

BY-LAW NO. 04 - 2024



MUNICIPALITY OF BIFROST - RIVERTON

# ZONING BY-LAW

A BY-LAW TO REGULATE AND CONTROL THE USE AND DEVELOPMENT OF LAND AND BUILDINGS

PREPARED FOR THE MUNICIPALITY OF BIFROST - RIVERTON  
PREPARED BY LANDMARK PLANNING & DESIGN INC.





## MUNICIPALITY OF BIFROST-RIVERTON

### BY-LAW NO. 04-2024

**Being a By-law of the Municipality of Bifrost-Riverton to regulate the use and development of land within the limits of the Municipality of Bifrost-Riverton.**

**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 Board of the Eastern Interlake Planning District Development Plan has, by By-law, adopted the Eastern Interlake Development Plan;

**NOW THEREFORE** the Council of the Municipality of Bifrost-Riverton, in a meeting duly assembled, enacts as follows:

1. The Zoning By-law No. 04-2024 attached is hereby adopted.
2. This By-law shall be known as the Municipality of Bifrost-Riverton Zoning By-law.
3. R.M. of Bifrost By-law 04-2011 and Village of Riverton By-law 76/80, as amended, are repealed.
4. This By-law shall come into force on, from, and after the date on which is received third reading by Council.

**DONE AND PASSED**, in open meeting assembled, by the Municipality of Bifrost-Riverton at Arborg in the Province of Manitoba this 12<sup>th</sup> day of September 2024.

Handwritten signature of Brian N. Johnson in blue ink.

Brian N. Johnson,  
Reeve

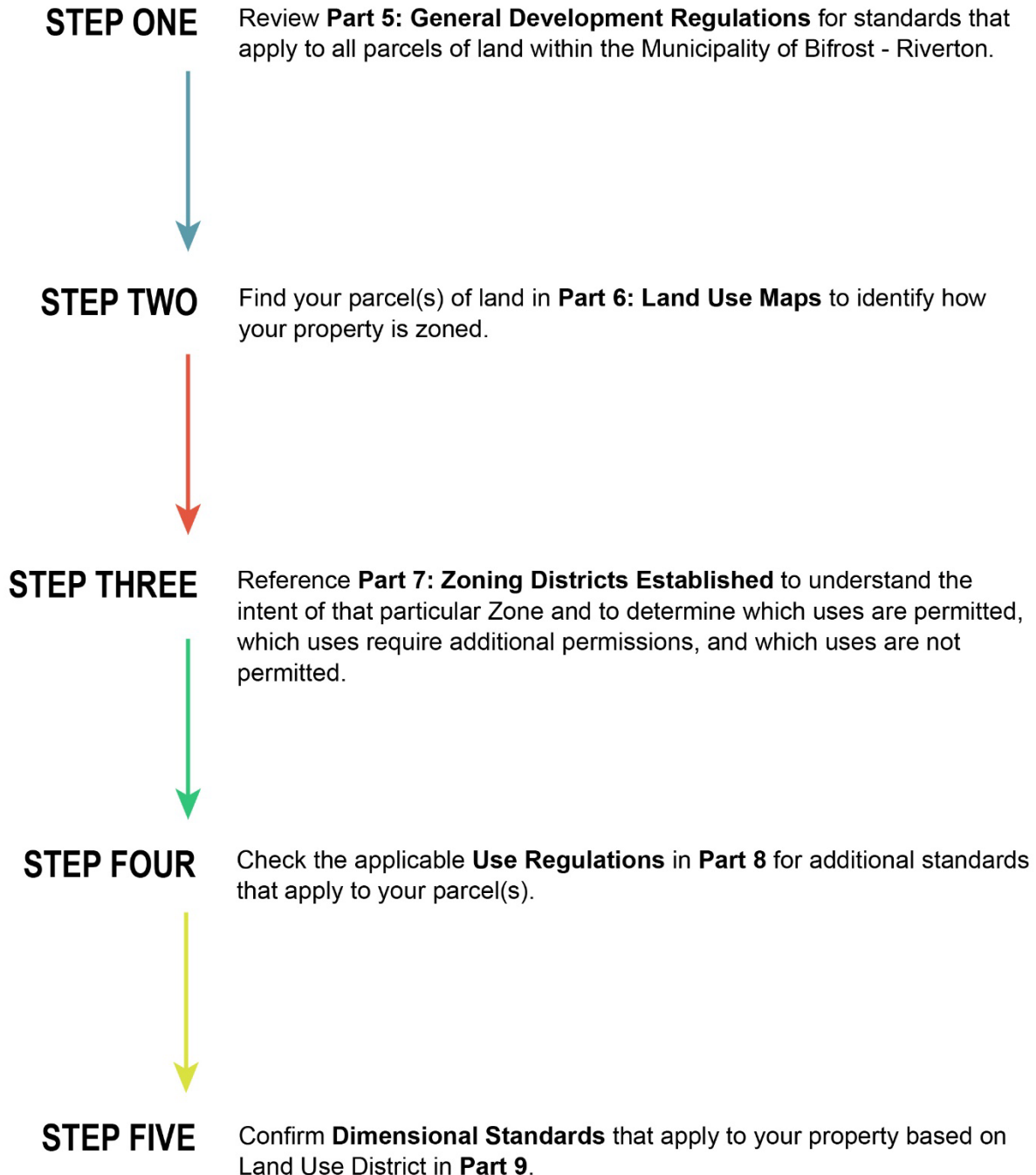
Handwritten signature of Larissa Love in blue ink.

Larissa Love,  
Chief Administrative Officer

Read a first time this 8<sup>th</sup> day of August A.D. 2024.  
Read a second time this 12<sup>th</sup> day of September A.D. 2024.  
Read a third time this 12<sup>th</sup> day of September A.D. 2024.

# HOW TO USE THIS BY-LAW

This Zoning By-law regulates the use, size, height and location of buildings on properties within the Municipality of Bifrost – Riverton. There is a simple five-step process to determine the uses and structures that are permitted on a specific piece of property.



Additional clarity on terms and definitions can be found in **Part 4: Definitions**.



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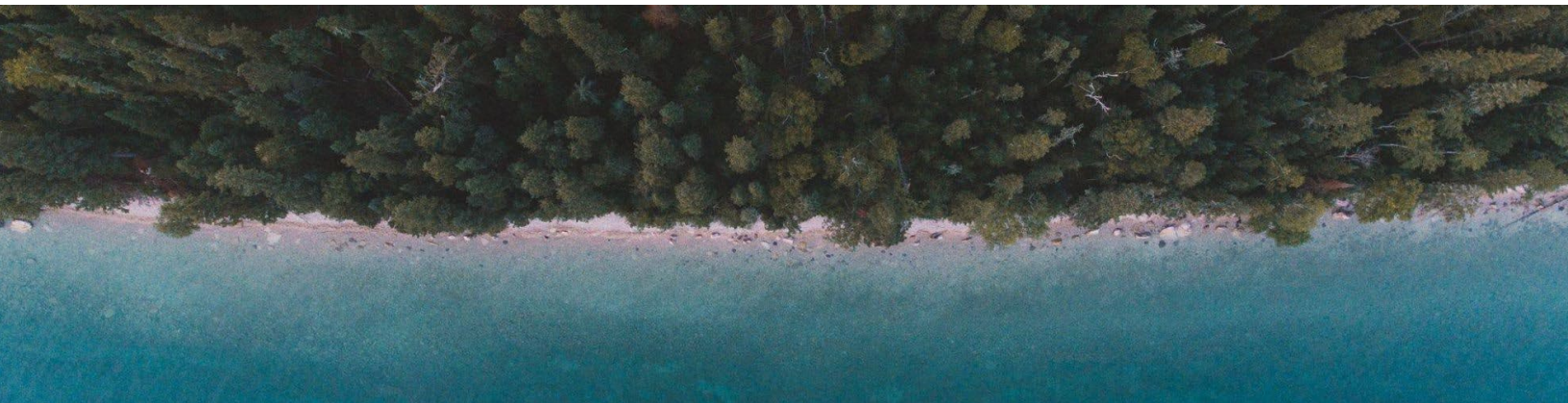
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# 1 INTRODUCTION

## 1.1 Title

1.1.1 This By-law shall be known as the Municipality of Bifrost - Riverton Zoning By-law (By-law).

## 1.2 Purpose

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

1.2.1.1 Ensure general conformance with the objectives and policies of the Eastern Interlake Development Plan (Development Plan) and any Secondary Plans;

1.2.1.2 Outline the powers and duties of the Municipality of Bifrost – Riverton Council, the Designated Officer and landowners and/or developers as they relate to this By-law; and

1.2.1.3 Regulate the following:

a. All buildings and structures erected hereafter;

b. All uses or changes in use of all buildings, structures and land established hereafter; and

c. All enlargements or additions to existing buildings, structures and uses.

## 1.3 Scope

1.3.1 This By-law applies to all lands in the Municipality of Bifrost - Riverton as indicated on Map 1 in Section 6 of this By-law.

## 1.4 Severability

1.4.1 If any part of this By-law, including anything shown on the Zoning By-law Maps, is declared to be invalid for any reason by an authority of competent jurisdiction, that decision shall not affect the validity of this By-law as a whole, or any other section or provision provided for herein.

## 1.5 Other Legislation

1.5.1 A person applying for, or in possession of, a valid Development Permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with:

1.5.1.1 The regulations of the National Building Code as well as any applicable Municipal or Provincial building regulations;

1.5.1.2 The Eastern Interlake Planning District Development Plan;

1.5.1.3 Any Secondary Plan; and

1.5.1.4 Any other appropriate federal, provincial or municipal legislation.

1.5.2 Whenever provisions contained in any appropriate federal, provincial or municipal legislation impose overlapping regulations, laws or policies over the use of land, buildings, or structures, or contain any restrictions covering any of the same subject matter contained herein, the most restrictive or highest standard shall apply.

1.5.3 The Province of Manitoba and the Government of Canada are not bound or restricted by any regulation of this By-law. The said governments are encouraged, however, to permit only those developments that are consistent with the regulation of this By-law.

## 1.6 Does Not Promote Nuisance

1.6.1 Nothing in this By-law or in a Development Permit, approval of a conditional use, variation order, or other approval issued under this By-law shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, odour, emission, vibration, or other cause.

## 1.7 Effective Date

1.7.1 This By-law shall be in full force and effect when the Municipality of Bifrost - Riverton Council has given it Third Reading.

1.7.2 The adoption of this By-law shall not prevent any pending or future legal action to deal with any existing land use violations.

# 2 ADMINISTRATIVE CLAUSES

## 2.1 Regulation of Uses

- 2.1.1 No development, except otherwise expressly permitted in this By-law shall be undertaken in the Municipality of Bifrost - Riverton unless an application has been approved and a Development Permit has been issued.

## 2.2 The Designated Officer

- 2.2.1 The Designated Officer shall be any person appointed by Council to occupy the position of Designated Officer.
- 2.2.2 The Designated Officer shall be responsible for interpretation of this By-law, issuing permits, providing notice of decisions, issuing zoning memoranda, and decision-making power for minor variances in accordance with the provisions of *The Planning Act*.

## 2.3 Development Permitting

- 2.3.1 Every person shall apply for a Development Permit before commencing development within the Municipality of Bifrost - Riverton except those uses listed in 2.4.
- 2.3.2 Council shall require an applicant to apply for a Demolition Permit for the demolition of a dwelling in order to fill, grade, fence or follow other special conditions required for public and environmental safety.
- 2.3.3 A development permit shall expire if the development has not commenced within one (1) year from the date of issuance, or if work has been suspended for six (6) consecutive months. If requested by the applicant prior to the date of expiry, the Designated Officer may extend the date of expiry by no more than one additional twelve (12) month period from the original date of issuance.

## 2.4 Development Not Requiring a Permit

- 2.4.1 A Development Permit is not required under this By-law for the developments listed below, provided that such development shall comply with all other applicable provisions of this By-law. This does not relieve the applicant or landowner from obtaining approvals from other authorities or agencies:
- 2.4.1.1 Regular maintenance and repair of any development provided it does not include structural alterations;
  - 2.4.1.2 Private driveways which are accessory to a development, including those that cross a drainage ditch;
  - 2.4.1.3 Private patios which are accessory to a development;
  - 2.4.1.4 A fence, wall or gate;
  - 2.4.1.5 An accessory building that:
    - a. Is 120 sq. ft. or less in area;
    - b. Does not exceed 15 ft. in height; and
    - c. Is not considered a hazard or a detriment to the Municipality as determined by the Designated Officer.
  - 2.4.1.6 Open decks/landings/stairs having a floor less than 8 in. above grade and/or no greater than 50 sq. ft. in area;
  - 2.4.1.7 Landscaping;
  - 2.4.1.8 The erection or placement of a temporary building, the sole purposes of which is incidental to the erection of a building for which a Development Permit has been granted, provided the temporary building is removed within 30 days of substantial completion or as determined by the Designated Officer;
  - 2.4.1.9 Certain incidental signs as described in 8.30.2; and
  - 2.4.1.10 The use of vacant farmland, use of farm buildings and use of farm structures for permitted agricultural activities, excluding livestock operations.

## 2.5 Conditions Attached to a Development Permit

- 2.5.1 The Designated Officer may impose, with respect to permitted uses, such conditions as are required to ensure compliance with this By-law.
- 2.5.2 Council may, with respect to a conditional use, impose such conditions as deemed appropriate, having regard to the regulations of this By-law, other municipal, provincial and federal government regulations, and matter raised at the conditional use hearing.

- 2.5.3 The Designated Officer may, as a condition of issuing a Development Permit, require the applicant to make satisfactory arrangement for the supply of electric power, vehicular and pedestrian access, or any of the aforementioned, including payment of the costs of installation or constructing any such utility or facility by the applicant.
- 2.5.4 The Designated Officer may, as a condition of issuing a Development Permit, require an applicant do any of the following:
- 2.5.4.1 To construct, or pay for the construction of, or improvement to, a public roadway required to give access to the development;
  - 2.5.4.2 To specify the location and number of vehicular and pedestrian access points to a site from public roadways, including the construction, or payment for the construction thereof or improvements thereto;
  - 2.5.4.3 To install, or pay for the installation of, utilities that are necessary to serve the development, or pay the recovery costs of services which have already been installed;
  - 2.5.4.4 To repair, improve or reinstate, or to pay for the repair, improvement or reinstatement of any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise harmed by the development or building operations upon the site;
  - 2.5.4.5 To construct, or pay for the construction of lot grading and drainage works, including the provision of a drainage plan; and
  - 2.5.4.6 To construct, or pay for the construction of, or improvement to, land drainage works that are necessary to serve the development.
- 2.5.5 The Designated Officer may require any agreement entered into pursuant to this By-law be caveated against the title to the site at the Land Titles Office, at the expense of the development proponent.
- 2.5.6 When an application for a Development Permit is submitted for a site abutting a water course or municipal drain, the Designated Officer may require a report or study from a Certified Professional Engineer of Manitoba, at the expense of the development proponent. The report or study shall include information regarding the existing and proposed grades of the site. The final grade of the site shall be to the satisfaction of the Designated Officer and in accordance with municipal by-laws.
- 2.5.7 The Designated Officer may require a detailed engineering study, at the expense of the development proponent, of the soil conditions of a site prior to the issuance of a Development Permit where a site:
- a. Is abutting a water course or municipal drain; or
  - b. Has unstable soil conditions.

## **2.6 Conditional Use Orders**

- 2.6.1 Where a use is classified as being conditionally permitted and exists as an allowable use at the date of adoption of this By-law or amendments thereto, it shall be considered as a legally existing conditional use.
- 2.6.2 Any conditional use must not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, nor must it be injurious to property, improvements or potential future development in the vicinity.
- 2.6.3 The following criteria must be considered in the review of conditional use applications:
- a. Conformance to Development Plan policies, Secondary Plan policies (if applicable) and the provisions of this By-law;
  - b. Compatibility with the general nature of the surrounding area;
  - c. Traffic;
  - d. The relationship to, or impacts on, utility services and public facilities such as recreational facilities and schools; and
  - e. Topographical, physical and natural features including groundwater and soil conditions.
- 2.6.4 The approval of a conditional use by Council in accordance with *The Planning Act* shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decision, unless granted an extension in accordance with *The Act*.
- 2.6.5 Council reserves to attach, as a condition to any new conditional use approval, a time limit after which the conditional use order will expire if the operation ceases.

## **2.7 Variation Orders**

- 2.7.1 Subject to the applicable sections of *The Planning Act*, Council may vary the requirements of this By-law if the variance:
- 2.7.1.1 Will be compatible with the general nature of the surrounding area;
  - 2.7.1.2 Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;
  - 2.7.1.3 Is the minimum modification of this By-law required to relieve the injurious effect of this By-law on the applicant's property; and
  - 2.7.1.4 Is generally consistent with the applicable provisions of the Development Plan, any applicable Secondary Plan(s), and this By-law.
- 2.7.2 The Designated Officer may approve the following minor variances without the need for a public hearing:
- 2.7.2.1 Any height, distance, area, size or intensity of use requirement in this By-law by no more than 15%; and
  - 2.7.2.2 The number of parking spaces required by this By-law by no more than 15%.
- 2.7.3 The approval of a variation order shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decision, unless renewed in accordance with *The Act*.

## **2.8 Amendments to this Zoning By-law**

- 2.8.1 Subject to the procedures outlined in *The Planning Act*, an amendment to this By-law may be initiated by resolution of Council, or by application to the Designated Officer by the owner or owners of a subject site, or by another party, acting on behalf of the owner, with written consent of the owner(s).
- 2.8.2 An application for an amendment to this By-law shall be accompanied by the following information:
- 2.8.2.1 The applicant's name, signature, address, interest in the property, and reason for applying;
  - 2.8.2.2 A statement signed by the applicant acknowledging all cost incurred by the Municipality of Bifrost - Riverton in processing the proposed amendment, whether adopted or not, shall be the responsibility of the applicant;
  - 2.8.2.3 The appropriate fee as outlined in 2.11; and
  - 2.8.2.4 A Status of Title which has been issued no later than 30 days prior to the receipt of the Amendment application by the Designated Officer.

## **2.9 Development Agreements**

- 2.9.1 As a condition of amending this By-law, subdividing land, approving a conditional use, approving a variation order, or other development as permitted under *The Planning Act*, Council may require the applicant to enter into a Development Agreement in respect of the affected property and any contiguous land owned or leased by the owner dealing with one or more of the following matters:
- 2.9.1.1 The use of the land and any existing or proposed buildings;
  - 2.9.1.2 The timing of construction;
  - 2.9.1.3 The siting and design, including exterior materials, or any proposed building or structure;
  - 2.9.1.4 The provision of affordable housing;
  - 2.9.1.5 Parking;
  - 2.9.1.6 Landscaping;
  - 2.9.1.7 The construction or maintenance of services on-site or off-site and utilities including, but not limited to, sewer and water, waste removal, drainage, public rights-of-way, lighting, pedestrian and active transportation, and access to existing services;
  - 2.9.1.8 Payment in lieu of any requirements listed in clause 2.9.1.7; and/or
  - 2.9.1.9 The dedication of land or payment in lieu thereof in accordance with *The Planning Act*.

## **2.10 Non-Conformance**

- 2.10.1 When on or before the day on which this By-law comes into force, a development permit has been issued, and the enactment of the By-law would render the development to be no longer in conformance with the By-law, the development permit continues in effect despite the enactment of the By-law.

