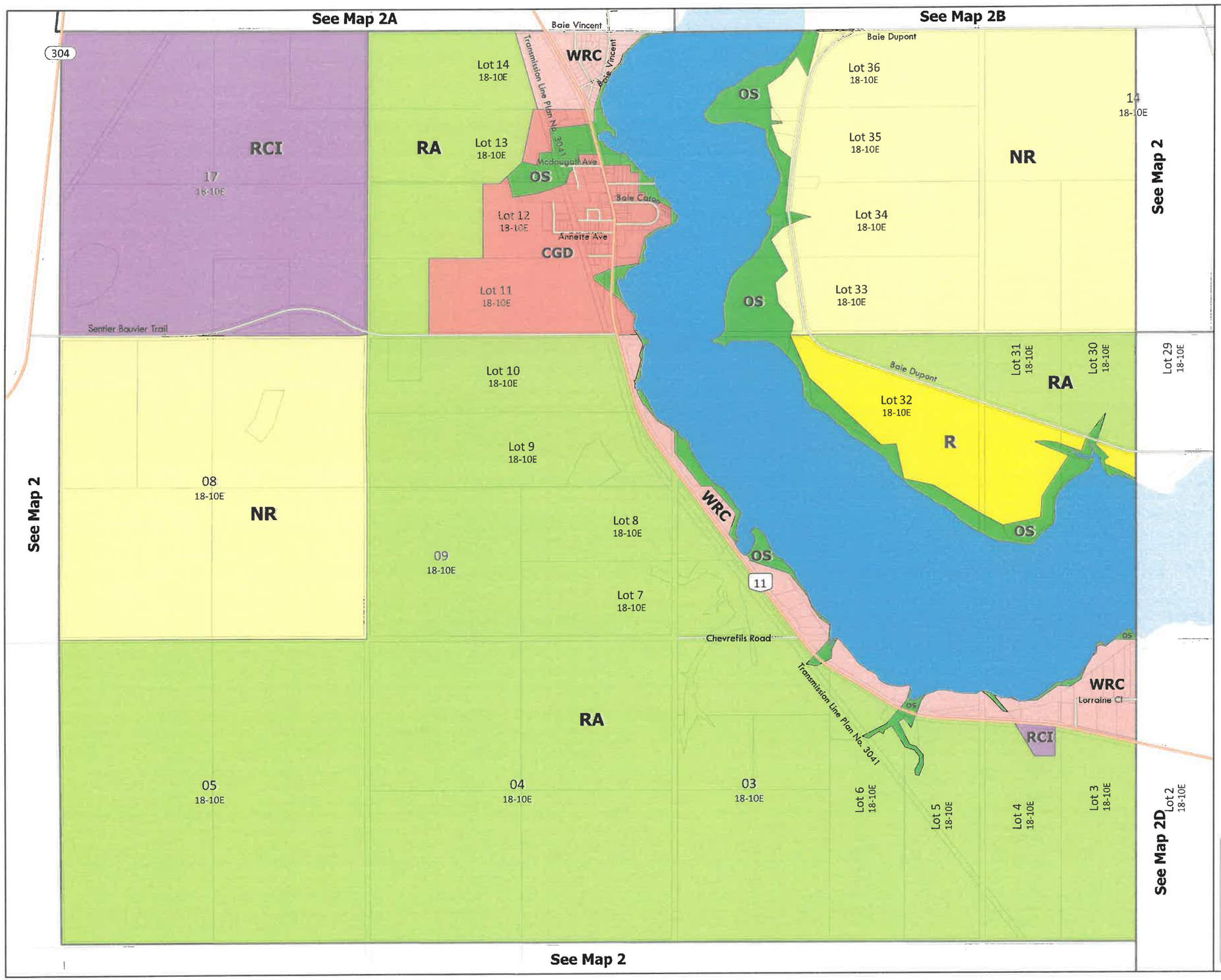
Map 2C

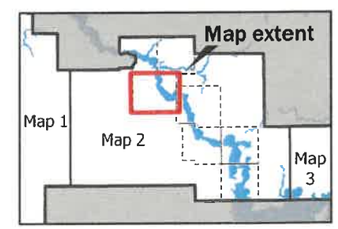


Zoning

- CGD - Community General Development Zone
- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RA - Rural Area Zone
- RCI - Rural Commercial/Industrial Zone
- WRC - Winnipeg River Corridor Zone