- 2.10.2 Any lawful building or structure which does not conform to one or more of the applicable yard regulations of the Zone in which it is located, either on the effective date of this By-law or amendments thereto, shall be deemed to be a lawfully existing permitted building or structure and shall be used as if it conformed to all such regulations, in accordance with subsection 2.10.5 hereof.
- 2.10.3 Any legally existing lot which does not conform to the minimum site areas, site width, front yard or access regulations hereof for the Zone wherein it lies, shall be deemed to be a permitted lot and shall be used as if it conformed to all such regulations, in accordance with subsection 2.10.5.
- 2.10.4 Any lawful use of a building, structure or site, or portion thereof, which does not conform to one or more of the applicable use regulations of the Zone in which it is located, either on the effective date of this By-law or amendments thereto, shall be deemed to be a permitted use and shall be used as if it conformed to all such regulations, in accordance with this By-law.
- 2.10.5 A non-conforming use of land, building, or structure may be continued, but if that use is discontinued for a period of twelve (12) consecutive months or more, any future use of the land, building or structure shall conform to the provisions of this By-law.
- 2.10.6 A non-conforming use of a part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional building shall be erected upon the lot while the non-conforming use continues.
- 2.10.7 A non-conforming use of part of a building shall not be extended throughout the building and shall not be enlarged or added to and no structure alterations shall be made thereto or therein.
- 2.10.8 A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt or structurally altered, except:
- 2.10.8.1 As may be necessary to make it a conforming building; or
  - 2.10.8.2 As the Designated Officer considers necessary for the routine maintenance of the building or to make safe as per the building code.
- 2.10.9 Where a building or structure that does not conform to the provisions of this By-law or amendments thereto is destroyed or Council determines damage to an extent that is 50% or more of the assessed value of the building or structure above its foundation, the building or structure shall be repaired or rebuilt in conformance with the provisions of this By-law.
- 2.10.10 The use of land or the use of a building is not affected by change of ownership, tenancy or occupancy of the land or building.
- 2.10.11 Despite the previous subsections noted herein, as per *The Planning Act*, a non-conformity may be altered by way of variation order by Council.
- 2.10.12 Any owner may apply to the Designated Officer for a Certificate of Non-Conformity in accordance with the provisions of *The Planning Act*.

## **2.11 Fees**

- 2.11.1 An application for development shall be accompanied by an application fee in accordance with the Eastern Interlake Planning District's Fee Schedule By-law.

## **2.12 Public Utilities and Services**

- 2.12.1 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 service or protective and emergency service, as defined in this By-law.

## **2.13 Enforcement**

- 2.13.1 The enforcement of this By-law, including fines and penalties, shall be in accordance with *The Planning Act*. Any person who violates this By-law is guilty of an offence and liable, upon summary conviction, to the penalties set forth in *The Planning Act*.
- 2.13.2 The Designated Officer may suspend or revoke a Development Permit where:
- 2.13.2.1 The applicant fails to comply with the conditions of issuance of a permit; or
  - 2.13.2.2 Any person undertakes, causes or permits any development on a site that is contrary to the terms or conditions of a permit.
- 2.13.3 Any person who undertakes a development on a site without a permit, or after a permit has been revoked, shall discontinue such development forthwith upon notice in writing issued by the Designated Officer and shall not resume such development unless a permit has been issued or reinstated.



2.13.4 The provisions of this Zoning By-law do not apply to the Crown lands within the Municipality of Bifrost – Riverton. The administration of Crown land is legislated under *The Crown Lands Act*.

## **2.14 Land Unsited for Development**

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

# 3 INTERPRETATION

## 3.1 Rules of Interpretation

- 3.1.1 The following rules apply to the text of this By-law:
- 3.1.1.1 Words, phrases, and terms defined herein shall be given their defined meaning;
  - 3.1.1.2 Words, phrases and terms not defined herein, but defined under provincial legislation, such as *The Planning Act*, shall be construed as defined in such legislation;
  - 3.1.1.3 All other words, phrases, and terms not defined herein shall be given their usual and customary meaning, except where the context indicates a different meaning;
  - 3.1.1.4 The word includes shall not limit a term to the specific examples provided, but is intended to extend the meaning to all instances or circumstances of like kind or character;
  - 3.1.1.5 The phrase used for includes the terms arranged for maintained for, designed for, and/or occupied for;
  - 3.1.1.6 Where a provision involves two or more items connected by the conjunction and, or, or either-or, the conjunction shall be interpreted as follows:
  - 3.1.1.7 And indicates all items apply in any combination;
  - 3.1.1.8 Or indicates that the items apply singly;
  - 3.1.1.9 And-or indicates the items may apply singly or in combination.

## 3.2 Units of Measurement

- 3.2.1 For clarity and ease of interpretation, this By-law contains imperial measurements.

## 3.3 Height Calculations

- 3.3.1 In determining whether a development conforms to the maximum height permissible in any Zoning District, the following building features shall not be considered:
- a. Chimneys;
  - b. Church spires, steeples or similar;
  - c. Communication facilities (private);
  - d. Electrical or mechanical works of buildings;
  - e. Elevator shafts or stairway enclosures;
  - f. Masts, flag poles or clearance markers;
  - g. Roof ornaments or lightening rods;
  - h. Ornamental domes (less than 10% of the total roof area and no more than 5 ft. above maximum building height);
  - i. Monuments;
  - j. Liquid or gas storage containers;
  - k. Silos;
  - l. Sky lights;
  - m. Stockpiles;
  - n. Ventilation fans; and
  - o. Other similar constructions as determined by the Designated Officer.

## 3.4 Zoning Maps and Boundaries

- 3.4.1 The Zoning Maps provided herein form part of this By-law.
- 3.4.2 No Zoning District shall apply to public lands including rights-of-way.
- 3.4.3 Where a Zoning District boundary divides or splits a registered parcel of land into more than one Zoning District:
- 3.4.3.1 The disposition of the said boundaries shall be determined by dimensions indicated on the Zoning District Maps or by measurements directly scaled from the Zoning District Maps; and
  - 3.4.3.2 Each portion of the said parcel of land shall be used in accordance with the applicable Zoning District provisions of this By-law as if it were a distinct zoning site.

# 4 DEFINITIONS

## 4.1 Rules of Interpretation

- 4.1.1 Use classes, as provided for in this section, serve to group individual land uses with common functions or similar levels of impact to surrounding properties or land uses. The use classes of this section are used to define the range of uses which are permitted or conditionally permitted within the various Zoning Districts of this By-law.
- 4.1.2 The definitions provided in this section are not meant to be exclusive or restrictive. Reference should be made to the definition of the use class in determining whether or not a use is included in a particular use class.
- 4.1.3 Where a specific use generally conforms to the wording of two or more use class definitions, the Designated Officer may determine the use class definition considered the most appropriate in character, purpose or level of impact.

## 4.2 Definitions

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

**Abut** or **abutting** means immediately continuous to or physically touching, and when used with respect to a site, means that the site physically touches upon another site or piece of a site, and shares a lot line or boundary line with it.

**Accessory Building** means a subordinate building located on the same zoning site as the principal building or use, the use of which is incidental and accessory to that of the principal building or use.

- a. **Accessory Building, Attached** means an accessory building 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 principal building.
- b. **Accessory Building, Detached** means an accessory building that is not attached to the principal building and in determining the required yards, the requirements for accessory use, buildings and structures as shown in the Bulk Tables shall be used.
- c. **Accessory Building, Semi-Detached** means an accessory building that is attached in some fashion to the principal building by a structure such as, but not limited to, a breezeway. The required yards for a semi-detached accessory building shall be determined in the same manner as in Clause a. above.

**Accessory Use or Structure** means a use or structure on the same site with, and of a nature customarily incidental and subordinate to, the principal use or structure. Examples include sheds, detached garages and swimming pools. The single exception to the above is accessory off-site parking facilities, which are permitted by variance to locate elsewhere than on the same zoning site with the building, structure or use served.

**Act, The** means *The Planning Act* being CHAPTER P80 of the Continuing Consolidation of the Statutes of Manitoba, and any amendments thereto.

**Aggregate or Mineral Extraction** means the extraction of minerals, sands, gravels and ores from their natural occurrences on affected land and the distribution of extracted materials, including the excavation, processing, or distribution of clay, gravel, stone, soils and peat moss.

**Agri-business Establishment** means a commercial establishment that provides goods or services to the agricultural community. Examples include farm implement and machinery sales and repair, bulk fuel stations, feed and fertilizer supply operations, and similar uses.

**Agri-Tourism Operation** means an establishment that provides a service to promote and educate the public about farming and agricultural activities. Typical accessory uses to the farming operation include bed and breakfast, farm produce retail outlets, corn and hay mazes, petting zoos, hayrides, sleigh rides, buggy or carriage rides, seasonal activities and events related to the farm such as tours and event facilities.

**Agricultural Activities** means a use of land for agricultural purposes. Typical uses include farming, pasturage, apiculture, aquaculture, dairies and creameries, aviaries, floriculture and horticulture. This use class does not include livestock operations.

**Agricultural Processing Facility** means a facility specializing in operations that transform, package, sort or grade livestock or livestock products, agricultural commodities, or plant and/or plant products, excluding forest projects or chemical products, into goods that are used for intermediate or final consumption, including goods for non-food use. Typical uses include seed processing plants and similar uses.

**Agricultural Product Storage** means the temporary storage of any agricultural product for future use, delivery or processing as per *The Environment Act*.

**Airports, Landing Strips and Related Facilities** means land or water which is used or intended for the landing or take-off of aircraft and any associated buildings or areas including taxi-ways, storage facilities and tie-down areas, hangars, helipads or similar uses.

**Alteration** means any structural change or addition made to any building or structure.

**Anhydrous Ammonia Storage and Distribution Facility** means an area for the storage of anhydrous ammonia that is commonly used as fertilizer for agricultural operations.

**Animal Keeping** means an accessory use to a residence where less than 10 AU of livestock (excluding pets) are sheltered, bred, raised, or sold.

**Animal Shelter, Boarding or Breeding Establishment** means a development used for the breeding, boarding, or sheltering of small animals normally considered as household pets. This use includes kennels and animal training facilities.

**Animal Unit (AU)** means the number of animals of a particular category of livestock that will excrete 73.0 kilograms (160.93 pounds) of nitrogen in a twelve-month period.

**Attached** means a complete building which is dependent for structural support, or complete enclosure, upon a wall or walls shared in common with an adjacent building or buildings.

**Auctioneering Establishment** means a building or place used for the public or private sale of goods, merchandise, livestock, vehicles or heavy equipment, to the highest bidder.

**Auditorium, Theatre, Concert Hall or Cinema** means an establishment devoted to showing motion pictures or dramatic arts, dance, musical or other live performances.

**Automotive Sales or Rental** means a development used for the retail sale or rental of new or used automobiles, motorcycles or other recreational vehicles, together with incidental maintenance services and sale of parts.

**Automotive Service Station** means a use involving the repair or servicing of automobiles, recreational vehicles, motorcycles or similar, or an establishment where gasoline or any other motor vehicle fuel is offered for sale to the public. This use involves incidental retail sale of related accessories and parts.

**Basement** means the portion of a building or structure which is wholly or partially below grade, having above grade no more than 1.83 m (6 ft) of its clean height which lies below the finished level of the floor directly above or being a minimum depth of 1.22 m (4 ft).

**Bed and Breakfast** means a home occupation offering short-term overnight accommodation for compensation. Meals, services, facilities or amenities may be offered exclusively to guests. Guest rooms or suites may include a private bath, but does not include cooking facilities.

**Bicycle Parking/Bicycle Parking Space** means infrastructure allowing for the storage of bicycles when they are not in use. Examples include outdoor bicycle racks and indoor bicycle wall mounts.

**Board, The** means the Board of the Eastern Interlake Planning District as established under *The Act*.

**Boarding or Rooming House** means a building or portion thereof within a single-unit dwelling where the homeowner supplies sleeping accommodation and where meals may be provided, and where no cooking facilities are present in any individual sleeping room or accommodation.

**Buffer** means a transitional area of land used to lessen the impact of one area on another. Buffers are typically landscaped to provide visual interest and block site lines.

**Building** means a building as defined in *The Act*.

**Building Permit** means a permit issued by the Municipality or Eastern Interlake Planning District authorizing the construction or alteration of all or part of any building or structure, in accordance with applicable building codes and / or standards.

**Bulk Oil or Chemical Storage Area** means a premises primarily intended for the storage, sale, or distribution of synthetic or petroleum based fluids or chemicals; fertilizers; and other potentially obnoxious, explosive, or hazardous materials, chemicals, gases or fluids on a wholesale basis, and is subject to all environmental safety standards, laws and regulations.

**Campground or RV Park** means an area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, recreational vehicle equipment, tents and yurts.

**Car Wash** means a facility for the cleaning of automobiles or other motor vehicles, whether operated by the public or by on-site employees, whether or not in conjunction with other goods or services provided to customers.

**Cemetery** means land used or dedicated to the internment of human or animal remains, including columbarium, mausoleums, mortuaries and associated maintenance facilities when operated in conjunction with, and within the boundaries of cemeteries. This use may include related accessory uses including a crematorium.

**Childcare Facility** means a development involving the care and supervision or teaching of children during the day and evening hours, licensed by the Government of Manitoba under The Community Child Care Standards Act.

**Communal Farm Operation** means a principal agricultural operation that has more than two (2) dwelling units and various accessory uses intended to support and diversify the livelihood of its residents. Communal Farm Operations may include a wide range of Accessory uses.

**Communication Facility** means an installation which transmits, receives and/or relays communications. Examples include a cellular telephone tower, radio or television broadcast tower, aircraft communications tower, or similar facilities.

**Community Centre or Hall** means a facility for recreational, social or multi-purpose use where patrons are primarily participants, and any spectators are incidental and attend on a non-recurring basis. Examples include leisure centres, community centres, community halls, and similar uses.

**Conditional Use** means a use or development that may have unique or widely varying operating characteristics and may have potential operational or other impacts on adjacent properties or site development demands, specified as conditional in this By-law.

**Construction** means the physical location, erection, increase or decrease in size of any building or structure or ground including any excavation, building, drilling, digging, alteration, addition, extension, location, relocation, demolition, replacements and/or development.

**Contractor Service** means a development used for the provision of services of a construction nature which requires materials, equipment or vehicles normally associated with the contracted service.

**Council** means the Council of the Municipality of Bifrost – Riverton.

**Crypto Mining Operation/Facility** means a facility designed or used to mine cryptocurrency using a network of computers.

**Cultural/Spiritual Land Based Practices** means the use of land, buildings, and/or structures (temporary or permanent) for the purpose of sharing, teaching or practicing customs, heritage, arts and culture of people. Examples include, but are not limited to, traditional medicinal gardens, sweat lodge, and ceremonial grounds.

**Designated Area** means an area designated for use as identified in the Eastern Interlake Planning District's Development Plan.

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

**Developer** means any person who engages in construction (as defined) or any person who engages in land development including the subdivision of land.

**Development** means:

The construction of a building;

The installation of services and utilities on, over or under land;  
A change in the use or intensity of use of a building or land;  
The removal of soil from land;  
The deposit or stockpiling of material on land; or  
The excavation of land.

**Designated Officer** means the officer appointed by the Board in accordance with the provisions of *The Planning Act*.

**Development Plan** means the Eastern Interlake Development Plan.

**Drive Through** means any use designed or operated to allow patrons, while outside on the premises in motor vehicles, to order, request, exchange, donate or receive goods, wares, merchandise, products, foods, beverages, or services.

**Dwelling, Mobile Home** means a dwelling unit design for transportation after fabrication, and which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy. These dwellings are constructed in accordance with CSA building regulations and *The Buildings and Mobile Homes Act*. For the purposes of this By-law, the removal of wheels or any permanent or semi-permanent foundation attachment shall not change its classification.

**Dwelling, Multi-Unit** means one or more buildings containing three (3) or more dwelling units, arranged in a vertical or horizontal manner, either served by separate entrances or common corridors and entrances. Typical uses include apartment buildings or townhouses.

**Dwelling, Single-Unit** means a building or structure containing only one dwelling unit that is separate from any other dwelling or building.

**Dwelling, Two-Unit** means a single building or structure containing two separate dwelling units, separate from any other building. This use includes duplexes and side-by-side dwellings.

**Dwelling Unit** means one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons. Recreational vehicles (RVs), travel trailers or other camping vehicles shall not be considered dwelling units.

**Entertainment, Indoor** means a facility providing entertainment and amusement activities which primarily take place indoors and where patrons are primarily participants. Typical uses include bowling alleys, arcades, pool or billiards halls, dance halls, paintball arenas, escape rooms, art classes, recreational workshops, or similar uses.

**Entertainment, Outdoor** means a facility providing entertainment and amusement activities which primarily take place outdoors and where patrons are primarily participants. Typical uses include amusement parks, drive-in establishments, sport ranges, paintball parks, skateboard parks, water parks and similar.

**Equestrian Establishment or Stable (<10 A.U.)** means a facility engaged in the training of horses or the operation of a horse-riding academy or horse riding and boarding stables, less than ten (10) animal units.

**Equestrian Establishment or Stable (10 A.U. +)** means a facility engaged in the training of horses or the operation of a horse-riding academy or horse riding and boarding stables, ten (10) animal units or more.

**Equipment Depot** means a facility used for the storage of heavy or large equipment including building supplies and farm machinery.

**Exhibition or Fair Grounds** means outdoor or partially outdoor facilities specifically intended for members of the public to attend festivities or events, where patrons may attend on a recurring basis.

**Farm Building / Structure** means a building or structure which does not contain a residential occupancy and which is (a) associated with and located on land devoted to the practice of farming and (b) used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, such as barns, produce storage buildings, milling centres, piggeries, poultry houses, grain bins, silos, machinery sheds, farm workshops, feed preparation centres, manure storages, greenhouses and garages not attached to a farm residence and (c) has a Low Human Occupancy (meaning an occupant load of not more than 1 person per 40 square metres during normal use).

**Farm Diversification Operation** means a type of farm-based commerce accessory to an active farming operation wherein manufacturing, processing, services, storage, wholesale, retail sales, and distribution services may be utilized to diversify a farm's economic activity.

**Farm Produce Outlet** means a building or structure where farm produce is sold in season.

**Farmstead Site** means a portion of land of an agricultural operation, usually surrounded by a well-defined shelterbelt that currently features a dwelling and/or farm buildings.

**Feedlot** means an outdoor area that is fenced to confine livestock solely for the purposes of growing or finishing but does not include a grazing area or a seasonal feeding area.

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

**Floor Area** means the sum of the gross horizontal areas of several floors of all buildings and structures on the site, measured from the exterior faces of the exterior walls, or from the centre line or partitions, except spaces in a basement, cellar or penthouse used for mechanical or heating equipment, and except any space within the building used as a parking area or loading area.

**Freight or Trucking Operation** means the use of land, buildings or structures for the purpose of storing, repairing, servicing or loading trucks, tractors and trailer units or buses and cargo. This use also includes truck stops, truck washes or fueling stations where diesel fuel is primarily sold.

**Frontage** means all that portion of a site fronting on a public right-of-way and measured between the side lot lines.

**Funeral Chapel or Mortuary** means a facility for the storage and cremation of deceased human bodies, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies therewith before burial or cremation.

**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*.

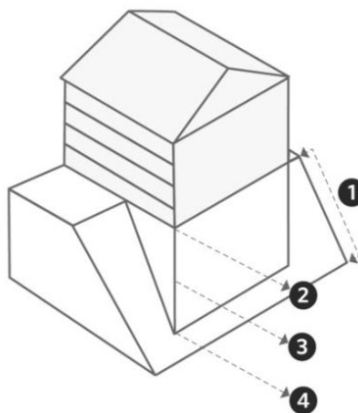
**General Industrial (Heavy)** means the processing, assembly, servicing, storage, creation, transportation or repairing of goods, food or materials where such operations may have a high level of nuisance perceptible from an adjacent site.

**General Industrial (Light)** means the processing, assembly, servicing, storage, creation or repairing of goods, food or materials typically involving a low level of nuisance perceptible from an adjacent site.

**Golf Course** means a tract of land laid out with a course having 9 or more holes for playing the game of golf. This term does not include miniature golf courses, nor does it include driving ranges that are not accessory to a golf course.

**Government Service** means a development providing public services directly to the public. Examples include tax centres, courthouses, postal distribution centres, correctional centres, jails, employment offices and social service offices.

**Grade** means the lot grade elevation of the finished ground surface immediately adjacent to the foundation of the building.



(1) Existing grade

(2) High grade

(3) Average grade

(4) Low grade

**Grazing Area** means an outdoor area where livestock are primarily sustained for part of the year by the direct consumption of feed grown on the area and manure does not accumulate such that mechanical removal or redistribution is required.

**Greenhouse, Plant or Tree Nursery** means an establishment used for the storage, display and sales of plants, trees and other garden materials.

**Guest House** means an accessory sleeping unit including sanitary but without cooking facilities. This use is not a secondary suite.

**Gun Club or Shooting Range** means a place that is designed or intended for the safe discharge, on a regular and structured basis, of firearms for the purpose of target practice or target shooting competitions, in accordance with the regulations of *The Firearms Act*.

**Heavy Equipment Sales, Rental and Service** means an establishment used for the sale, rental and repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, construction, manufacturing, assembly and processing operations.

**Height (of Building or Structure)** means the vertical distance measured from the average grade at the base of the building or structure to the highest point of the roof surface, excluding projections or attachments. Projections or attachments that may be excluded from height restrictions include:

- a. Chimneys;
- b. Church spires, steeples or similar;
- c. Communication facilities (private);
- d. Electrical or mechanical works of buildings;
- e. Elevator shafts or stairway enclosures;
- f. Masts, flag poles or clearance markers;
- g. Roof ornaments or lightening rods;
- h. Ornamental domes (less than 10% of the total roof area and no more than 5 ft. above maximum building height);
- i. Monuments;
- j. Liquid or gas storage containers;
- k. Silos;
- l. Sky lights;
- m. Stockpiles;
- n. Ventilation fans; and
- o. Other similar constructions as determined by the Designated Officer.

**Home Business** means a type of home-based commerce accessory to a dwelling wherein most, if not all, operations are conducted within a dwelling, some external storage is permitted, and such use does not change the character or exterior of the building.

**Home Industry** means an industry or profession carried out in a building accessory to a dwelling as a secondary use generally in keeping with the trade or calling of the occupant.

**Hospital, Clinic or Health Service Facility** means an institution or facility that provides medical care or services including x-ray, laboratory, surgery, or treatment of human illness, injury, or disease. Outpatient care may also be provided.

**Hotel or Motel** means a use where accommodation is provided for transient lodgers, in an individual room or apartment, with or without cooking facilities.

**Institutional and/or Care Facility** means a premise which is intended for the training, treatment, rehabilitation, housing, care and/or supervision of children and/or adults. Examples include seniors homes, nursing homes, convalescent homes, personal care homes, rehabilitation homes/treatment centres, group homes, foster care, and similar uses.

**Landscaping** means any combination of trees, shrubs, or other vegetation, horticultural or architectural elements designed to enhance the visual amenity of a site or to provide a screen between sites in order to mitigate objectionable features between them.

**Landscaping or Garden Contractor** means a site or building used for the production or stockpiling of soils, gravels, stones or other landscaping construction supplies or materials.



**Library, Museum or Gallery** means an establishment intended for the collection, display or sale of literary, artistic, textile or antiquities and similar cultural artifacts.

**Livestock** means any animal kept or raised for use and/or profit, including:

- a. Animals used for the purposes of food production or other products, herding, protection of livestock, draft work, breeding stock, and training;
- b. Animals kept for the purpose of improving or preserving any species or kind of animal that may be kept for a purpose set out in clause (a) above; or
- c. Poultry.

**Livestock Operation** means a permanent or semi-permanent facility or non-grazing area where livestock producing ten (10) or more animal units (AUs) are confined, fed, kept or raised, either indoors or outdoors, and includes all associated manure collection facilities but does not include a livestock auction facility.

**Loading Space** means an off-street space located on the same site with a building, or contiguous to a group of buildings for the temporary parking of a truck or delivery vehicle while loading or unloading goods, merchandise or materials.

**Lot** means a parcel of land which is part of a plan of subdivision recorded in the Land Titles Office.

**Lot, Corner** means a lot located at the intersection of two public roadways, where the interior angle of such intersection does not exceed 135 degrees.

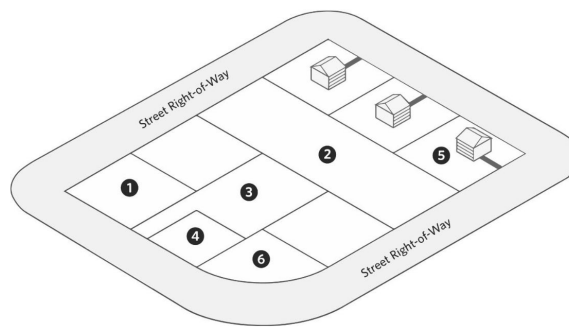
**Lot, Flag** means a lot lacking the required minimum lot width or frontage on an existing or proposed street but having direct access to the street through a narrow access point. Flag lots have a flag part (where the principal building is located) and the pole part (which provides access to the flag).

**Lot, Interior** means any lot other than a corner or through lot.

**Lot, Reverse Corner** means a corner lot in which the rear site line abuts the side site line of the adjoining property to its rear.

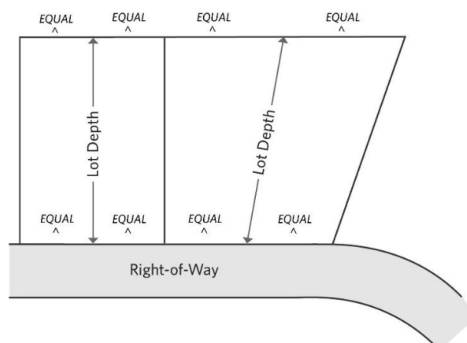
**Lot, Through** means a lot having two opposite lot lines along two public roadways. A through lot is deemed to have two front lot lines.

Demonstration of Lot Types



(1) Corner lot (2) Through lot (3) Flag lot (4) Interior lot (5) Reverse Corner lot (6) Corner lot

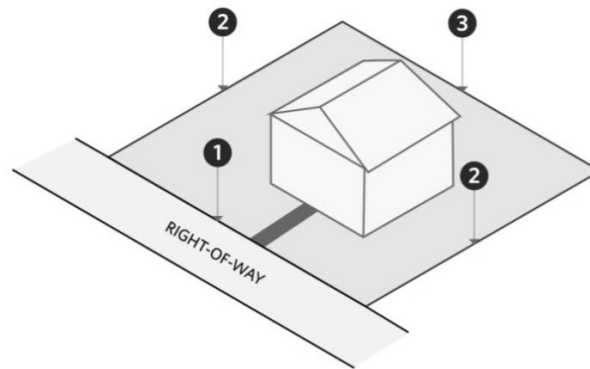
**Lot Depth** means the horizontal distance measured between the midpoint of the front and rear lot lines.



**Lot Line, Front** means the property line abutting a public roadway other than a lane. In the case of a corner lot, the front lot line is the shorter of the lot lines abutting a public roadway.

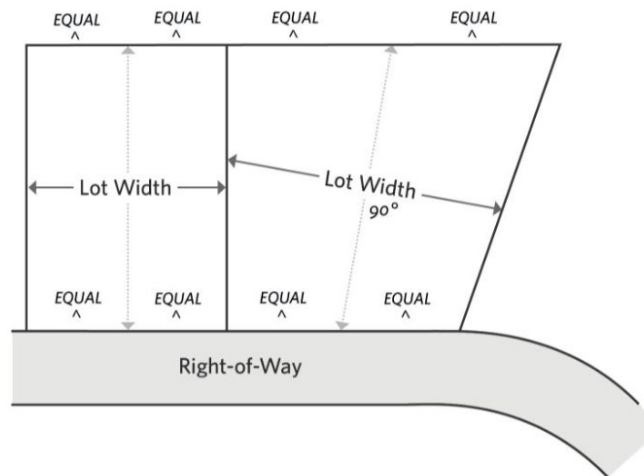
**Lot Line, Rear** means either the lot line which is furthest from and opposite the front lot line, or where such lot line does not exist, the point of intersection of any side lot lines which is further from and opposite the front lot line.

**Lot Line, Side** means the property line of a lot other than a front or rear lot line.



(1) Front lot line      (2) Side lot line      (3) Rear lot line

**Lot Width** means the lesser of the horizontal distance between the side lot lines of a lot, measured at right angles to the lot depth line at a point midway between the front and rear lot lines, or at 50 feet from the front lot line.



**Manure Storage Facility** means a structure, earthen storage facility, molehill, tank or other facility for storing manure or where it is stored, and includes any permanent equipment or structures in or by which manure is moved to or from the storage facility, but does not include:

- a field storage site;
- a vehicle or other mobile equipment used to transport or dispose of manure;
- a gutter or concrete storage pit used to store liquid or semi-solid manure for less than thirty days;
- a collection basin; or
- a temporary composting site for manure or mortalities.

**Marina** means an area or structure used specifically in connection with docking, storage, servicing, and rental of boats and motors.

**Metal Shipping Container** means a prefabricated metal structure design for use as a storage enclosure, and which may be permanent or temporary in nature. This use includes other storage containers including tractor RVs.

**Mill or Forestry Service** means the harvesting of wood or processing of wood products including pulp, lumber and other forestry related products.

**Mobile Home Park** means a premise designed for residential use and the accommodation of two or more mobile homes as single unit dwellings, whether or not a charge is made for such an accommodation.

**Municipality** means Municipality of Bifrost – Riverton.

**Non-Conforming** means any use, building, structure or sign, individually or in combination, which lawfully existed prior to the effective date of this By-law but does not conform to one or more of the applicable standards of the By-law now in effect.

**Nuisance** means an unreasonable interference with the public's right to property and may include smoke, dust, dirt, toxic or offensive odours, gasses, heat or glare, or any other such nuisance that may be perceptible from an adjacent site.

**Off Road Vehicle Track** means a facility used for recreational racing of motorized vehicles.

**Outdoor Market** means an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, flowers, arts and crafts, food and beverages, dispensed from booths or store fronts located on-site. This term includes an open-air market and a place where an artisan makes and sells their wares, and farmer's market.

**Outdoor Storage** means the storage of merchandise, goods, inventory, materials, or equipment, or other items that are not intended for immediate sale and do not constitute outdoor display by locating them inside.

**Outfitter Camp** means a use established for the provision of guiding, supplies and equipment for use in connection with ecotourism, hunting, and/or fishing activities and may include permanent or temporary forms of accommodation allowing for a maximum of five (5) rooms in the principal dwelling or five (5) detached structures such as cabins with a maximum of twenty (20) guests on a daily or weekly basis. Accessory uses may include a dining room, souvenir sales, guest recreation facilities, storage buildings and similar uses to the satisfaction of the Designated Officer.

**Parcel/Parcel of Land** means a parcel as defined in *The Act*.

**Parking Lot** means a principal use providing parking for vehicles which is not primarily intended for the use of residents, employees or patrons of a particular establishment. Parking lots can be above or below grade.

**Parks, Playgrounds, Recreation Trails and Fields** means a use of public land specifically designed or reserved for the general public for active or passive recreational use.

**Permitted Use** means a use allowed in a Zoning District without the need for special administrative review or approval, subject to the applicable regulations in this By-law.

**Place of Worship** means facilities used primarily for non-profit purposes to provide assembly and meeting areas for religious or spiritual activities. Examples include churches, mosques, temples, synagogues, chapels and meeting houses.

**Planned Unit Development** means a land development project planned as an entity in accordance with a unitary site plan which permits flexibility in the siting of building, mixture of housing types and land uses, usable open spaces, and the preservation of significant natural features.

**Portable Asphalt or Concrete Batching Plant** means a temporary facility with equipment designed to heat, dry and mix aggregate with asphalt or concrete to produce paving materials and includes accessory stockpiles of bulk materials used in the process.

**Principal Building, Structure or Use** means the main or primary activity for which a site or its buildings are designed, arranged, developed, or intended, or for which it is occupied or maintained.

**Principal Residence** means a dwelling where a landowner has a permanent home and to which that individual has the intention of returning to whenever absent.

**Prohibited Use** means a new or proposed use, which is not listed as either a permitted or conditional use in this By-law, which is not a legal non-conforming use as defined by The Act, and which has not received a legal Development Permit as required in this By-law.

**Protective and Emergency Service** means a facility required for the public protection of persons or property, including police stations, fire stations, etc.

**Public or Private Club Facility** means a facility used for the meeting, social, or recreational activities of non-profit philanthropic, social service, athletic, business, or fraternal organizations, without onsite residences. When licensed for the sale of alcohol by the Province of Manitoba, such uses are considered a drinking establishment.

**Public Utility** means any system, works, equipment or services that are used for, or are incidental to, the operation of a public utility. Examples include public works yards, water control facilities, reservoirs, and works used to provide services or commodities to the public by the Crown or the Municipality including power stations or wastewater treatment plants.

**Recreation, Indoor** means a development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants. Typical uses include athletic clubs, fitness clubs, curling rinks, hockey arenas, public swimming pools, and similar uses.

**Recreation, Outdoor** means a development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include driving ranges, ski hills, public swimming pools, tennis courts, outdoor rinks, athletic fields, or similar uses.

**Recreational vehicles (RVs), travel trailers or other camping vehicles** means vehicles, either trailers or motorized units, intended for temporary accommodating. These are not considered dwelling units and do not include Mobile Homes.

**Recycling Depot** means a development used for the buying and temporary storage of recyclable material within an enclosed building or structure. This use does not include wrecking or salvage yards.

**Repair** means the renewal or reconstruction of any part of an existing building or structure for the purpose of its maintenance or restoration. The word repair shall not apply to any structural alteration or change of construction.

**Resort** means a commercial recreation establishment which may consist of one or more buildings containing lodging units, recreational facilities, spa facilities and service facilities, including physical or mental therapy. Other facilities which may be part of the resort development include retail facilities, eating and drinking establishments, natural areas or event spaces.

**Restaurant or Drinking Establishment** means an establishment primarily engaged in the preparation of food or alcoholic drinks intended to be sold to the public for consumption on or off the premises.

**Retail Sale, Service or Office** means any use or premises where materials, goods, food/beverages, productions, instruction, exhibitions, a practice, a profession, advice, or other services are offered for sale, rent, lease or repair to the general public and is contained entirely within an enclosed building. This use does not apply to manufacturing or other retail-based uses defined elsewhere in this By-law.

**School** means an educational institution under the sponsorship of a public, private or religious agency, providing instruction to students.

**Secondary Suite** means a self-contained accessory dwelling unit located either within a permanent single-family detached dwelling, or in an accessory building, on a single zoning site. A secondary suite contains a single housekeeping unit and has its own separate access, cooking, sleeping and sanitary facilities which are separate from and not shared with those of the principal dwelling. This use does not include duplex housing, semi-detached housing, guest houses, or apartment housing.

**Self-Storage Facility** means a use involving storage spaces available to the public on a for-hire basis. This includes storage for motor vehicles and storage provided in portable containers transported to a self storage facility site.

**Separation Distance** means a horizontal distance between two uses, measured from the nearest points of any structure or areas upon which the uses are located, clear of any projections.

**Setback** means a horizontal distance between the lot lines of a site and the use on such site where certain aspects of the development shall not occur.

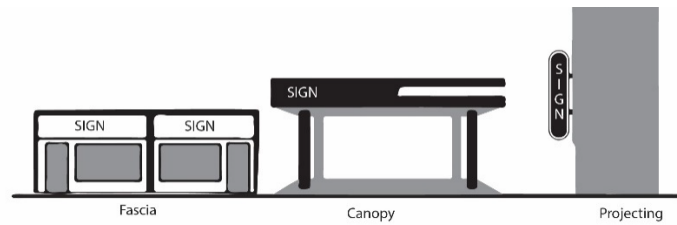
**Shopping Centre** means a group of two or more stores, businesses or establishments occupied by uses which are permitted in the Zone in which the shopping centre is located and which are contained in one building and where the shopping centre is developed and managed as an interdependent and interrelated unit by a single tenant or group of tenants acting in collaboration.

**Sign** means any writing (including letters or numerals), pictorial representation, emblem, flag, intended to, or having the effect of, announcing, identifying, directing attention to, or advertising a building or use.

**Sign Forms** refers to the physical form that a sign may take including its support system and surface area.

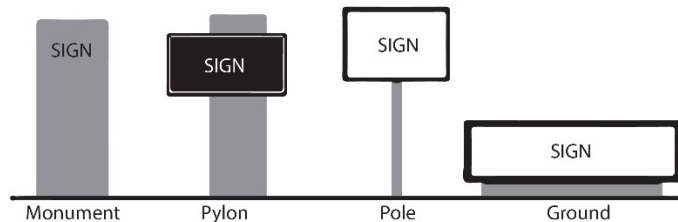
**Sign, Advertising** mean signs that direct attention to a business, commodity, service or entertainment that is conducted, sold, or offered elsewhere than upon the same site where the sign is maintained.

**Sign, Attached** means a permanent sign that is attached to the exterior of a building or structure. This form of sign may include fascia signs, awnings, banners, marquees, blade signs, volumetric, canopy or other attached forms.



**Sign, Directional** means signs that direct vehicles or people, typically found in parking lots or loading areas.

**Sign, Freestanding** means a permanent sign that is independently supported and is not attached to a building or structure. This form includes pylons, pedestals, monuments, and other free-standing forms.



**Sign, Identification** means signs that identify a building, business, service, institution, owner, or resident by name, logo, address, or a combination thereof and which may direct attention to a business, service, or commodity conducted, offered or sold on the same lot or lands as the sign.

**Sign, Temporary** means a sign that is supported by non-permanent means and may be independent or attached to a building or structure and is intended for a temporary purpose or event.



**Sign Intent** refers to the purpose of a sign.

**Site** means an area of land consisting of one or more abutting lots.

**Site Coverage** means the combined area of all buildings or structures on the site as a percentage of the site area, measured at the level of the lowest storey above grade, including all enclosed and insulated decks, sunrooms, porches and verandas, but excluding seasonal non-insulated structures, open or covered, such as decks, screened porches or verandas, patios at grade, steps, uncovered walks, wheelchair ramps, cornices, eaves and similar projections.

**Site Plan** means a map or series of maps drawn to scale showing some or all of the following information: proposed and existing buildings, structures, alterations and additions, roads, walkways, landscaping, parking areas, stacking spaces, loading spaces, vegetation, buffer strips, elevations, areas to be raised by fill, grade level, physical features of the site and other relevant information as may be required by the Designated Officer or Council for any proposed development.

**Sleeping Unit** means a habitable room, or a group of two or more habitable rooms, not equipped with self-contained cooking facilities, providing accommodation for not more than two persons.

**Solar Panel** means an on-site electrical generating system intended to primarily serve the electrical needs of the on-site user or consumer (either behind the meter or off-grid) rather than produce power for resale. This use includes rooftop collectors and free-standing systems.

**Special Event Facility** means a premises whose primary purpose is to accommodate specific events, functions, celebrations, ceremonies, or similar activities for the benefit of someone other than the property owner that take place on a periodic basis and involves the gathering of individuals assembled for the common purpose of attending the event.

**Specialized Agriculture** means the use of land for apiculture, floriculture, horticulture, orchards and similar alternative agricultural activities on a commercial basis, and requiring smaller parcel sizes, including cannabis cultivation and processing.

**Stacking Space** means an on-site queuing area for a passenger vehicle that is separated from other vehicular traffic and pedestrian circulation by barriers, markings or signs.

**Storage Facility** means a development used exclusively for temporary outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land.

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

**Structure** means anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil or by any other structure (excluding fencing).

**Subdivision** means a division of land and includes a division of a quarter section into legal subdivisions as described in The Land Titles Act.

**Temporary Additional Dwelling** means an additional dwelling unit placed on a site already containing a dwelling unit on a temporary basis. A temporary additional dwelling does not have a permanent foundation.

**Temporary Uses, Buildings or Structures** mean incidental uses, buildings or structures for which a permit has been issued for a limited time only, or those necessary for highway construction and maintenance.

**Tiny Home, Cluster** means a group of several dwelling measuring less than 600 sq ft each on a single site. Tiny Homes must meet all building code standards for dwellings.

**Transportation Terminal** means a development where commercial passenger vehicles pick up and discharge fare-paying passengers. This use includes bus depots, railway yards, transit stations and similar uses.

**Two-Hundred Year Flood Event** means a flood event that can be expected to occur, on average, once in 200 years.

**Use** means the purpose, or activity for which a piece of land or its buildings are designed, arranged or intended, occupied or maintained.

**Vacation Farm** means a farm which, in addition to the regular farm buildings/activities, is an establishment that may contain guest rooms or cabins for the use of the public engaged in recreational and eco-tourism activities related to agriculture, that is accessory to the conduct of the general agricultural activities, allowing temporary forms of accommodation allowing for a maximum of five (5) rooms in the principal dwelling or five (5) detached structures such as cabins with a maximum of twenty (20) guests on a daily or weekly basis.. Accessory uses may include a dining room, souvenir sales, guest recreation facilities, storage buildings and similar uses to the satisfaction of the Designated Officer.