Other features

- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Date: Jun 30, 2020
Coordinate System: NAD 83 UTM 14N

Feet
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Metres

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Zoning By law 08/20

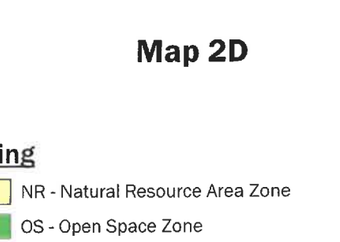
Map 2D

Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RA - Rural Area Zone
- WRC - Winnipeg River Corridor Zone

Other features

- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Date: Jun 30, 2020
Coordinate System: NAD 83 UTM 14N

Feet
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Metres

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Department of Municipal Relations
Community Planning

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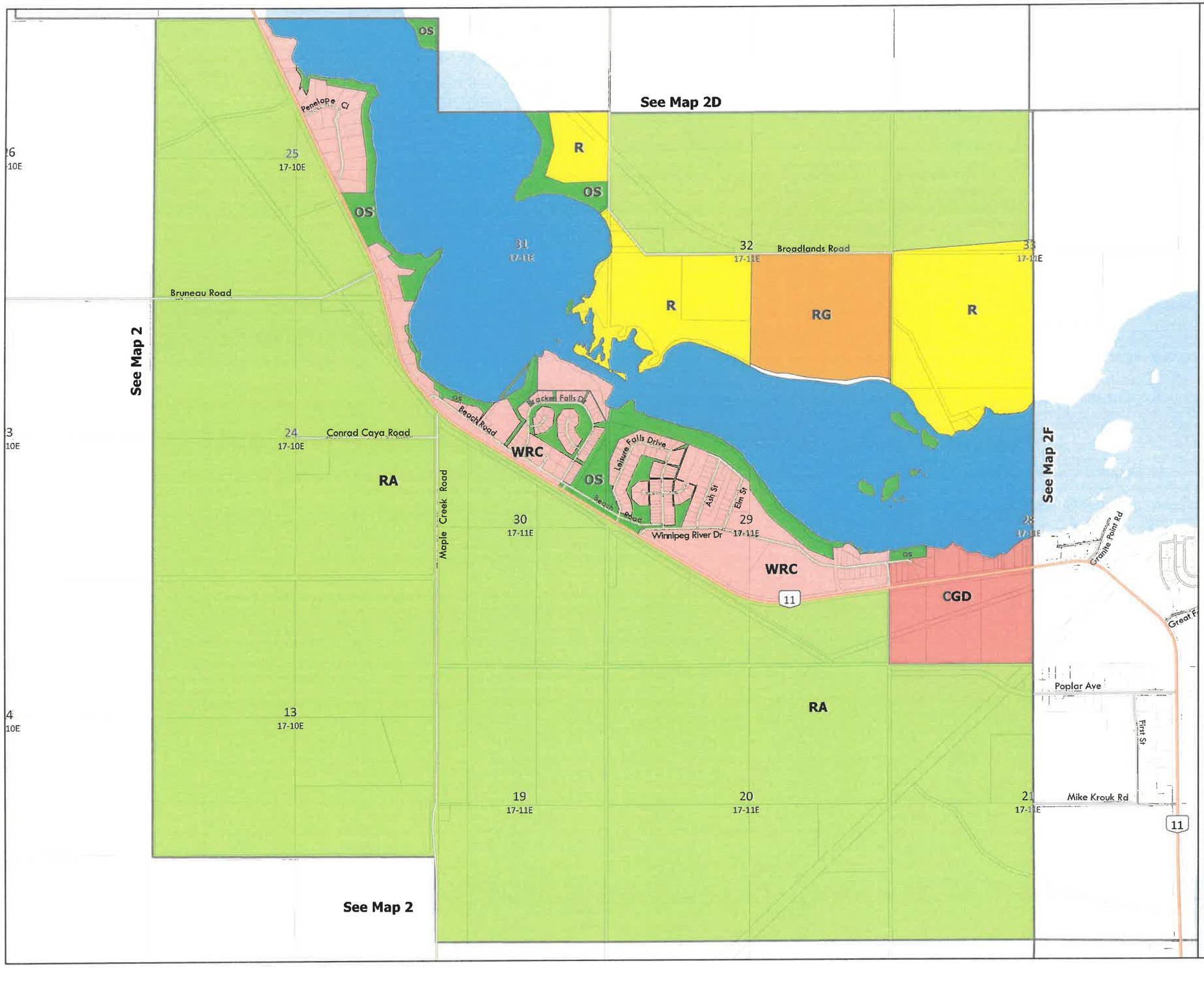
Zoning By law 08/20