**Variation Order** means the altering of any of the regulations found in this By-law in accordance with The Act.

**Veterinary Hospital or Clinic** means a development used for the care and treatment of animals including outpatient care and minor medical procedures. This use may include relevant accessory uses including crematoriums.

**Warehouse** means a development used for the wholesale, retail or storage of goods, primarily within an enclosed building with limited outdoor storage and where the nature of the principal goods being sold or stored typically requires large floor areas.

**Waste Disposal Ground** means a parcel of land that is used for the disposal of solid or industrial waste or for which a site approval is given from the appropriate provincial authority for use of the land for the disposal of solid or industrial waste.

**Watercourse** means the channel in or bed on which surface water flows or stands, whether continuously or intermittently, but does not include a dugout, reservoir, intermittent slough, drainage ditch or intermittent stream that is completely surrounded by private land controlled by the owner or operator of an agricultural operation and that has no outflow going beyond the private land.

**Wholesale Establishment** means an establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers or other wholesalers; or acting as agents and buying merchandise for such individuals or companies.

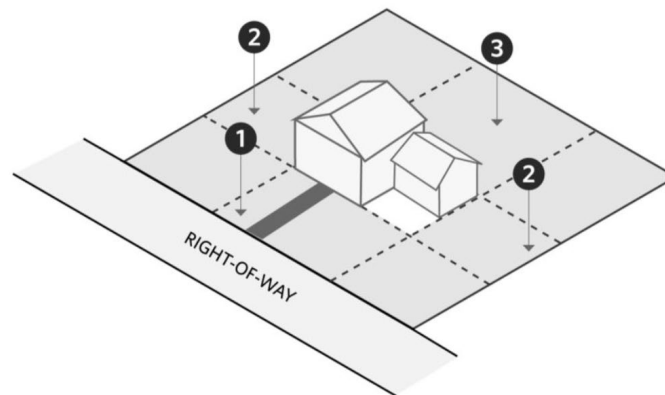
**Wind Energy Generating System** means an on-site wind energy generating system designed to serve the electrical needs of the on-site user or consumer and not intended to produce power for resale.

**Wildlife or Conservation Reserve** means land that has been designated by the Province for the protection and conservation of wildlife or habitats and may include Wildlife Management Areas.

**Wind or Solar Farm** means a development comprised of, but not limited to, one or more wind or solar electric generators for private or commercial use.

**Wrecking or Salvage Yard** means an open or enclosed area where waste or scrap items or materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to vehicles, metals, building materials, paper, rags, rubber tires or any other kind of salvage.

**Yard** means the portion of a site that is unoccupied by any portion of a building or structure and unobstructed from the ground to the sky unless otherwise permitted in this By-law. Yards (also referred to as setbacks) are measured using the horizontal distance between any site line and the closest part of a building or structure along a line perpendicular to the site line.



(1) Front yard                      (2) Side yard                      (3) Rear yard

**Yard, Front** means the portion of the lot abutting the front site line extending across the full width of the site, situated between the front site line and the nearest wall of the principal building, not including any projections.

**Yard, Rear** means the portion of the site abutting the rear site line extending across the full width of the site, situated between the rear site line and the nearest wall of the principal building, not including any projections.

**Yard, Side** means the portion of a lot abutting a side site line extending from the front yard to the rear yard. The side yard is situated between the side lot line and the nearest wall of the principal building, not including any projects.

**Yard, Corner Side** means a side yard that abuts a public street or roadway, as seen on a corner lot or reverse corner lot.

**Yard, Interior Side** means a side yard which is adjacent to another zoning site, or to a lane separating the side yard from another zoning site.

**Yard, Required** means the minimum distance that the development or a specific portion of a development must be separated from a site line. Required yards are specified in the dimensional standards for each Zoning District.

**Zoning District** means an area of land, identified in Section 7 of this By-law, which regulates the use and development of land as depicted on the Zoning District Maps in Section 6.

# 5 GENERAL DEVELOPMENT REGULATIONS

## 5.1 Applicability

- 5.1.1 The provisions of this section shall apply to any development on any site, irrespective of the *Zoning District* in which it is located.

## 5.2 Multiple Uses or Provisions

- 5.2.1 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 and more stringent requirements shall apply unless otherwise specified.

## 5.3 Accessory Uses

- 5.3.1 Where this By-law provides that any premises may be used or a building or structure may be erected, altered or used for a purpose, that purposes shall include any accessory building, structure or use.
- 5.3.2 Where an accessory building is attached to a principal building, it is considered part of the principal building and is not an accessory building or structure.
- 5.3.3 Excluding farm buildings and related structures, no accessory building or structure shall be constructed on any site prior to the construction of the principal building or structure on the site, unless allowed under written Agreement with Council and it is determined to be necessary for storage of tools and materials to maintain a site prior to the construction of a dwelling.
- 5.3.4 Accessory buildings and structure shall not be located closer than six (6) ft., clear of all projections, to the principal building.
- 5.3.5 Detached accessory buildings or structures shall not be located within a required front yard.
- 5.3.6 Notwithstanding the provision under clause 5.3.5 above, a detached accessory building may be allowed in the required front or side yard on sites which back onto a lake or public reserve abutting a lake.

## 5.4 Temporary Uses

- 5.4.1 A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by the Designated Officer.
- 5.4.2 Temporary buildings, structures and uses which are incidental and necessary for construction on the same site may be permitted on a temporary basis, subject to the issuance of a development permit and under the following conditions:
- 5.4.2.1 Storage of construction materials and equipment;
  - 5.4.2.2 Office space for a contractor or developer;
  - 5.4.2.3 Temporary accommodation for a caretaker, watchperson or other employees on the same construction site; and
  - 5.4.2.4 A recreational vehicle or travel trailer may be used as temporary accommodation for one construction season in the residential zones to facilitate the construction of a permitted dwelling.
- 5.4.3 A development permit for a temporary building, structure or use shall be valid for a period of not more than twelve (12) months and may not be renewed for more than one (1) additional twelve (12) month extension at the same location.

## 5.5 Restricted and Prohibited Development

- 5.5.1 Nothing in this By-law shall be construed as authorization for the carrying out of any development or activity that is a nuisance.
- 5.5.2 No development or activity shall emit air or water contaminants in excess of the standards prescribed by the Province of Manitoba pursuant to The Environment Act and the regulations pertaining thereto.



- 5.5.3 Notwithstanding the provisions contained in this By-law, Council may prohibit the development of land 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, unless otherwise proven contrary by a professional engineering report.

## **5.6 Only One Principal Use on a Site**

- 5.6.1 There shall be only one principal building, structure or use on a site, except wherein otherwise stated in this By-law.

## **5.7 Movement of Buildings and Structures**

- 5.7.1 No building or structure shall be moved or relocated, in whole or in part, to any other location unless every portion of the building or structure conforms to all applicable regulations of the zone in which it is to be moved.
- 5.7.2 Before moving a building or structure over 120 sq. ft. in size to a new location within the municipality, the owner shall obtain a permit and may be required to enter into an agreement with the Municipality detailing the undertaking of the owner to pay all damages that may arise from the move as the Designated Officer deems necessary.
- 5.7.3 The relocation of any building or structure that is not entirely new and unused will require the owner to enter into a Performance Bond with the Municipality, unless it is determined by the Designated Officer in consultation with administration of the Municipality of Bifrost – Riverton that the building or structure is not of concern through a pre-inspection.
- 5.7.4 Any excavation shall be filled, the ground shall be leveled, and the site shall be put in a safe condition to the satisfaction of the Designated Officer within 30 days of the date of removal of the building or structure.

## **5.8 Subdivision of Attached Units**

- 5.8.1 A site containing more than one attached dwelling or commercial unit may be subdivided to provide individual titles to one or more of the attached dwellings or commercial units, provided that:
- 5.8.1.1 Any new site line shall be a straight line between the front and rear site lines, located in such a way that the party wall of the two adjacent units shall form part of the new site line. Where a site line is unable to be straight due to the irregular shape of the site, the location of the new site line shall be determined by the conditions of any subdivision approval and verified by the Designated Officer;
- 5.8.1.2 Each site created shall have frontage on a public right-of-way, except in the case of a bare land condominium development;
- 5.8.1.3 In the case of an attached dwelling, each newly created site may only accommodate one (1) dwelling unit; and
- 5.8.1.4 No side yard is required along the newly created site line.

## **5.9 Public Monuments and Statuary**

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

## **5.10 Land Subject to Flooding and Hazard Lands**

- 5.10.1 No building shall be constructed or placed in the vicinity of a lake, river, watercourse or body of water on land that has been identified by the Province as a flood hazard or would be inundated by a two-hundred year flood event, unless it is demonstrated to the satisfaction of Council that:
- The land is not subject to flooding;
  - Proper measures will be taken to protect the building from flooding; or
  - That access to the property is on a developed public road to a standard and elevation that meets with provincial flood protection measures.
- 5.10.2 No permanent structures shall be located within 100 ft. adjacent to all natural water bodies and waterways, measured from the normal high water mark.
- 5.10.3 Within 100 ft. of all natural waterbodies and waterways vegetation shall be maintained in a natural state.

- 5.10.4 No 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.
- 5.10.5 Notwithstanding any provisions of this By-law, the Designated Officer may refuse to issue a development permit or building permit where the Council has reason to believe that the proposed development is located on land that is subject to one or more of the hazards identified in this section, or where Council has reason to believe such works would create an adverse effect on adjacent public or private lands or where adjacent drains are insufficient to accommodate added surface water run-off.
- 5.10.6 The Designated Officer may require a development permit applicant to provide, at their own expense, such flood levels, elevations, or other geotechnical data as may be required.

### **5.11 Protection of Groundwater**

- 5.11.1 If groundwater is to be used as a source of potable water, it shall be done in a sustainable manner and compliant with all applicable provincial legislation.
- 5.11.2 Private well owners are responsible for the construction, ongoing operation, maintenance, and monitoring of their water systems. Water well development should be done in such a manner as to protect groundwater from contamination.
- 5.11.3 Development of any common drinking water or sewer systems should be done in accordance with provincial legislation.

### **5.12 Development Along Lakes and other Significant Water Bodies**

- 5.12.1 All buildings and structures must be built to meet the 200-year flood design requirements of the Province of Manitoba.
- 5.12.2 Landowners shall not place any buildings, structures, decks or similar on public reserve land unless a permit has been issued by the proper authority to the satisfaction of the Designated Officer.
- 5.12.3 Any work in or near water that has the potential to harmfully alter, disrupt or destroy fish habitat (including riparian areas) or deposit deleterious substances (including sediment) into any fish bearing water must be reviewed by the Province of Manitoba and possible authorization by Fisheries and Oceans.
- 5.12.4 New or expanded manure storage facilities, septic fields, and municipal wastewater lagoons will be discouraged on land that has soils determined, by detailed soil survey, to have an agricultural capability of Class 6, Class 7, or Unimproved Organic Soils and must be setback from water courses or streams, in accordance with Provincial regulations.

### **5.13 Development Adjacent to the Icelandic River**

- 5.13.1 Buildings and structures on permanent foundations shall be setback a minimum of 100 feet from the normal high water mark of the Icelandic River, or at least 25 feet from the landslide toe of the dyke, whichever is greater, unless specific approval has been granted by Council. Council may require a greater setback at locations where the dykes may have to be relocated or reinforced in the future.
- 5.13.2 The following applies to the area lying west of the C.P.R. bridge between the Icelandic River and existing dyke:
  - 5.13.2.1 All permanent structures shall be raised by fill to a minimum elevation of 723 ft. Geodetic Survey of Canada Datum.
  - 5.13.2.2 The fill shall extend a minimum of 15 ft. from the foundation.
  - 5.13.2.3 All land below elevation 717.5 ft. shall be reserved for use as a park, open space or recreation area.
  - 5.13.2.4 The dyke shall remain at elevation 722 ft. or the building sites shall be raised to an equivalent elevation.
- 5.13.3 Natural vegetation and tree cover shall not be removed from the Icelandic River shoreline for a minimum horizontal distance of 50 ft. of the normal summer water mark.

### **5.14 Connection to Municipal Services**

- 5.14.1 All principal buildings constructed on a site serviced by water, wastewater and/or hydro distribution shall be connected to such services.
- 5.14.2 Where services do not exist, a property owner shall be required to connect to these services as they are installed as it is considered expedient by Council.

## **5.15 Public Reserve Lands**

- 5.15.1 In accordance with Section 138(1) of *The Planning Act*, Public Reserve land may only be used for:
- 5.15.1.1 A public park;
  - 5.15.1.2 A public recreation area;
  - 5.15.1.3 A natural area;
  - 5.15.1.4 A planted buffer strip separating incompatible land uses; or
  - 5.15.1.5 Public Works.

## **5.16 Special Setbacks**

- 5.16.1 A minimum clearance distance shall be maintained when locating buildings and structures within close proximity of Manitoba Hydro lines and conductors, as per Manitoba Hydro guidelines.
- 5.16.2 No dwelling shall be located within 1,312 ft. of the boundary of any active waste disposal ground or sewage lagoon unless approval has been obtained from the Province of Manitoba.

## **5.17 Projections Into Yards**

- 5.17.1 The following open, uncovered and unobstructed (ground level to sky) elements may project into a required yard by no more than 25%:
- a. Terrace;
  - b. Deck; and
  - c. Landing 50 sq. ft. or less.
- 5.17.2 The following elements may project into or exist within a required yard:
- a. Unenclosed patios, steps, stairs or ramps;
  - b. Eaves, but must be a minimum of 18 in. from any property line;
  - c. Trellises, flagpoles, lighting fixtures, lampposts and similar freestanding elements;
  - d. Uncovered walks or driveways;
  - e. Fences, retaining walls, screening and hedges;
  - f. Recreational or play equipment; and
  - g. Other such elements as determined by the Designated Officer.
- 5.17.3 The following architectural elements are permitted to project into required yards no more than 2 ft.:
- a. Window sills, bay or oriel windows;
  - b. Canopies or shade structures;
  - c. Chimneys;
  - d. Lighting fixtures; and
  - e. Other similar architectural elements as determined by the Designated Officer.
- 5.17.4 Loading spaces are permitted to project into side or rear yards only.

## **5.18 Parking**

- 5.18.1 For the purposes of this By-law and the regulations found within this section, all required parking areas are to be located on-site.
- 5.18.2 The following regulations apply to all accessory on-site parking areas:
- 5.18.2.1 All parking spaces shall be located on the same lot as the use served unless permitted by variation order to locate elsewhere or as otherwise stated in this By-law;
  - 5.18.2.2 Parking areas shall have clearly marked approaches or driveways and be defined by a fence, curb, or other suitable boundary designed to provide an orderly appearance;
  - 5.18.2.3 Lighting provided for parking areas shall be shielded and directed away from adjoining residential areas and generally confined to the site;
  - 5.18.2.4 The grade of a parking area, and the access driveways thereto shall be designed in such a manner that there will be no free flow of water onto either adjacent property or public sidewalk;
  - 5.18.2.5 Any parking area shall be of such a surface that will minimize the carrying of dirt or foreign matter onto the public right-of-way;

- 5.18.2.6 Parking areas provided for a use shall be used exclusively for the parking of employees, occupants, patrons or visitors of such use, unless otherwise permitted herein, and shall not be used for motor vehicle repair work or similar uses;
- 5.18.2.7 When any building, structure or use in existence on the effective date of this By-law is subsequently damaged or destroyed, and is reconstructed or re-established, the parking spaces maintained at the time of such damage or destruction shall be restored or continued in operation; and
- 5.18.2.8 Parking spaces in existence on the effective date of this By-law or amendments thereto shall not be further reduced below the parking requirements for a similar new building or use under the provisions of this section.
- 5.18.3 In the case of a mixed-use development, the Designated Officer shall calculate parking requirements for each individual use and the total shall be deemed to be the required parking for the site, unless the applicant can demonstrate to the satisfaction of Council, through a parking demand study, there is a complimentary use of the parking facilities which would warrant a reduction in the parking requirements.
- 5.18.4 No person shall establish or change the use of a site without providing and maintaining a minimum number of on-site parking spaces in accordance with the table below:

**Table 5-1: Minimum Parking Requirements**

Use Class	Minimum Vehicle Parking Spaces	Minimum Bike Parking Spaces
<b>Residential Uses</b>		
<b>Multi-Unit Dwelling</b>	1.25 spaces / dwelling unit	0.5 spaces / dwelling unit
<b>All other residential uses</b>	1.0 space / dwelling unit	
<b>Commercial Uses</b>		
<b>Auditorium, Theatre, Concert Hall or Cinema</b>	1.0 space / 4 seats	2.0
<b>Funeral Chapel or Mortuary</b>	1.0 space / 5 seats	2.0
<b>Hotel or Motel</b>	1.0 space / guest room or sleeping unit	2.0
<b>Resort</b>	1.0 space / guest room or sleeping unit	2.0
<b>Restaurant or Drinking Establishment</b>	1.0 space / 4 seats or 1.0 space / 100 sq. ft., whichever is greater	A minimum of 2.0 spaces, plus an additional 1.0 space for every 5.0 vehicle parking stalls provided
<b>Retail Sale, Service and Office</b>	1.0 space / 200 sq. ft.	A minimum of 2.0 spaces, plus an additional 1.0 space for every 5.0 vehicle parking stalls provided
<b>Special Event Facility</b>	1.0 space / 50 sq. ft.	2.0
<b>All other commercial uses</b>	A minimum of 1.0 space, plus an additional 1.0 space / 250 sq. ft.	2.0
<sup>1</sup> In the <b>CC - Commercial Centre</b> Zoning District in Riverton, minimum parking requirements do not apply to main street-oriented commercial uses. These uses are required to provide off-street parking spaces, to the satisfaction of the Designated Officer, to accommodate staff/employees.		
<b>Industrial Uses</b>		
<b>All industrial uses</b>	1.0 space / 1,000 sq. ft. or 1.0 space / 5 employees, whichever is greater	

Civic and Institutional Uses		
<b>Assisted Living Facility</b>	1.0 space / bed	
<b>Childcare Facility</b>	1.0 space / 2 employees 1.0 space / 5 seats	
<b>Funeral Service Facility</b>		
<b>Government Service</b>	1.0 space / 550 sq. ft.	
<b>Hospital, Clinic or Medical Service Facility</b>	2.0 spaces / bed	A minimum of 4.0 spaces, plus an additional 1.0 space for every 5 beds beyond 20
<b>Indoor / Outdoor Recreation Facility</b>	1.0 space / 5 seats Where there are no fixed seats, 1.0 space / 100 sq. ft. of floor area devoted to the assembly room floor area	A minimum of 8.0 spaces, plus an additional 1.0 space for every 5 vehicle parking spaces provided
<b>School</b>	1.5 spaces / classroom plus 1.0 space / 100 sq. ft. of public area	A minimum of 8.0 spaces, plus an additional 1.0 space for every 5 vehicle parking spaces provided
<b>Place of Worship</b>	1.0 space / 10 seats or 1.0 space / 200 sq. ft. of assembly room space, whichever is greater	A minimum of 4.0 spaces, plus an additional 1.0 space for every 5 vehicle parking spaces provided
<b>Community Centre or Hall</b>	1.0 space / 10 seats or 1.0 space / 100 sq. ft. used by patrons, whichever is greater	A minimum of 4.0 spaces, plus an additional 1.0 space for every 5 vehicle parking spaces provided
Agricultural Uses		
<b>Agri-business</b>	1.0 space / 1,000 sq. ft. or 1.0 space / 5 employees, whichever is greater	

- 5.18.5 Where a proposed use is not listed above, the parking regulation shall be determined by the Designated Officer.
- 5.18.6 Where the number of required parking spaces is determined by reference to a unit such as the number of bedrooms, seats or floor area, the next higher number shall be required where the calculation results in a fractional number of parking spaces.
- 5.18.7 The following regulations apply to the required dimensions for parking spaces:
- 5.18.7.1 Parking space dimensions may vary depending on the angle measured perpendicular to the axis of the access aisle of the space provided. The dimensions of parking spaces shall be in accordance with the **Table 5-2**;
  - 5.18.7.2 All entrances and egress driveways shall be a minimum of 24 ft. and no closer than 24 ft. from the point of two property lines at a street intersection;
  - 5.18.7.3 Where an aisle serves two different types of angled parking, which are located across from each other, the largest required access aisle shall be provided; and
  - 5.18.7.4 Where access to a parking space is directly from a street or lane, the width of the adjacent street or lane may be computed as part of the required aisle width.

**Table 5-2: Parking Space and Aisle Dimensions**

Angle of Parking	Minimum Parking Space Dimensions		Minimum Aisle Dimensions	
	Width	Length	One-Way	Two-Way
<b>Parallel</b>	9	20	12	20
<b>49 or less</b>	8.5	18	12	20
<b>50 – 74</b>	8.5	18	14	24
<b>75 - 90</b>	9	18	18	24

## 5.19 Accessible Parking

- 5.19.1 The number of accessible parking stalls shall be determined in accordance with **Table 5-3**;
- 5.19.2 All accessible parking spaces must be a minimum of 10 ft. in width, plus a 5 ft. wide adjacent access aisle, and a minimum of 20 ft. in length. Two such adjacent stalls may be served by the same access aisle.
- 5.19.3 All accessible parking spaces must be located within 150 ft. of a major building entrance used by residents, employees or the public.
- 5.19.4 All accessible parking spaces must provide signage or adequate representation to ensure the space is reserved for persons with mobility issues.
- 5.19.5 The portion of required off-street parking spaces that must be accessible for any new development, exclusive of single-unit dwellings and two-unit dwellings, is as follows:

**Table 5-3: Accessible Parking Requirements**

Number of Parking Spaces	Minimum Number of Accessible Parking Spaces
1 – 25	1.0
26 – 50	2.0
51 – 75	4.0
76 – 100	6.0
101 – 200	8.0
200 +	10.0 plus 1.0 for every additional 50.0 spaces

## 5.20 Loading Space Requirements

- 5.20.1 All commercial and industrial land uses shall provide loading spaces, located on the same site as the principal building or structure and in accordance with the requirements noted herein.
- 5.20.2 Off-street loading spaces shall be a minimum of 30 ft. in length, 12 ft. in width and shall have a vertical clearance of at least 14 ft.
- 5.20.3 All off-street loading spaces in the **MB – Industrial Business** and **MG – Industrial General Zoning Districts** shall have access to a public right-of-way or lane within a parking lot.
- 5.20.4 The number of off-street loading spaces shall be as follows:

**Table 5-4: Loading Space Requirements**

Floor Area of Principal Building	Number of Spaces Required
Up to and including 5,000 sq. ft.	1.0
5,001 to 15,000 sq. ft.	2.0
15,001 to 40,000 sq. ft.	3.0
Over 40,000 sq. ft.	3.0 plus 1.0 space for each additional 25,000 sq. ft. of floor area

## 5.21 Vehicle Queuing Spaces

- 5.21.1 In addition to off-street parking spaces listed in **Table 5-1**, if any, the owner of property containing any of the uses listed in the first column of Table must provide the number of automobile queuing spaces indicated in the second column of the Table for any drive-through facility.

**Table 5-5: Vehicle Queuing Space Requirements**

Use	Number of Spaces Required
Car wash – automatic	3.0
Car wash – self-service	2.0 per bay
Bank or lending institution, or automated teller machine (ATM) with drive-through facility	3.0
Restaurant with drive-through facility	5.0
Any other use with an accessory drive-through facility	2.0

- 5.21.2 Vehicle queuing spaces must not block or interfere with the smooth flow of traffic within a parking area or any adjacent street or public lane.
- 5.21.3 Each queuing space must be a minimum of 16 ft. in length and 8 ft. in width.

**5.22 Parking of Recreational Vehicles (RVs), Travel Trailers and other Camping Vehicles**

- 5.22.1 Except for the provisions made in Section 5.4, RVs, Travel Trailers and other camping amenities may not be parked, stored or inhabited on sites that do not contain a dwelling in the residential zones.

**5.23 Lighting**

- 5.23.1 Outdoor lighting shall be low glare in nature and located in and arranged such that no light is directed at any abutting or adjacent properties, or that it may interfere with the effectiveness of any traffic control devices in the vicinity.
- 5.23.2 All outdoor lights must have fully shielded luminaries to direct light downward.
- 5.23.3 If free standing, the maximum height of a light standard shall be 35 ft.

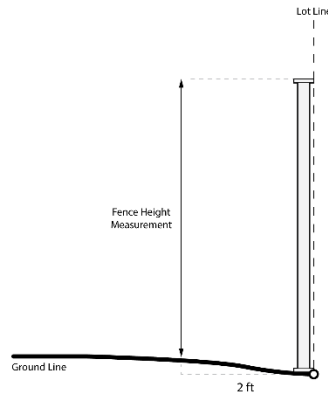
**5.24 Fences and Screening**

- 5.24.1 Fences and landscaped screens, including hedges, trees, shrubs and similar landscape features shall be permitted in all zones, provided that:
  - a. Electric or barbed wire fences are only permitted for agricultural or industrial uses; and
  - b. All other standards of this section are complied with.
- 5.24.2 The height of a fence or screen must comply with the standards set forth in the table below, unless otherwise provided for:

**Table 5-6: Maximum Height for Fencing**

Use Group	Front Yard	Side or Rear Yard
Residential Uses	4 ft.	6.5 ft.
Commercial Uses	6.5 ft.	10 ft.
Industrial Uses	10 ft.	10 ft.
Civic Uses	10 ft.	10 ft.
Agricultural Uses	6.5 ft.	6.5 ft.

5.24.3 For the purposes of this section, all fences shall be measured from the general ground level at a distance of 2 ft. from within the lot line of the site on which the fence is to be constructed, unless otherwise stated.



5.24.4 Electrified fencing shall be permitted for Stables, Game Farms, Livestock Operations or Animal Keeping. There shall not be electrified barbed wire adjacent to public spaces or uses.

5.24.5 Fences in the MG Zoning District may include barbed wire on the top 2 ft. in the side and rear yards.

## 5.25 Buffering of Residential Uses from Non-Residential Uses

5.25.1 When a side or rear lot line of any development from a commercial or industrial use class abuts a residential zone, or is separated from a residential zone by a public right-of-way, a landscaped buffer must be installed on the abutting property line in accordance with the following:

- a. An opaque wall, fence, or similar with a minimum height of 6 ft. to the satisfaction of the Designated Officer; or
- b. A heavily landscaped area, to the satisfaction of the Designated Officer.

## 5.26 Development of Road Allowances

5.26.1 No building or structure shall be erected upon any land designated for a future road allowance. Any development adjacent to said future road allowance shall comply with the regulations of this By-law as if the said future road allowance was already in existence.

## 5.27 Communication Towers

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



# 6 LAND USE MAPS

## 6.1 Zoning District Maps

- 6.1.1 The Zoning District Maps provided herein form part of this By-law.
- 6.1.2 Should uncertainty or dispute arise relative to the precise location of the boundary of any Zoning District, as depicted on the Zoning District Maps, the location shall follow the closest logical boundary, a line that is parallel, or an extension to such an existing feature, as determined by the Designated Officer, including:
- a. The centre line of streets, lanes, or other public thoroughfares;
  - b. Existing site boundaries;
  - c. Municipal limits;
  - d. The centre of pipelines, railway lines, or utility easements; and
  - e. A topographic contour and/or embankment line.
- 6.1.3 No Zoning District shall apply to any public road right-of-way and, should a public right-of-way be closed, it will then carry the same zoning as the abutting lands. Where different Zoning Districts regulate the abutting lands, the roadway centre line shall become the Zoning District boundary.
- 6.1.4 Where one lot has more than one Zoning District, the area illustrated for a particular Zoning District shall be treated as the development site and must comply with the bulk regulations for the Zoning District, using the zoning line as the measurement for lot size and setbacks.

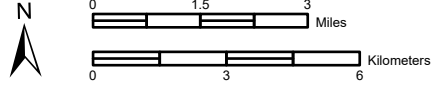
# MAP 1 - Municipal Overview



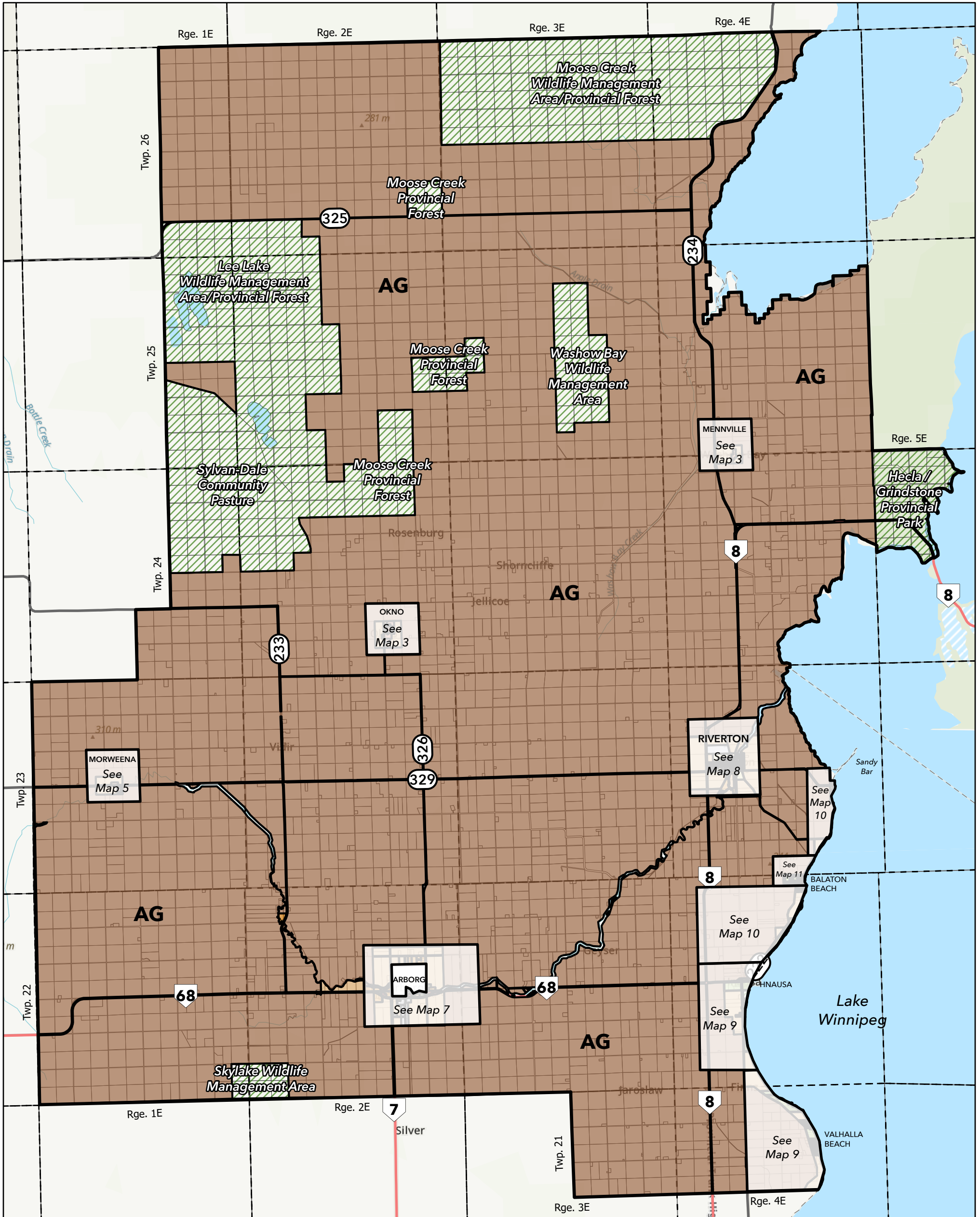
**Landmark**  
Planning & Design Inc.

## Zoning Districts

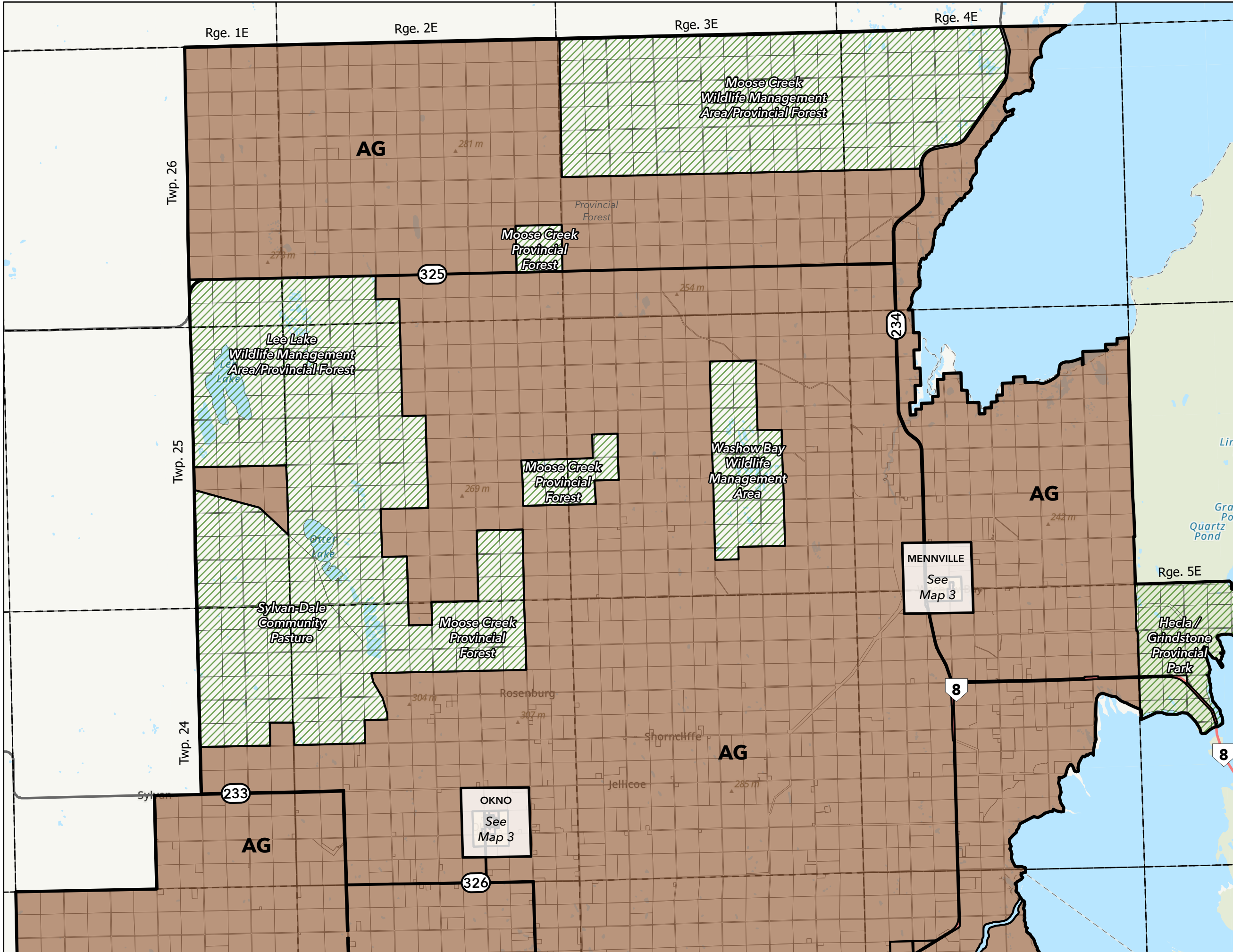
- |  |                           |  |                              |  |                                    |  |  |
|--|---------------------------|--|------------------------------|--|------------------------------------|--|--|
|  | Agricultural General [AG] |  | Urban Residential [UR]       |  | Recreation [REC]                   |  | Industrial Business [MB]                                   |
|  | Agricultural Limited [AL] |  | Multi-unit Residential [RM]  |  | Open Space and Institutional [OSI] |  | Industrial General [MG]                                    |
|  | General Development [GD]  |  | Mobile Home Park [MHP]       |  | Commercial Centre [CC]             |  | Wildlife Management Area/Community Pasture/Provincial Land |
|  | Rural Residential [RR]    |  | Recreation Residential [RCR] |  | Commercial Highway [CH]            |  |  |



Projection: NAD 1983 UTM ZONE 14N  
Source: Province of Manitoba, ESRI, OSM  
Date: September 6, 2024  
Author: Landmark Planning & Design Inc.



# MAP 2 - North Half



- Zoning Districts**
- Agricultural General [AG]
  - Agricultural Limited [AL]
  - General Development [GD]
  - Rural Residential [RR]
  - Urban Residential [UR]
  - Multi-unit Residential [RM]
  - Mobile Home Park [MHP]
  - Recreation Residential [RCR]
  - Recreation [REC]
  - Open Space and Institutional [OSI]
  - Commercial Centre [CC]
  - Commercial Highway [CH]
  - Industrial Business [MB]
  - Industrial General [MG]
  - Wildlife Management Area/  
Community Pasture/ Provincial Land

- Other Features**
- Provincial Road (PR)
  - Provincial Trunk Highway (PTH)
  - Township Boundaries
  - Assessment Parcels