Map 2E

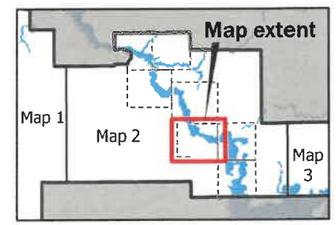


Zoning

- CGD - Community General Development Zone
- OS - Open Space Zone
- R - Residential Zone
- RA - Rural Area Zone
- RG - Recreation General Zone
- WRC - Winnipeg River Corridor Zone

Other features

- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



Date: Jun 30, 2020
Coordinate System: NAD 83 UTM 14N

Feet
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0 100 200 400
Metres

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Community Planning

See Map 2

NR

33
17-11E

34
17-11E

35
17-11E

36
17-11E

R

NR

See Map 2E

OS

OS

See Map 2

28
17-11E

27
17-11E

26
17-11E

25
17-11E

Gimmie Point Rd

OS

OS

Great Falls Rd

CGD

Poplar Ave

First St

NR

OS

21
17-11E

Mike Krouk Rd

22
17-11E

23
17-11E

24
17-11E

11

RA

NR

OS

See Map 2G

RM of Alexander

Zoning By law 08/20

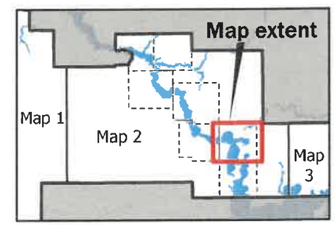
Map 2F

Zoning

- CGD - Community General Development Zone
- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RA - Rural Area Zone

Other features

- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Feet
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Metres