# OKNO

# MENNVILLE

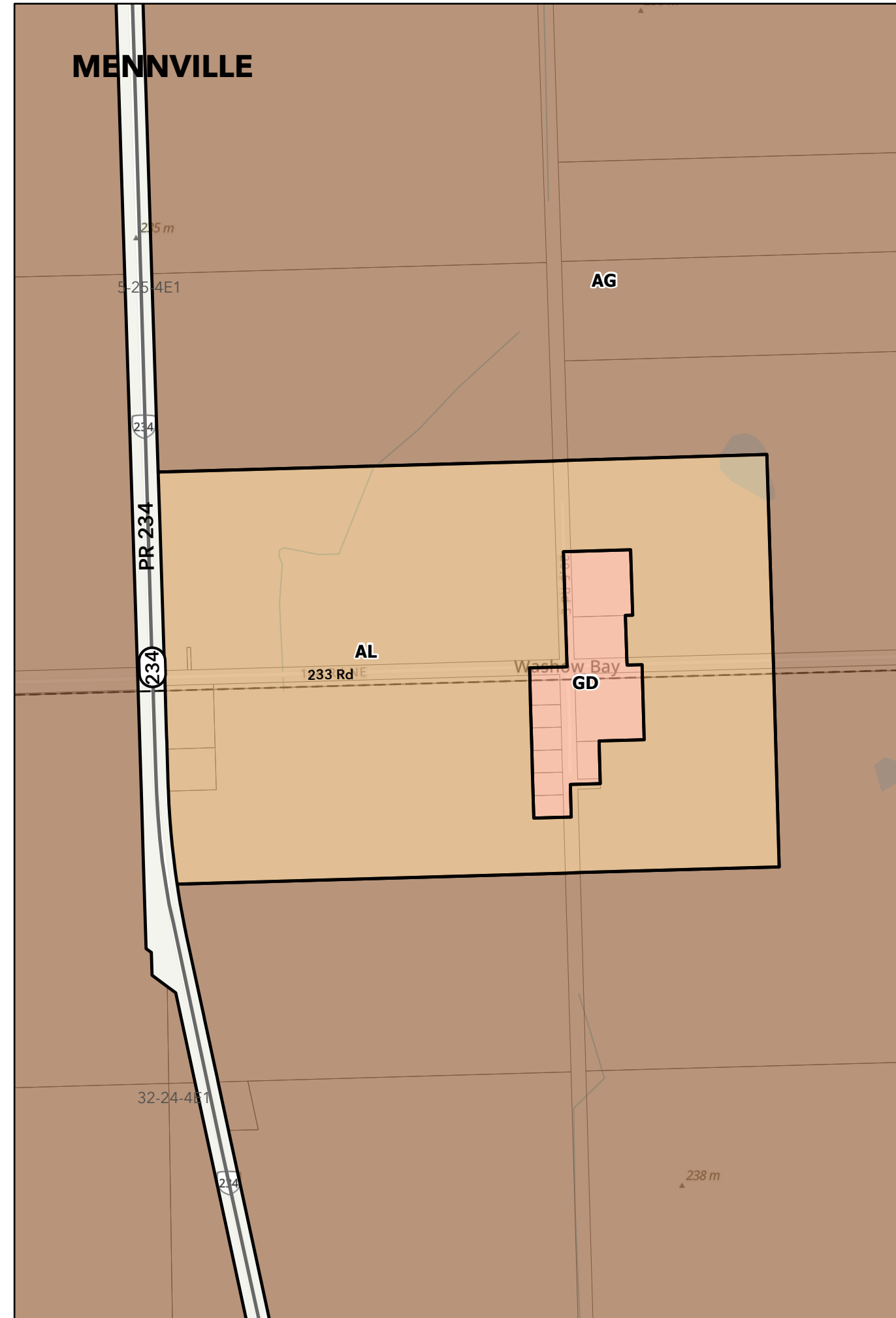
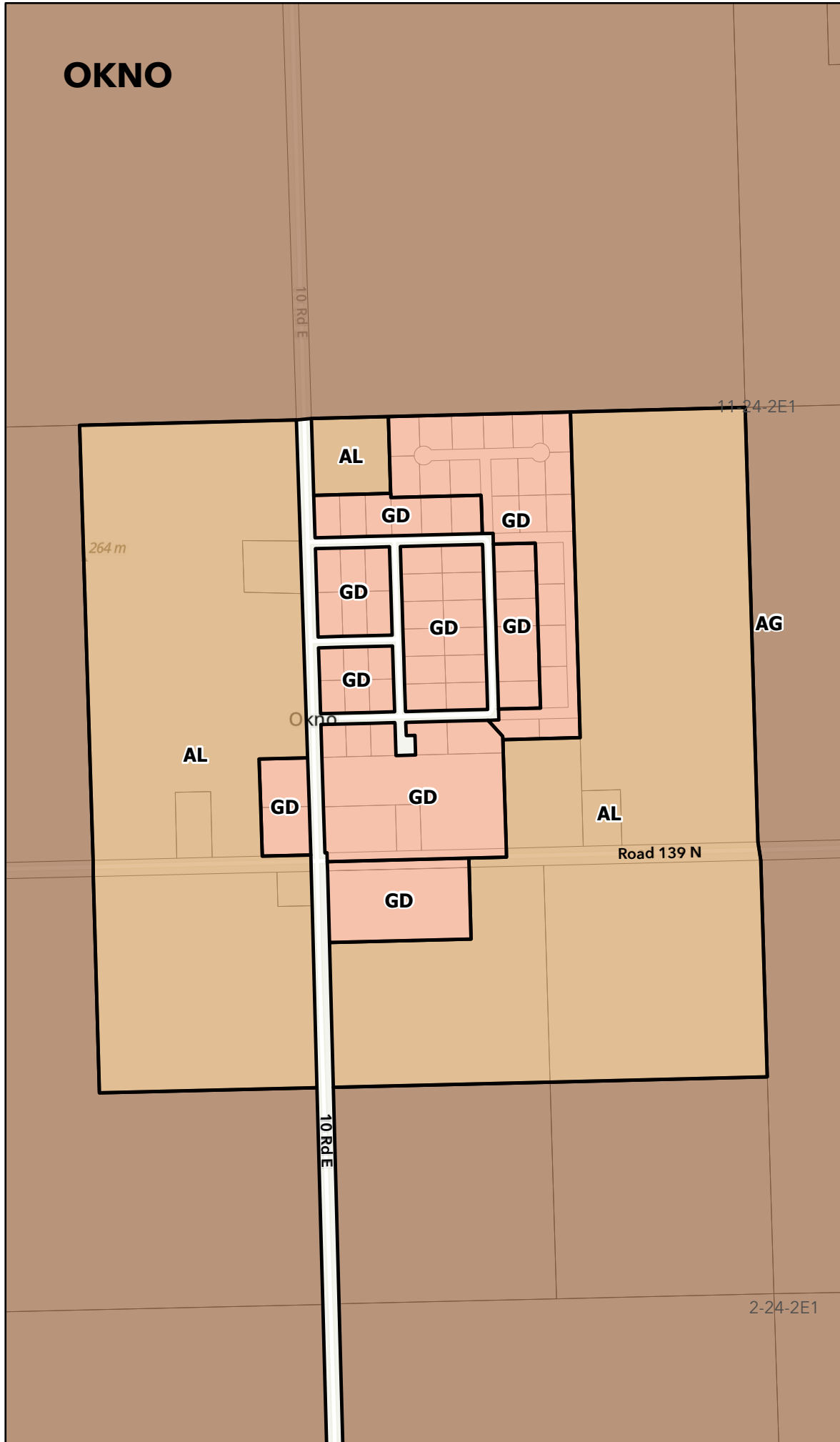
## MAP 3 - Okno and Mennville

### Zoning Districts

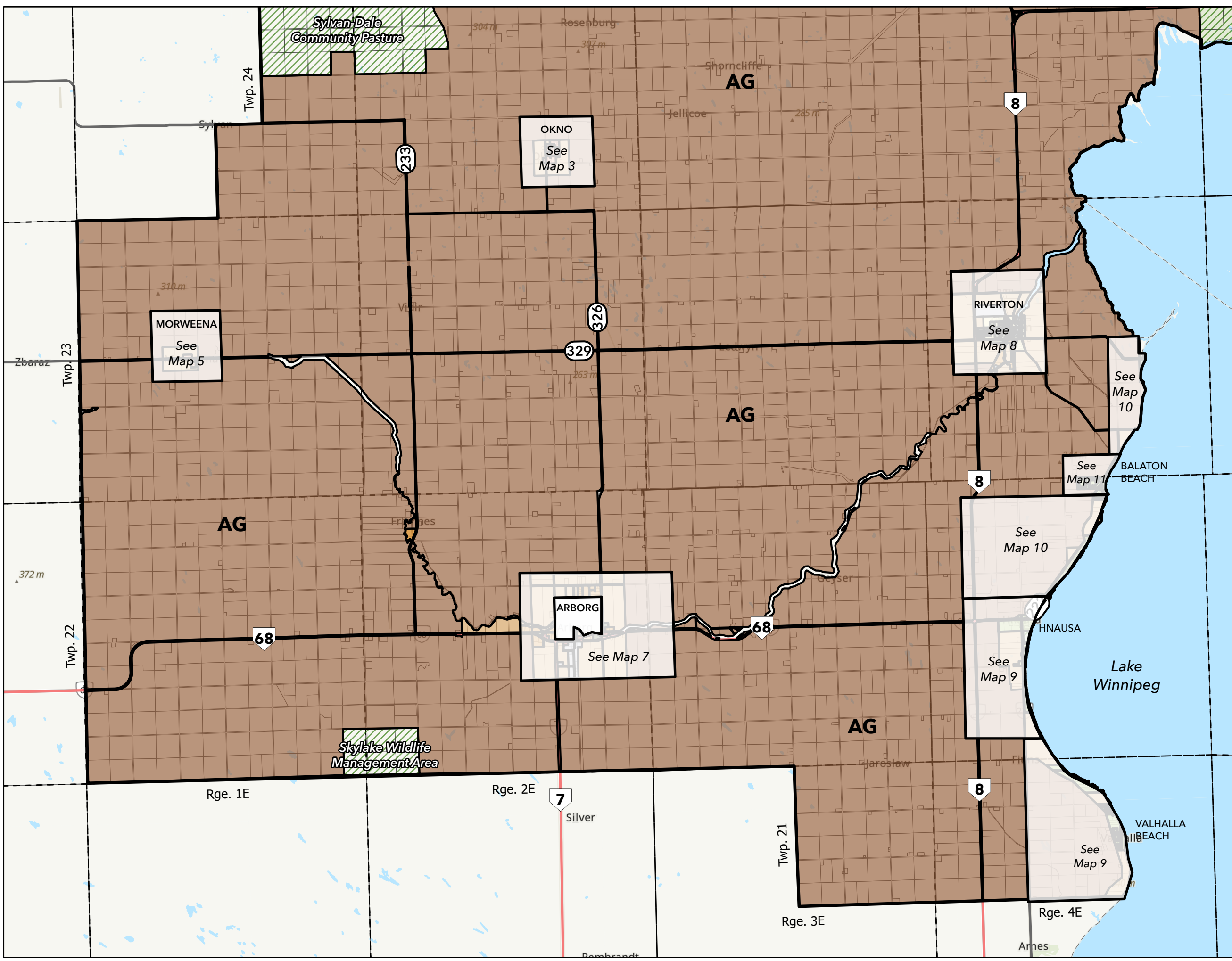
- Agricultural General [AG]
- Agricultural Limited [AL]
- General Development [GD]
- Rural Residential [RR]
- Urban Residential [UR]
- Multi-unit Residential [RM]
- Mobile Home Park [MHP]
- Recreation Residential [RCR]
- Recreation [REC]
- Open Space and Institutional [OSI]
- Commercial Centre [CC]
- Commercial Highway [CH]
- Industrial Business [MB]
- Industrial General [MG]
- Wildlife Management Area/  
Community Pasture/ Provincial Land

### Other Features

- Provincial Road (PR)
- Provincial Trunk Highway (PTH)
- Township Boundaries
- Assessment Parcels



# MAP 4 - South Half

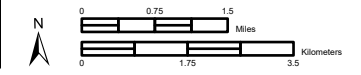


- Zoning Districts**
- Agricultural General [AG]
  - Agricultural Limited [AL]
  - General Development [GD]
  - Rural Residential [RR]
  - Urban Residential [UR]
  - Multi-unit Residential [RM]
  - Mobile Home Park [MHP]
  - Recreation Residential [RCR]
  - Recreation [REC]
  - Open Space and Institutional [OSI]
  - Commercial Centre [CC]
  - Commercial Highway [CH]
  - Industrial Business [MB]
  - Industrial General [MG]
  - Wildlife Management Area/  
Community Pasture/ Provincial Land

- Other Features**
- Provincial Road (PR)
  - Provincial Trunk Highway (PTH)
  - Township Boundaries
  - Assessment Parcels

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

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Source: Province of Manitoba, ESRI, OSM  
Date: September 6, 2024  
Author: Landmark Planning & Design Inc.







# MORWEENA AND VIDIR

## MAP 5 Morweena and Vidir

### Zoning Districts

-  Agricultural General [AG]
-  Agricultural Limited [AL]
-  General Development [GD]
-  Rural Residential [RR]
-  Urban Residential [UR]
-  Multi-unit Residential [RM]
-  Mobile Home Park [MHP]
-  Recreation Residential [RCR]
-  Recreation [REC]
-  Open Space and Institutional [OSI]
-  Commercial Centre [CC]
-  Commercial Highway [CH]
-  Industrial Business [MB]
-  Industrial General [MG]
-  Wildlife Management Area/  
Community Pasture/ Provincial Land
-  Municipal Boundary\_ExportFeatures  
selection

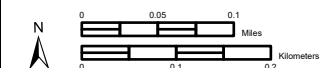
### Other Features

-  Provincial Road (PR)
-  Provincial Trunk Highway (PTH)
-  Township Boundaries
-  Assessment Parcels



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Author: Landmark Planning & Design Inc.







# FRAMNES

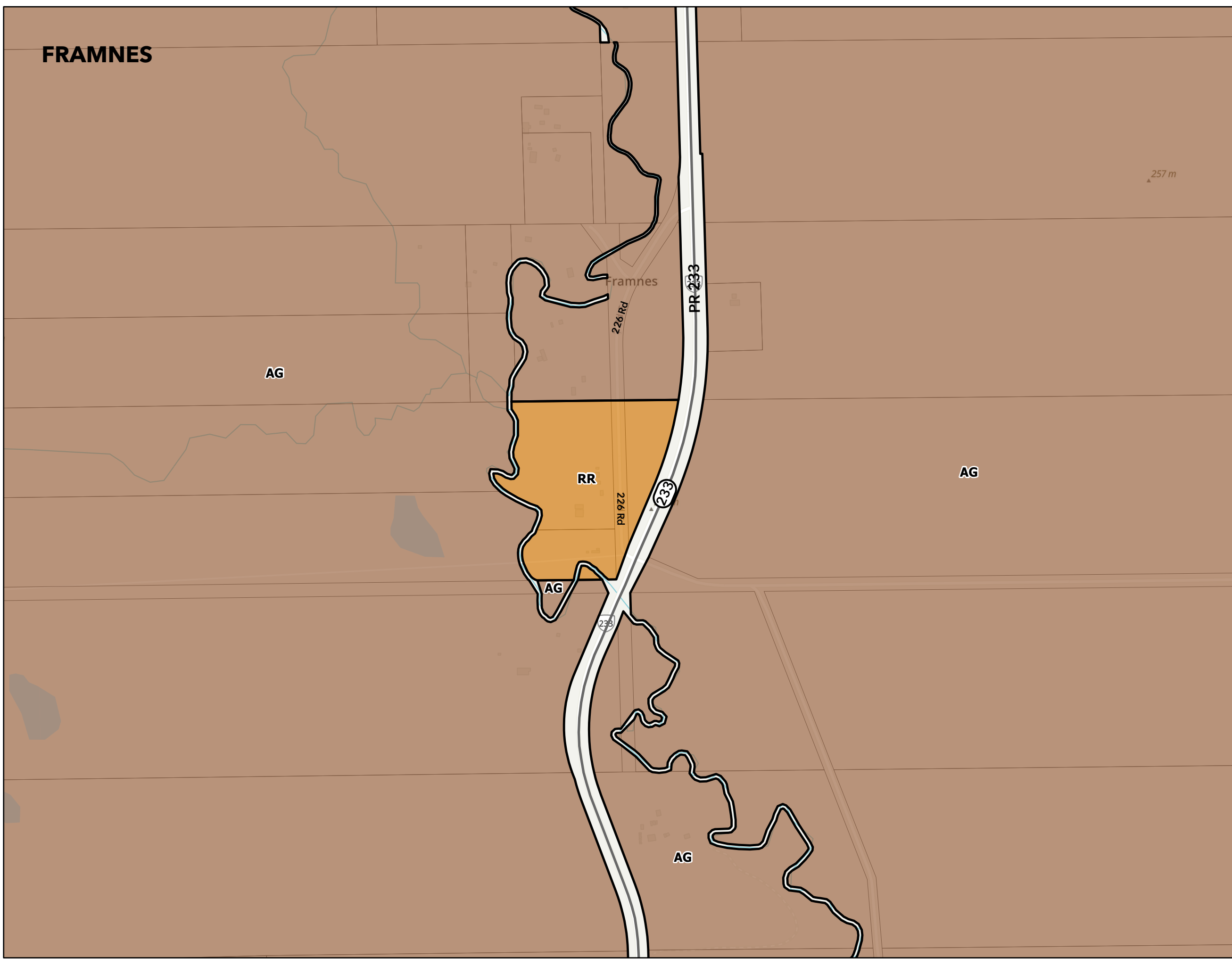
## MAP 6 Framnes

### Zoning Districts

-  Agricultural General [AG]
-  Agricultural Limited [AL]
-  General Development [GD]
-  Rural Residential [RR]
-  Urban Residential [UR]
-  Multi-unit Residential [RM]
-  Mobile Home Park [MHP]
-  Recreation Residential [RCR]
-  Recreation [REC]
-  Open Space and Institutional [OSI]
-  Commercial Centre [CC]
-  Commercial Highway [CH]
-  Industrial Business [MB]
-  Industrial General [MG]
-  Wildlife Management Area/  
Community Pasture/ Provincial Land

### Other Features

-  Provincial Road (PR)
-  Provincial Trunk Highway (PTH)
-  Township Boundaries
-  Assessment Parcels



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Author: Landmark Planning & Design Inc.



# ARBORG SURROUNDING AREA

## MAP 7 - Arborg Surrounding Area

### Zoning Districts

- Agricultural General [AG]
- Agricultural Limited [AL]
- General Development [GD]
- Rural Residential [RR]
- Urban Residential [UR]
- Multi-unit Residential [RM]
- Mobile Home Park [MHP]
- Recreation Residential [RCR]
- Recreation [REC]
- Open Space and Institutional [OSI]
- Commercial Centre [CC]
- Commercial Highway [CH]
- Industrial Business [MB]
- Industrial General [MG]
- Wildlife Management Area/  
Community Pasture/ Provincial Land

### Other Features

- Provincial Road (PR)
- Provincial Trunk Highway (PTH)
- Township Boundaries





# MAP 8 - Riverton

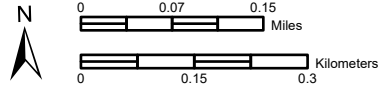


## Zoning Districts

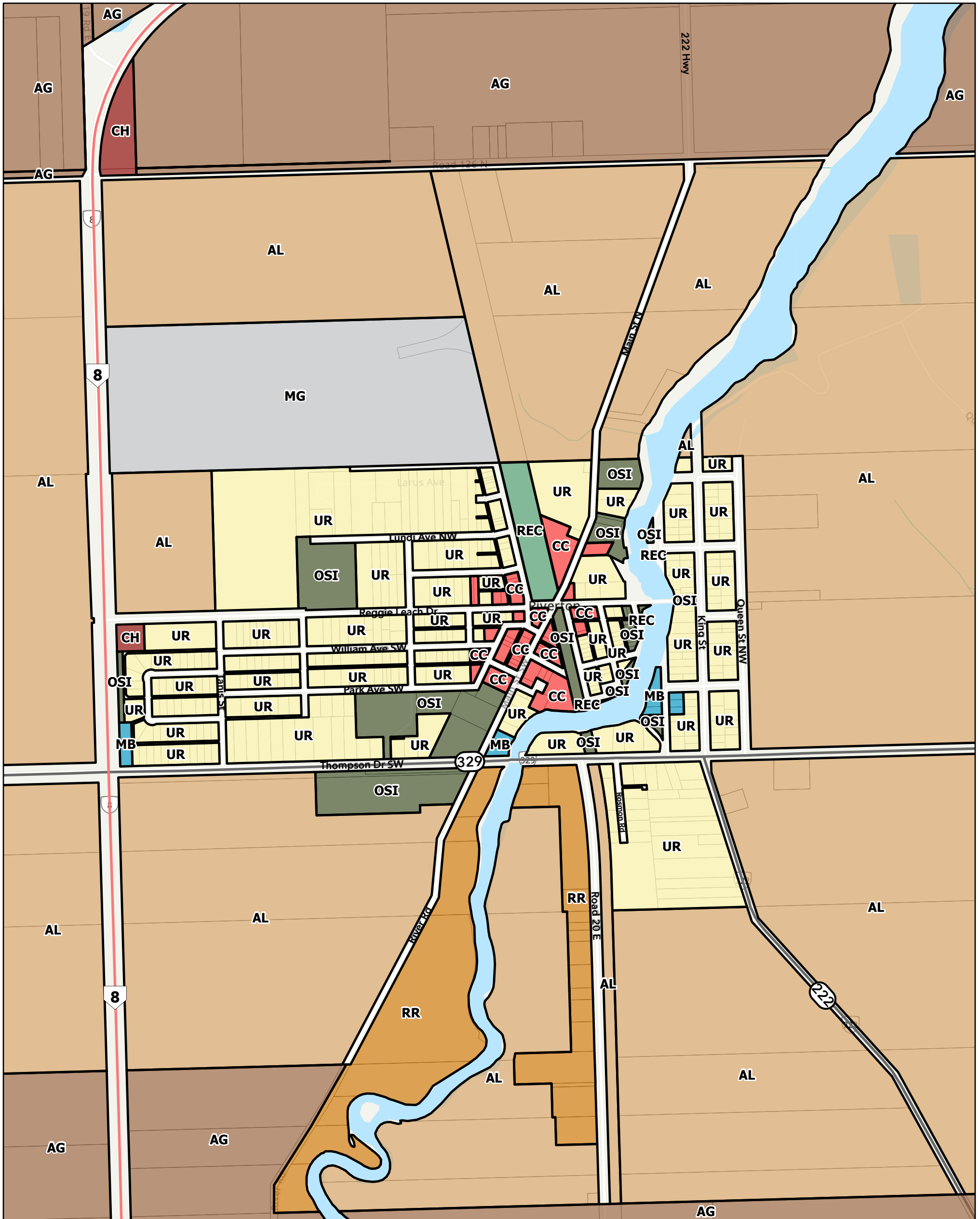
Agricultural General [AG]	Urban Residential [UR]	Recreation [REC]	Industrial Business [MB]
Agricultural Limited [AL]	Multi-unit Residential [RM]	Open Space and Institutional [OSI]	Industrial General [MG]
General Development [GD]	Mobile Home Park [MHP]	Commercial Centre [CC]	Wildlife Management
Rural Residential [RR]	Recreation Residential [RCR]	Commercial Highway [CH]	Area/ Community Pasture/ Provincial Land

## Other Features

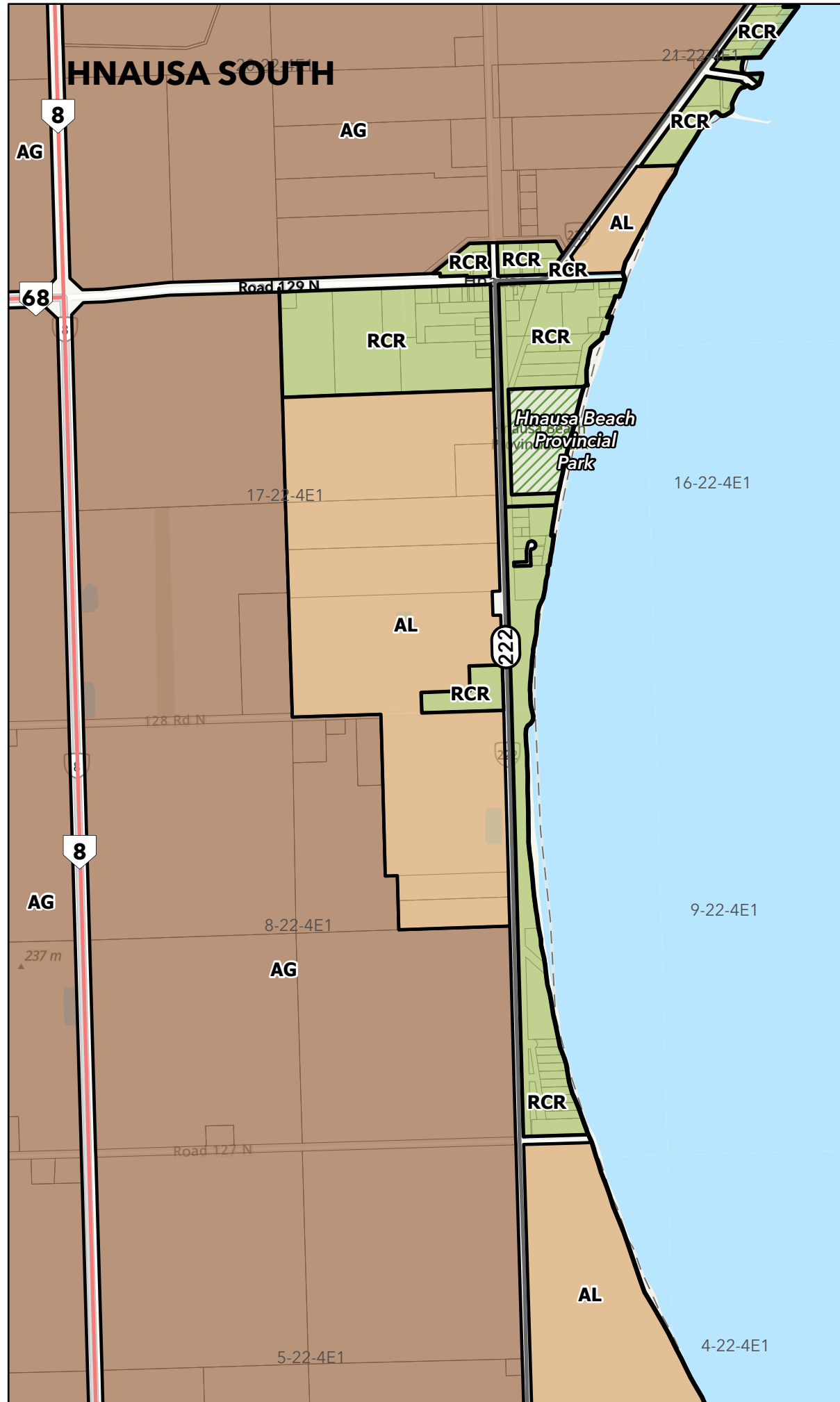
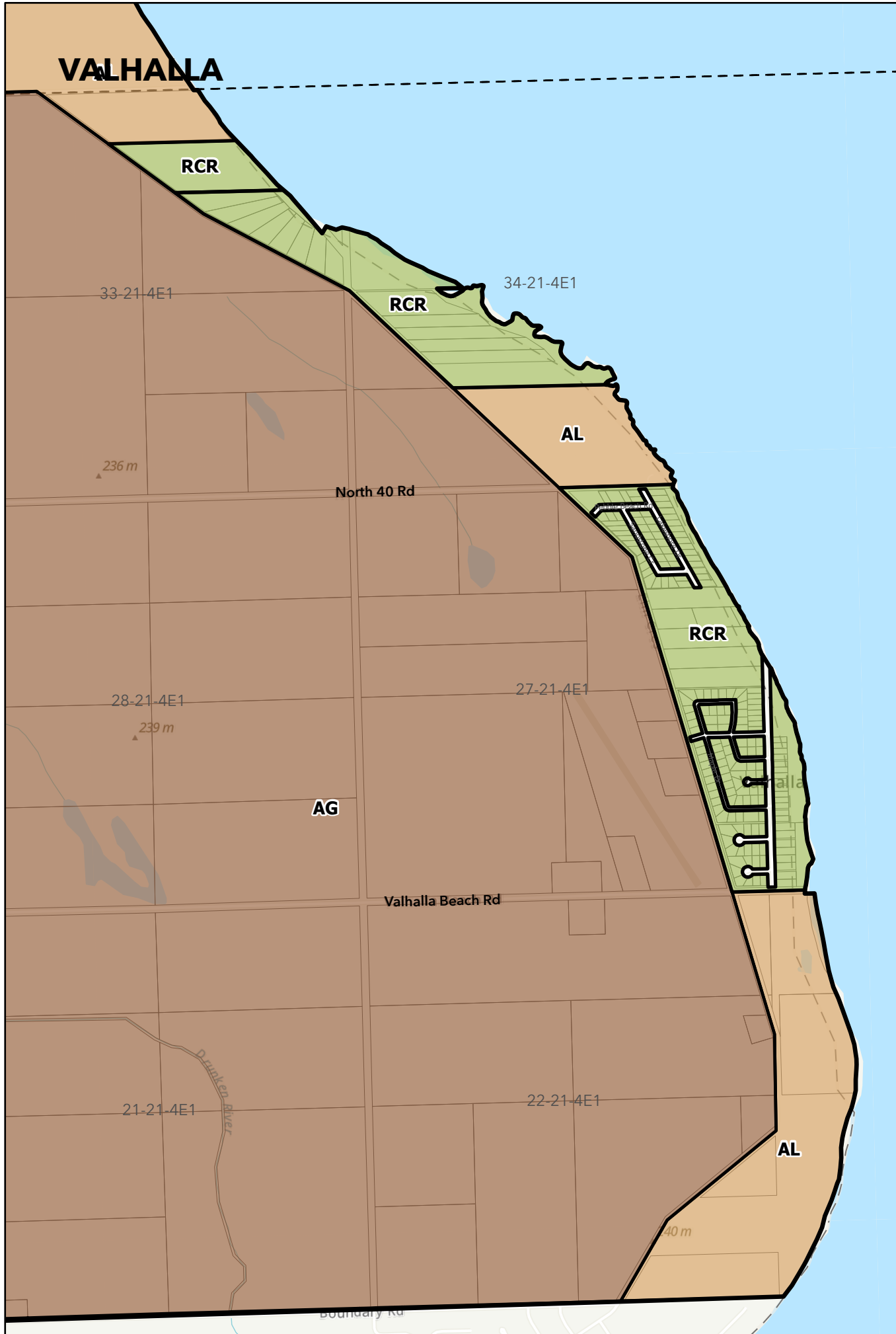
Provincial Road (PR)
Provincial Trunk Highway (PTH)
Township Boundaries
Assessment Parcels



Projection: NAD 1983 UTM ZONE 14N  
Source: Province of Manitoba, ESRI, OSM  
Date: September 6, 2024  
Author: Landmark Planning & Design Inc.

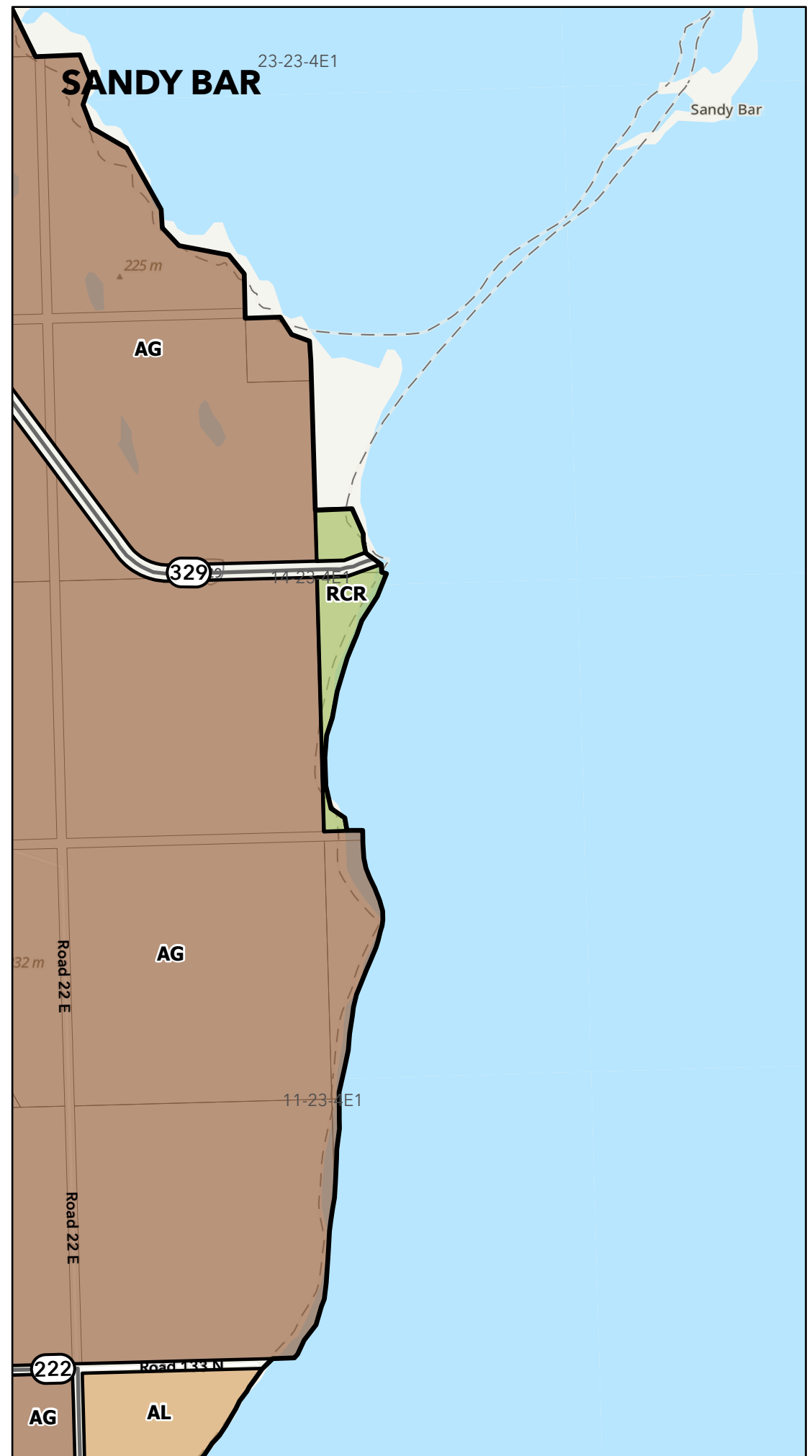
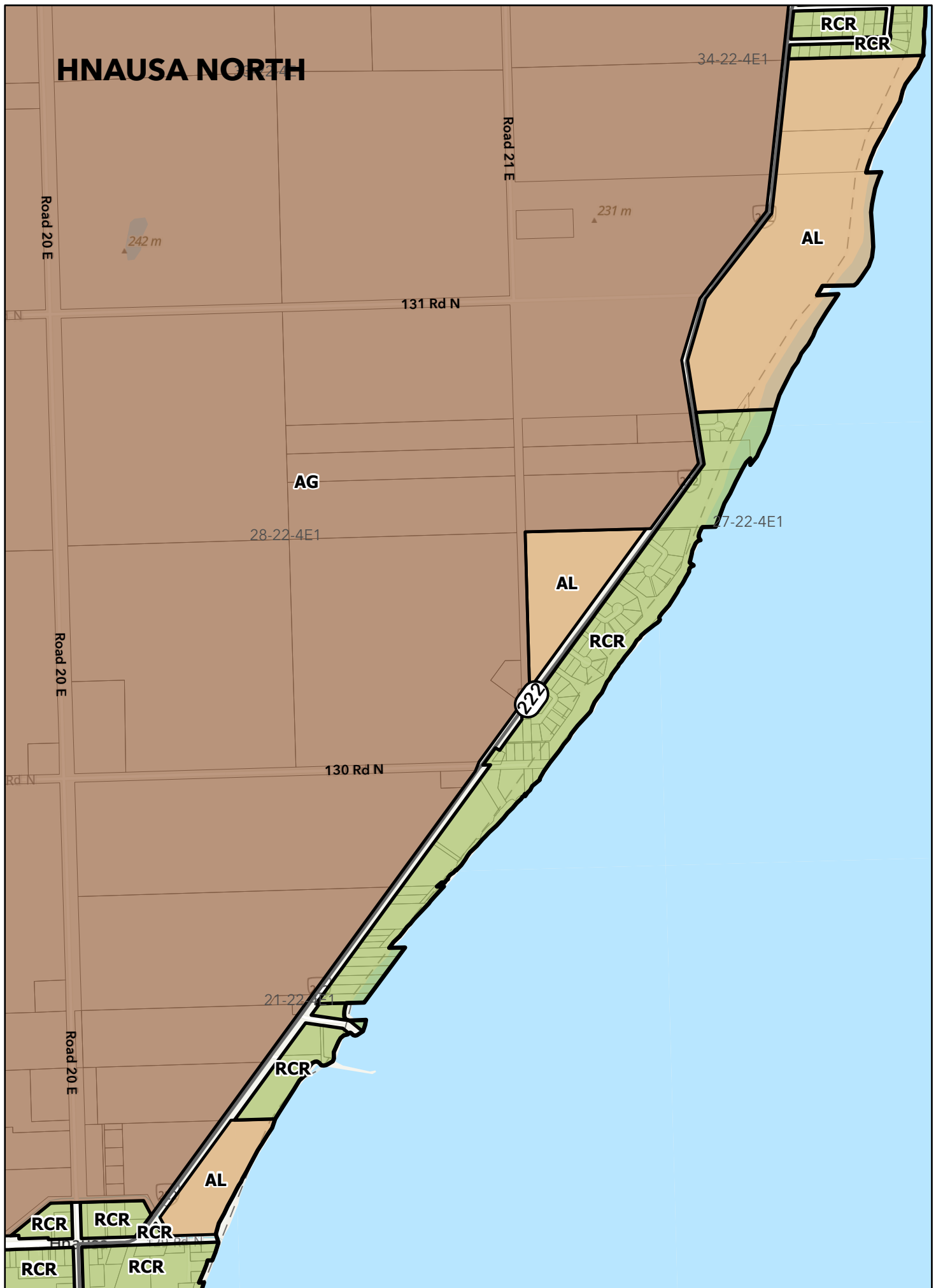

















# MAP 9 Beach Communities Valhalla & Hnausa South







- Zoning Districts**
- Agricultural General [AG]
  - Agricultural Limited [AL]
  - General Development [GD]
  - Rural Residential [RR]
  - Urban Residential [UR]
  - Multi-unit Residential [RM]
  - Mobile Home Park [MHP]
  - Recreation Residential [RCR]
  - Recreation [REC]
  - Open Space and Institutional [OSI]
  - Commercial Centre [CC]
  - Commercial Highway [CH]
  - Industrial Business [MB]
  - Industrial General [MG]
  - Wildlife Management Area/  
Community Pasture/ Provincial Land
- Other Features**
- Provincial Road (PR)
  - Provincial Trunk Highway (PTH)
  - Township Boundaries
  - Assessment Parcels

# MAP 10 Beach Communities Hnausa North & Sandy Bar

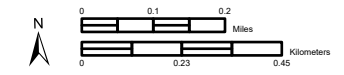


- Zoning Districts**
-  Agricultural General [AG]
  -  Agricultural Limited [AL]
  -  General Development [GD]
  -  Rural Residential [RR]
  -  Urban Residential [UR]
  -  Multi-unit Residential [RM]
  -  Mobile Home Park [MHP]
  -  Recreation Residential [RCR]
  -  Recreation [REC]
  -  Open Space and Institutional [OSI]
  -  Commercial Centre [CC]
  -  Commercial Highway [CH]
  -  Industrial Business [MB]
  -  Industrial General [MG]
  -  Wildlife Management Area/  
Community Pasture/ Provincial Land

- Other Features**
-  Provincial Road (PR)
  -  Provincial Trunk Highway (PTH)
  -  Township Boundaries
  -  Assessment Parcels

**Landmark**  
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Source: Province of Manitoba, ESRI, OSM  
Date: September 6, 2024  
Author: Landmark Planning & Design Inc.







# BALATON BEACH

## MAP 11 Beach Communities Balaton Beach



- Zoning Districts**
-  Agricultural General [AG]
  -  Agricultural Limited [AL]
  -  General Development [GD]
  -  Rural Residential [RR]
  -  Urban Residential [UR]
  -  Multi-unit Residential [RM]
  -  Mobile Home Park [MHP]
  -  Recreation Residential [RCR]
  -  Recreation [REC]
  -  Open Space and Institutional [OSI]
  -  Commercial Centre [CC]
  -  Commercial Highway [CH]
  -  Industrial Business [MB]
  -  Industrial General [MG]
  -  Wildlife Management Area/  
Community Pasture/ Provincial Land

- Other Features**
-  Provincial Road (PR)
  -  Provincial Trunk Highway (PTH)
  -  Township Boundaries
  -  Assessment Parcels

**Landmark**  
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Source: Province of Manitoba, ESRI, OSM  
Date: September 6, 2024  
Author: Landmark Planning & Design Inc.



# 7 ZONING DISTRICTS ESTABLISHED

## 7.1 Purpose of Zones

7.1.1 For the purposes of applying this By-law, the Municipality is divided into Zoning Districts found in **Table 7-1**. The descriptions in this section are intended to assist in selecting the appropriate Zoning District for different types of land uses, and to assist in identifying the intended character of each district.

**Table 7-1 Zoning Districts**

Zone Group	Symbol	Zone Name
<b>Agricultural and Rural Zones</b>	<b>AG</b>	Agricultural General
	<b>AL</b>	Agricultural Limited
	<b>GD</b>	General Development
	<b>RR</b>	Rural Residential
<b>Residential Zones</b>	<b>MHP</b>	Mobile Home Park
	<b>RM</b>	Multi-Unit Residential
	<b>UR</b>	Urban Residential
<b>Recreation and Natural Zones</b>	<b>RCR</b>	Recreation Residential
	<b>REC</b>	Recreation
	<b>OSI</b>	Open Space and Institutional
<b>Business Zones</b>	<b>CC</b>	Commercial Centre
	<b>CH</b>	Commercial Highway
	<b>MB</b>	Industrial Business
	<b>MG</b>	Industrial General

## 7.2 Agricultural and Rural Zones

- 7.2.1 The **AG – Agricultural General Zone** is intended to accommodate a full range of agricultural activities including, among others, livestock production on a commercial basis.
- 7.2.2 The **AL – Agricultural Limited Zone** is generally a ½ mile area around non-agricultural zones and is intended to provide for agricultural uses and activities on a restricted basis in areas adjacent to Urban Centres, rural residential areas and recreation areas in order to avoid land use conflicts.
- 7.2.3 The **GD – General Development Zone** is intended to provide sufficient land for development in rural settlements.
- 7.2.4 The **RR – Rural Residential Zone** is intended to provide sufficient land for rural residential development in keeping with the provisions of the Development Plan.