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Community Planning

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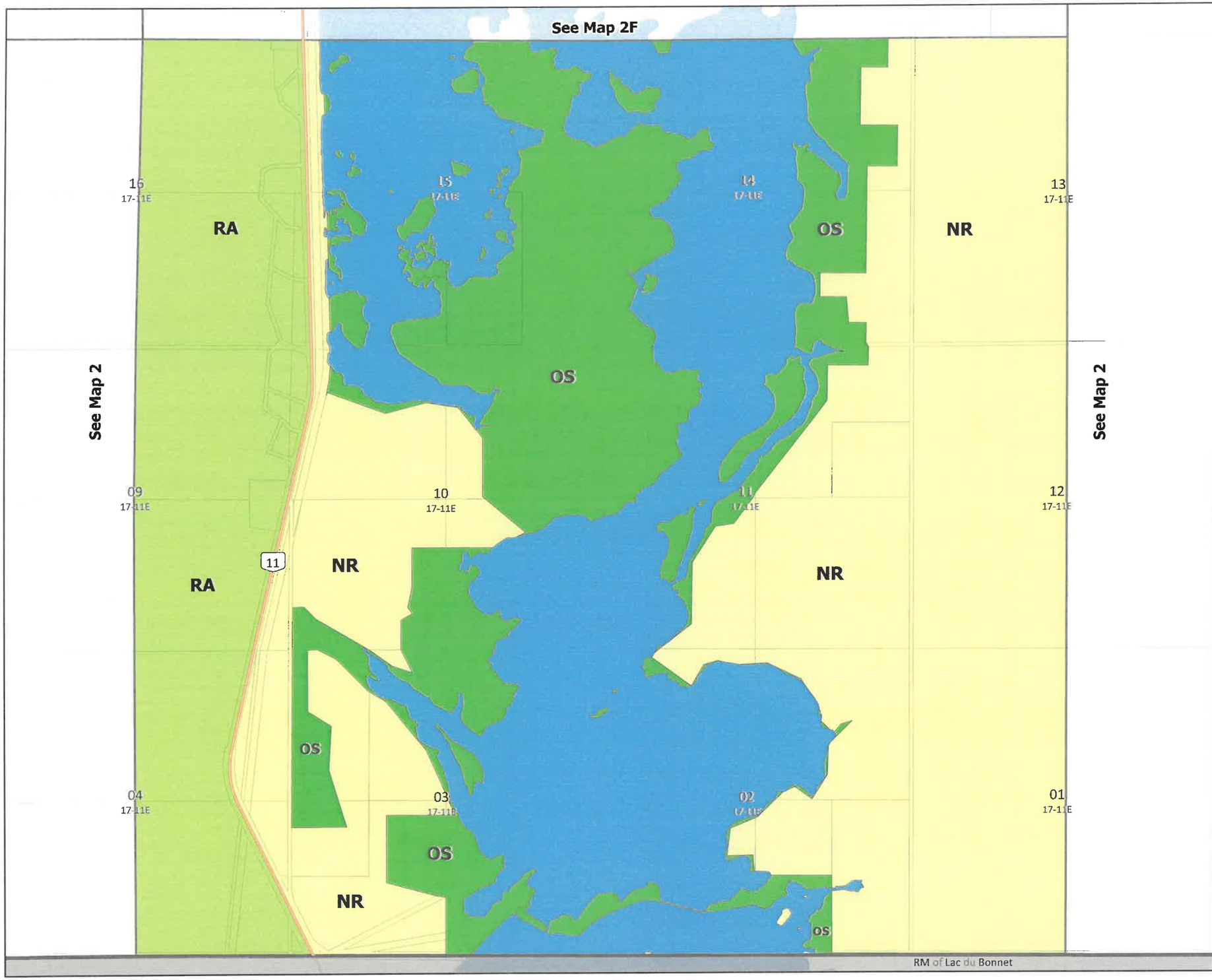
Zoning By law 08/20

Map 2G

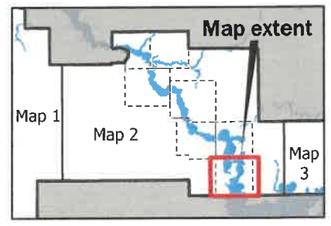


Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- RA - Rural Area Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



N

Date: Jun 30, 2020
Coordinate System: NAD 83 UTM 14N

Feet
0 500 1,000 2,000
0 100 200 400
Metres

Manitoba
Department of Municipal Relations
Community Planning

RNG 12E | RNG 13E | RNG 14E

TWP 17 | TWP 16 | TWP 15 | TWP 14

See Map 2

See Map 3C

See Map 3D

See Map 3B

See Map 3A

NR

315

313

433

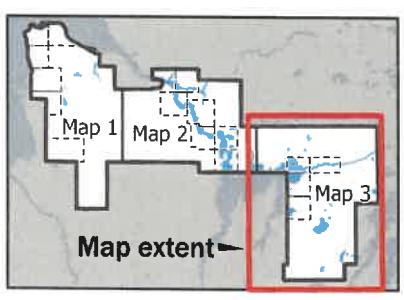
RM of Lac du Bonnet

LGD of Pinawa

RM of Alexander

Zoning By law 08/20

Map 3



Zoning

NR - Natural Resource Area Zone

Other features

Municipal boundary

Assessment parcel

Provincial Highway/Road

Water body

N

Miles
0 0.5 1 2

0 1 2 4
Kilometres

Date: Jun 29, 2020
Coordinate System: NAD 83 UTM 14N

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See Map 3B

RA

315

Sunlee Road

R

OS

18
16-13E

17
16-13E

16
16-13E

15
16-13E

OS

River Drive

Sunset Drive

R

Anchen Drive

OS

NR

Sunset Bay Road

PI

RG

RG

RR

RR

See Map 3

07
16-13E

Anderon Rd

OS

R

R

NR

OS

Third St

OS

Fourth St

Fifth St

Anderson Dr

08
16-13E

09
16-13E

10
16-13E

OS

First St

313

R

Tuokko Drive

RR

Keystone Heights

PI

Strona Rd

06
16-13E

05
16-13E

04
16-13E

03
16-13E

NR

OS

R

See Map 3

RM of Lac du Bonnet

RM of Alexander

Zoning By law 08/20
Amendment By law 04/21

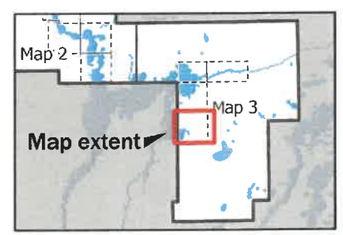
Map 3A

Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- PI - Parks and Institutional
- R - Residential Zone
- RA - Rural Area Zone
- RG - Recreation General Zone
- RR - Rural Residential Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Date: Apr 27, 2021
Coordinate System: NAD 83 UTM 14N

Feet
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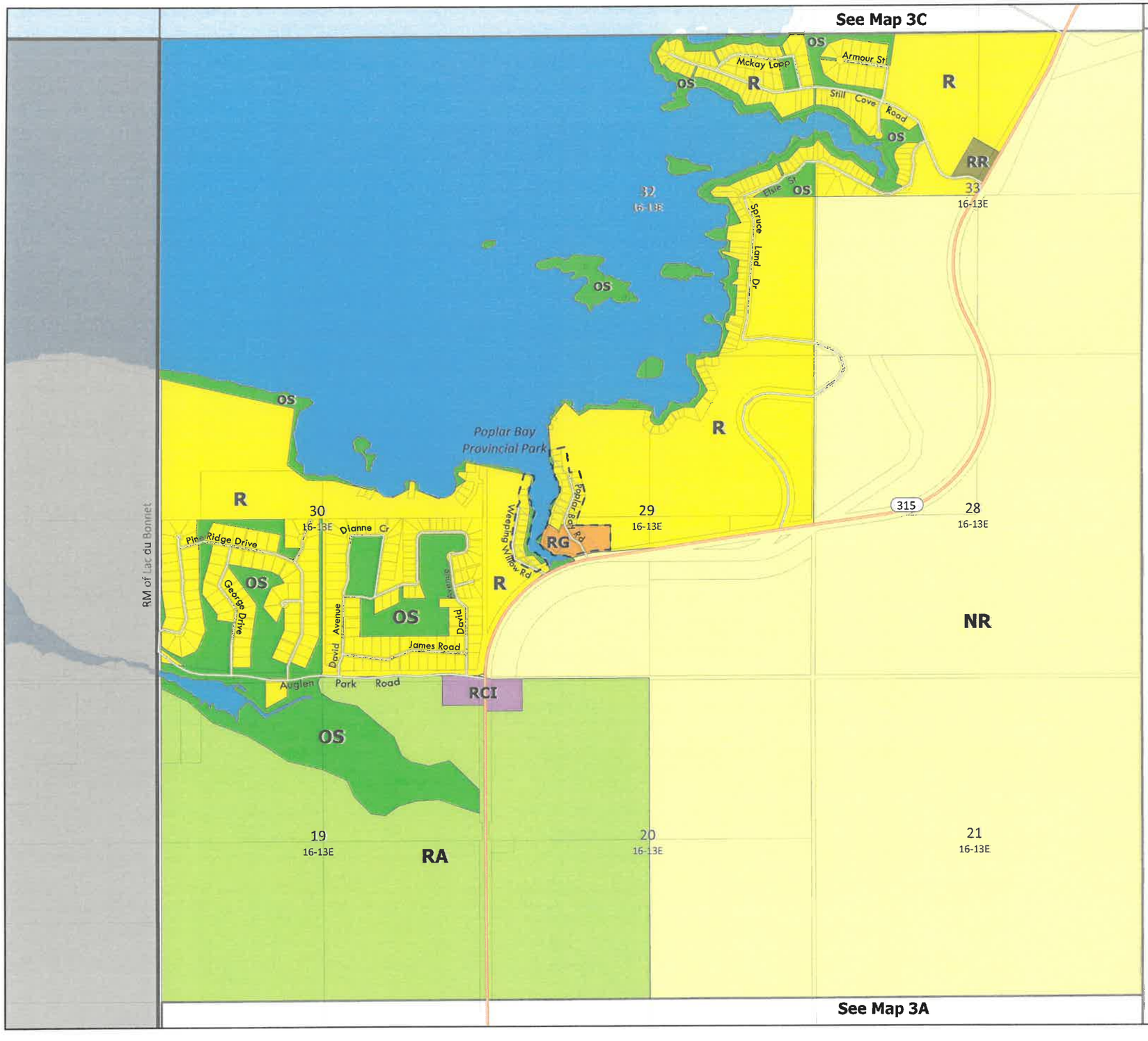
0 100 200 400
Metres

Manitoba
Department of Municipal Relations
Community Planning



RM of Alexander

Zoning By law 08/20

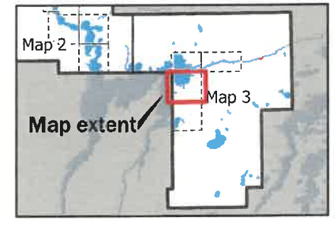
Map 3B

Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RA - Rural Area Zone
- RCI - Rural Commercial/Industrial Zone
- RG - Recreation General Zone
- RR - Rural Residential Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Park
- Provincial Highway/Road
- Local Road
- Water body



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Date: Jun 18, 2020
Coordinate System: NAD 83 UTM 14N

Feet
0 500 1,000 2,000
0 100 200 400
Metres

Manitoba
Department of Municipal Relations
Community Planning

See Map 3

NR

07
17-13E

OS

08
17-13E

09
17-13E

NR

OS

OS

05
17-13E

OS

04
17-13E

R

Ledin Road

OS

RG

R

Tall Timber Road

NR

See Map 3B

Mckay Loop

Armour St

Still Cove Road

See Map 3D

RM of Alexander

Zoning By law 08/20

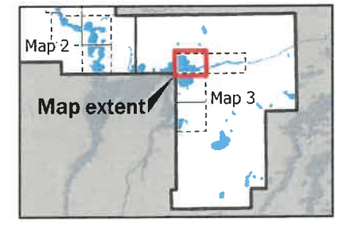
Map 3C

Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RG - Recreation General Zone

Other features

- Municipal boundary
- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Date: Jun 26, 2020
Coordinate System: NAD 83 UTM 14N

Feet
0 250 500 1,000

0 100 200 400
Metres

Manitoba
Department of Municipal Relations
Community Planning

RM of Alexander

Zoning By law 08/20

Map 3D

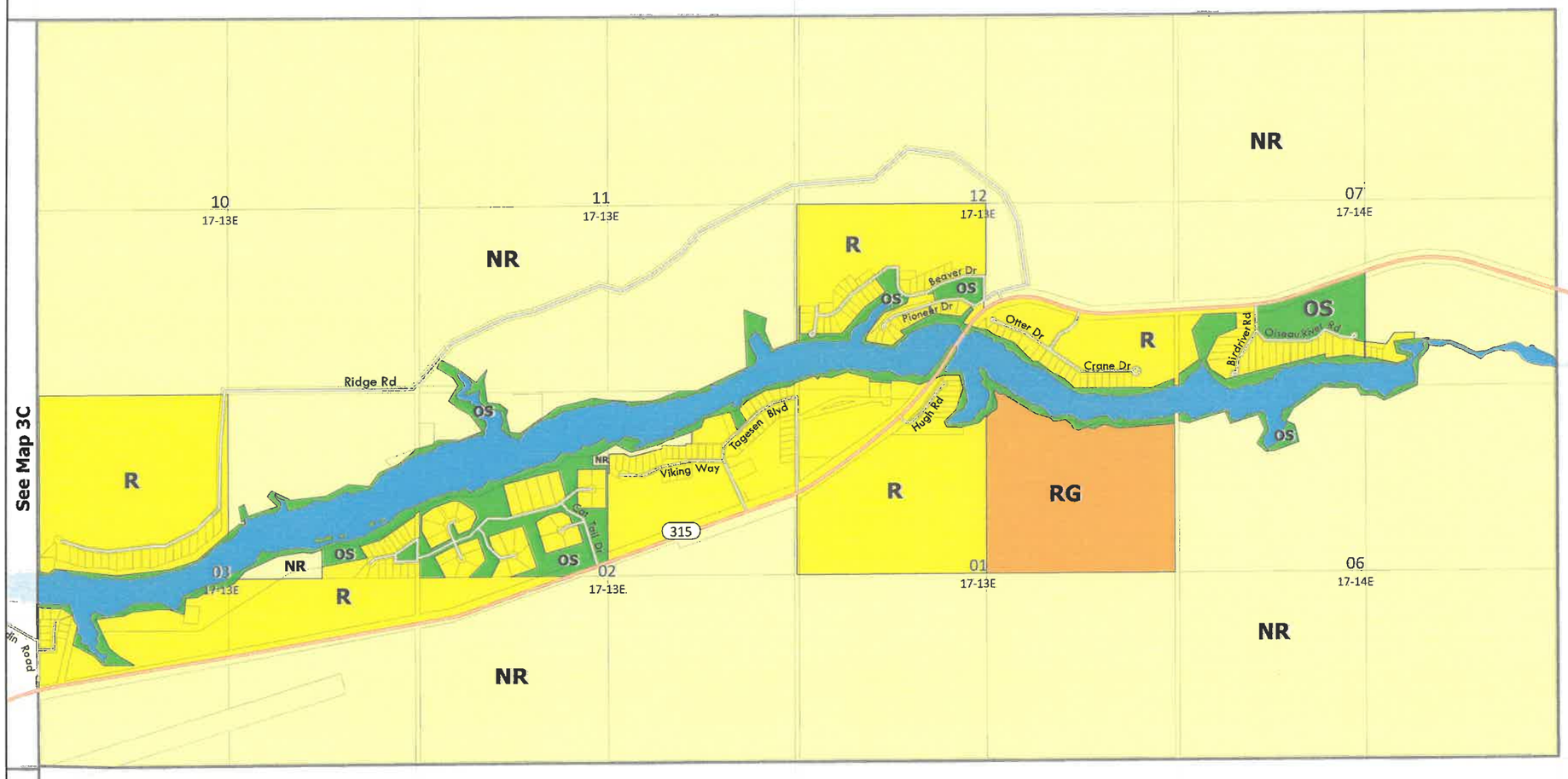
15
17-13E

14
17-13E

13
17-13E

18
17-14E

See Map 3



See Map 3

34
16-13E

35
16-13E

36
16-13E

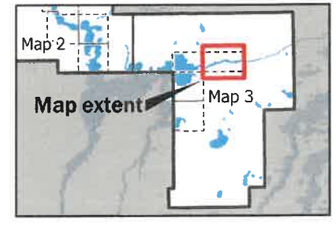
31
16-14E

Zoning

- NR - Natural Resource Area Zone
- OS - Open Space Zone
- R - Residential Zone
- RG - Recreation General Zone

Other features

- Assessment parcel
- Provincial Highway/Road
- Local Road
- Water body



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Date: Jun 26, 2020
Coordinate System: NAD 83 UTM 14N

Feet
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0 100 200 400
Metres

Manitoba
Department of Municipal Relations
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