## 7.3 Residential Zones

- 7.3.1 The **MHP – Mobile Home Park Zone** is intended to provide for clusters of mobile home dwellings and associated or compatible uses.
- 7.3.2 The **RM – Multi-Unit Residential Zone** is intended to provide for the establishment of multi-unit dwellings, primarily in Urban Centres.
- 7.3.3 The **UR- Urban Residential Zone** is intended primarily for residential dwellings in Urban Centres, including single-unit dwellings, two-unit dwellings and associated or compatible uses.

#### **7.4 Recreation and Nature Zones**

- 7.4.1 The **OSI – Open Space and Institutional Zone** is intended to provide public reserve and amenity areas, either in a natural state or as developed park areas generally under public ownership, as well as to provide for the establishment of public institutional uses and facilities.
- 7.4.2 The **RCR – Recreation Residential Zone** is intended for residential and cottage development capitalizing on natural and waterside areas.
- 7.4.3 The **REC – Recreation Zone** is intended to allow for a full range of recreational uses, including campgrounds, summer camps, and related commercial activities capitalizing on natural and waterside areas.

#### **7.5 Business Zones**

- 7.5.1 The **CC – Commercial Centre Zone** is intended for commercial, residential, office and service-based uses, primarily within the central commercial areas of Urban Centres.
- 7.5.2 The **CH – Commercial Highway Zone** is intended to provide for high quality commercial developments along major municipal roadways and provincial highways.
- 7.5.3 The **MB – Industrial Business Zone** is intended for light industrial and related businesses which carry out their operations primarily within an enclosed building and with limited outdoor storage or operational characteristics.
- 7.5.4 The **MG – Industrial General Zone** is intended for a wide range of general industrial uses.

# 8 USE REGULATIONS

## 8.1 Applicability

8.1.1 The provisions of this section shall only apply to the uses listed in **Table 8-1** and **Table 8-2** below.

## 8.2 Regulation of Uses

8.2.1 No land, building or structure shall be used or occupied except for a use which is listed in the Use Table as a:

- a. Permitted use;
- b. Conditional use;
- c. Accessory use; or
- d. Temporary use.

8.2.2 Where necessary and permitted by Council, a use listed in **Table 8-1** as a principal use may be considered an accessory use to another principal use.

## 8.3 Use Table Organization

8.3.1 In **Table 8-1** and **Table 8-2**, land uses and activities are classified into general use categories based on common functional or physical characteristics, such as the type and intensity of the land use, the type and number of customers or residents, how goods or services are managed or delivered, and/or other site-specific conditions. The classification system provides a method for assigning present and future land uses into appropriate Zoning Districts. This classification does not list every use or activity that may appropriately exist within the categories and specific uses may be listed in one category when they may reasonably be listed in one or more other categories.

8.3.2 Use specific standards that apply to certain uses are noted in the Use Specific Standard reference column in **Table 8-1** and **Table 8-2** and begin in 8.5.

## 8.4 Use Table Symbols

8.4.1 In **Table 8-1** and **Table 8-2**:

- a. The letter P denotes a use is permitted.
- b. The letter C denotes a use is conditionally permitted.
- c. A blank cell indicated a use is prohibited.
- d. A value in the last column indicates that a Use Specific Standard applies.

**Table 8-1 Principal Use Table**

P = Permitted  
 C = Conditional  
 A value in the last column indicates that a Use Specific Standard applies

Agricultural and Rural Zones      Residential Zones      Recreation Zones      Business Zones      Use Specific Standards

AG    AL    GD    RR    UR    RM    MHP    RCR    REC    OSI    CC    CH    MB    MG

Principal Uses	AG	AL	GD	RR	UR	RM	MHP	RCR	REC	OSI	CC	CH	MB	MG	Use Specific Standards
Abattoir	C	C												C	8.5
Aggregate or Mineral Extraction	C	C												C	8.6
Agri-business Establishment	P	P	P									C	P	P	
Agri-tourism Operation	C	C													8.7
Agricultural Activities	P	P												P	
Agricultural Product Storage	P	C										P	P	P	
Airports, Landing Strips and Related Facilities	C		C											C	8.8
Anhydrous Ammonia Storage and Distribution Facility	C													C	8.9
Animal Shelter, Boarding or Breeding Establishment	P	P	P	C							P	P	P		
Asphalt Batching Plant												P		P	
Auctioneering Establishment	C	C	C								C	P	P		
Auditorium, Theatre, Concert Hall or Cinema									C	C	P	P			
Automotive Sales or Rental			P								P	P	P		
Automotive Service Station			C								C	C	C		8.11
Bed and Breakfast			C	C	C			C	C						
Boarding or Rooming House	C	C	C	C	C	C									8.12
Bulk Oil or Chemical Storage Area														C	
Campground or RV Park			C						P	P					8.13
Car Wash			P								C	P	P		
Cemetery	P	P	P						P	P					
Childcare Facility	C	C	P	P	C		P	C	C	C	P	P			
Communal Farm Operation	P	P													8.14
Communication Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Centre or Hall			P						P	P	P	P			
Contractor Service	C	C	C								P	P	P		8.15
Crypto Mining Operation/Facility			C									C	C	C	
Cultural/Spiritual Land Based Practices	P	P	P												
Entertainment, Indoor			P						P		P	P			
Entertainment, Outdoor	C	C	C						P			C			
Equestrian Establishment or Stable (<10 AU)	P	P	C	C											
Equestrian Establishment or Stable (10 or more AU)	P	C													
Exhibition or Fair Grounds	P	C							P	P		C			
Funeral Chapel or Mortuary			C								C	P	P		
Equipment Depot	C	C	C									P	P	P	8.16
Fleet Service											C	C	P	P	
Freight or Trucking Operation												P	C	P	



P = Permitted  
 C = Conditional  
 A value in the last column indicates that a Use Specific Standard applies

Agricultural and Rural Zones				Residential Zones			Recreation Zones			Business Zones			Use Specific Standards
AG	AL	GD	RR	UR	RM	MHP	RCR	REC	OSI	CC	CH	MB	MG

Principal Uses														
Game Farm	P	P												
General Industrial (Heavy)											C		P	8.18
General Industrial (Light) (3)	C										C	P	P	
Golf Course			P					P	P					
Government Service			P						P	P	P			
Greenhouse, Plant or Tree Nursery	P	P	P							P	P	P		
Gun Club or Shooting Range	C	C	C								C	C		
Heavy Equipment Sales, Rental and Service	C	C	P								P	P	P	
Hospital, Clinic or Health Service Facility			P						C	P	P	P		
Hotel or Motel			C						C		P	P		
Institutional and/or Care Facility	P	P	P	P	C	C	C	C		P				
Landscaping or Garden Contractor			C								C	P	P	
Library, Museum or Gallery			P						P	P	P	P		
Livestock Operation (up to 100 AU)	P	P												8.21
Livestock Operation (up to 300 AU)	P	C												8.21
Livestock Operation (300 or more AU)	C	C												8.21
Marina								C	P	P				
Mill or Forestry Service	P	P	C										P	
Mobile Home Dwelling	P	P	P	C	C		P							8.23
Mobile Home Park							P							8.24
Mobile Home Sales and Construction												P	P	P
Multi-Unit Dwelling			C		C	P		C			P (1)	P		8.25
Outfitter Camp	C	C							C					
Parking Lot			P								C	P	P	P
Parks, Playgrounds and Recreation Trails			P	P	P	P	P	P	P	P				
Place of Worship			P	C	C		C	C	C	P	P	P		
Planned Unit Development		C	C	C	C	C		C		C		C	C	C
Protective and Emergency Service			P	P	P	P	P	P	P	P	P	P	P	P
Public or Private Club Facility			P						P	P	P	P		
Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Indoor			P						P	P	P	P		
Recreation, Outdoor	C	C	C						P	P	P	P		
Recycling Depot	P	P								C			C	P
Resort			C						C					
Restaurant or Drinking Establishment			P						P	C (2)	P	P	C	
Retail Sale, Service and Office			P					C	P		P	P	P	
School			P	P	P	P	P	C	C	P	P	P		
Shopping Centre			C								P	P		

(1) When located in a building with commercial uses on the front half of the main floor.  
 (2) Permitted if accessory to a permitted principal use.  
 (3) New uses should be directed to the CH, GD, MB and MG zones.

P = Permitted  
 C = Conditional

A value in the last column indicates that a Use Specific Standard applies

**Agricultural and Rural Zones**

**Residential Zones**

**Recreation Zones**

**Business Zones**

**Use Specific Standards**

AG	AL	GD	RR	UR	RM	MHP	RCR	REC	OSI	CC	CH	MB	MG
----	----	----	----	----	----	-----	-----	-----	-----	----	----	----	----

Principal Uses														
Single-Unit Dwelling	P	P	P	P	P			P						8.31
Special Event Facility (4)	C	C	C					C	C	C	P	C		8.33
Specialized Agriculture	P	P												
Storage Facility (5)	P	P	C								P	P	P	
Storage Facility, Self-Storage			C							C	P	P	P	
Tiny Home Cluster			C			C		C	C					8.35
Transportation Terminal	P	P								C	C	P	P	
Two Unit Dwelling			P	C	C	P		C						
Veterinary Hospital or Clinic	P	P	P							P	P	P	P	
Warehouse			C								P	P	P	
Waste Disposal Ground	P	C										C	P	
Wholesale Establishment										C	P	P	P	
Wildlife or Conservation Reserve	P	P						P	P					
Wind or Solar Farm	P	P	C								P	C	C	8.36
Wrecking or Salvage Yard	P												P	

(4) New uses should be directed to the CH, GD, and MB zones.

(5) New uses should be directed to the CH, GD, MB and MG zones.

**Table 8-2 Accessory and Temporary Use Table**

P = Permitted  
 C = Conditional  
 A value in the last column indicates that a Use Specific Standard applies

Agricultural and Rural Zones      Residential Zones      Recreation Zones      Business Zones      Use Specific Standards

**AG   AL   GD   RR   UR   RM   MHP   RCR   REC   OSI   CC   CH   MB   MG**

Accessory and Temporary Uses															
Accessory Use, Building or Structure not otherwise defined herein	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Animal Keeping	P	P	C	P											8.10
Drive Through			C						C		C	P	C		
Farm Diversification Operation	P	P													8.17
Farm Produce Outlet	P	P		C							C	C	C		
Guest House	P	P	P	P	P	P	P	P	P						8.19
Home Business	P	P	P	P	P	P	P	P							8.20
Home Industry	P	P	C	C	C		C	C							8.20
Metal Shipping Container	P	P	C									P	P	P	8.22
Outdoor Market	P	P	P						P	P	P	P			
Outdoor Storage											C	P	P	P	
Off Road Vehicle Track	C	C	C	C											8.26
Portable Asphalt or Concrete Batching Plant	C	C										C	C	C	
Secondary Suite	C	C	C	C	C	P		C							8.29
Sign, Freestanding Advertising (Billboard)	C	C	C								C	C	C	C	
Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.30
Solar Panel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.32
Temporary Additional Dwelling	C	C	C	C											8.34
Wind Energy Generating System	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.37
Vacation Farm	P	P													

## **8.5 Abattoirs**

8.5.1 All abattoirs are subject to Provincial regulations and requirements.

## **8.6 Aggregate or Mineral Extractions**

8.6.1 All aggregate or mineral extraction operations in the Municipality of Bifrost - Riverton shall meet or exceed the appropriate and relevant regulations outlined by the Province of Manitoba.

8.6.2 The owner / operator of an aggregate or mineral extraction operation shall enter into a development agreement with the Municipality of Bifrost - Riverton.

## **8.7 Agri-Tourism Operations**

8.7.1 Applications for agri-tourism operations shall include the following information:

- a. A site plan;
- b. Signage;
- c. Site maintenance information;
- d. Security information;
- e. Dates and hours of operation;
- f. Emergency and protective service arrangements;
- g. Liability insurance information; and
- h. Other matters deemed necessary by the Designated Officer and/or Council.

8.7.2 Applications shall be circulated to all relevant provincial departments or agencies for review and comment.

8.7.3 Where approved, the landowner or applicant may be required to enter into a development agreement with the municipality to cover such matters as outlined herein.

8.7.4 It is the intent that agri-tourism operations in Agricultural Zoning Districts shall serve the rural community, be in keeping with the area and not negatively impact agricultural operations in the area.

8.7.5 Agri-tourism operations should not take agricultural land out of production and shall not require a subdivision.

8.7.6 A traffic impact study may be required as part of the application.

## **8.8 Airports, Landing Strips and Related Facilities**

8.8.1 Notwithstanding the height limitations as provided for in this By-law, the limitations prescribed, or practices recommended by Transport Canada with respect to height and appropriate lighting in the vicinity of airports and airfields shall prevail.

8.8.2 Where approved, a conditional use for an airport, landing field or related facilities may require the landowner or the applicant to enter into a development agreement with the municipality to cover such additional matters as deemed necessary by the Designated Officer.

## **8.9 Anhydrous Ammonia Storage and Distribution Facilities**

8.9.1 Anhydrous ammonia storage facilities having a storage capacity in excess of 1979.7 imperial gallons (9000 liters) shall be located a minimum distance of:

- 8.9.1.1 1500 m. (4,921.3 ft.) from the border of any rural settlement centre or from evacuation sensitive facilities such as hospitals, schools or seniors' homes;
- 8.9.1.2 500 m. (1,640 ft.) from any residence;
- 8.9.1.3 50 m. (164 ft.) from a creek, stream or other environmentally sensitive area; and
- 8.9.1.4 100 m. (328 ft.) from the edge of the right-of-way of a provincial road or trunk highway, or less if authorized by the Province.

8.9.2 Where approved, a conditional use for an anhydrous ammonia storage and distribution facility may require the landowner or applicant to enter into a development agreement with the municipality to cover such matters deemed necessary by the Designated Officer.

## **8.10 Animal Keeping**

8.10.1 Animal keeping may only be permitted as accessory to a single-unit dwelling.

8.10.2 The minimum site area for a residential site with accessory animal keeping shall be 2 ac.

8.10.3 For the purposes of this section of the By-law, the calculation of AU shall be cumulative across the species as determined using the table in Appendix B, or as determined by the Province of Manitoba.

- 8.10.4 The use of land or structures for animal keeping shall be limited to 1.33 AU per 0.8 ha (2 ac) of land, to a maximum of 9.9 AU.
- 8.10.5 Notwithstanding the provisions above, the following provisions shall apply to the keeping of poultry in the **GD – General Development** and **RR – Rural Residential** zoning districts:
  - 8.10.5.1 For sites 4 ac or less, no more than six (6) hens only may be kept (no roosters);
  - 8.10.5.2 For sites greater than 1.62 ha (4 ac), no more than ten (10) hens (no roosters) may be kept;
  - 8.10.5.3 The minimum site area for the keeping of poultry shall be 0.81 ha (2ac); and
  - 8.10.5.4 A chicken coop must be located in the rear yard of the lot and must be positioned a minimum of 15 ft. from any neighbouring property line.
- 8.10.6 Buildings or structure associated with said animal keeping shall be a minimum distance of 25 ft. from any lot line.
- 8.10.7 All animal keeping must be operated in accordance with all plans and documents approved as part of the application.
- 8.10.8 Notwithstanding the provisions above, properties in the **AG- Agricultural General** and **AL- Agricultural Limited** zoning districts shall defer to Provincial regulations.

### **8.11 Automotive Service Stations**

- 8.11.1 A site for an automotive service station must have a minimum frontage and depth of 100 ft.
- 8.11.2 All automotive service stations shall comply with the following standards:
  - 8.11.2.1 All pump islands and underground storage tanks shall be located at least 20 ft. away from any boundary of the site, parking area on the site, or laneway intended to control traffic circulation on the site.
  - 8.11.2.2 Re-fueling areas are not permitted in a required parking area; and
  - 8.11.2.3 A canopy over a pump island may not extend to within 10 ft. of the boundary of the site. The canopy area shall not constitute part of the site coverage for the purposes of this section.
- 8.11.3 Where approved, an owner or applicant for an automotive service station shall be required to enter into a development agreement with the Municipality of Bifrost – Riverton to:
  - 8.11.3.1 Ensure all underground infrastructure (i.e., tanks) is removed;
  - 8.11.3.2 Ensure the site is remediated following a discontinuance of use; or
  - 8.11.3.3 Other such matters deemed relevant to Council.

### **8.12 Boarding and Rooming Houses**

- 8.12.1 Boarding or Rooming Houses shall comply with the following:
  - 8.12.1.1 No more than two (2) persons shall be accommodated within a dwelling unit;
  - 8.12.1.2 No cooking facilities or other facilities for the keeping of food shall be provided for within any bedrooms or living space;
  - 8.12.1.3 A parking stall shall be provided for each boarder.

### **8.13 Campgrounds or RV Parks**

- 8.13.1 A campground or recreational vehicle (RV) park must meet the following standards:
  - 8.13.1.1 More than one camp space or RV may be permitted within a campground or RV park use;
  - 8.13.1.2 A campground or RV park must provide storage of refuse in a sanitary manner at a location not more than 500 ft. from any dwelling;
  - 8.13.1.3 A campground or RV park must provide a roadway with an all-weather surface that serves all camp or RV spaces to Bifrost - Riverton standards;
  - 8.13.1.4 A campground or RV park must provide clear numbered identification of each camp or RV space; and
  - 8.13.1.5 A campground or RV Park must provide a centrally located recreation area, or in a location deemed suitable by the Designated Officer.

### **8.14 Communal Farm Operations**

- 8.14.1 A communal farm operation shall include permitted additional accessory uses that are otherwise not permitted but shall remain accessory to the principal farm operation. These uses include, but are not limited to:
  - a. Accessory dwelling units;
  - b. Commercial or industrial enterprises;

- c. Education facilities;
- d. Community spaces; and/or
- e. Places of worship.

8.14.2 All development on communal farm operations must meet all applicable provincial standards and building codes.

8.14.3 A minimum distance of 10 ft. eave to eave, shall be maintained between all buildings and structures in a communal farm operation.

8.14.4 An application for a communal farm operation shall be accompanied by the following information:

8.14.4.1 The requirements normally required for the issuance of a development permit as noted in this By-law;

8.14.4.2 The location and use of each existing and proposed building or structure and the use or uses to be contained therein, including providing the separation distances between buildings and structures;

8.14.4.3 Floor plans and elevations of all proposed buildings and structures;

8.14.4.4 The total number of dwelling units and gross floor area; and

8.14.4.5 Impact studies or plans as deemed necessary by the Designated Officer, including, but not limited to:

- a. Drainage plans;
- b. Landscaping plans;
- c. Traffic impact studies; and
- d. Any additional information Council may deem necessary for the review of the application.

### **8.15 Contractor Service**

8.15.1 All outdoor storage associated with a contractor service must be screened in accordance with the provisions of Section 5.24 of this By-law.

### **8.16 Equipment Depot**

8.16.1 All outdoor storage associated with an equipment depot must be screened in accordance with the provisions of Section 5.24 of this By-law.

### **8.17 Farm Diversification Operations**

8.17.1 A farm diversification operation located on a farmstead site may only be permitted as accessory to currently active agricultural operations.

8.17.2 The farm diversification operation shall be valid so long as the principal use of the site in an active agricultural operation.

8.17.3 Farm diversification operations shall comply with all environmental and public health standards. If the Designated Officer determines that a proposed use may conflict with these standards, the application shall be referred to the appropriate provincial department or agency for their review and comment prior to issuing a development permit.

8.17.4 A farm diversification operation shall not require the creation of a new title separate from the title for the principal agricultural operation.

8.17.5 Any increase in intensity from what was originally approved shall require a new application and approval.

8.17.6 The Designated Officer may also apply special standards in the issuance of a development permit limiting the size of the operation including, but not limited to, the size and number of buildings used for the operation, the number of employees, or the requirement to mitigate negative impacts on neighbouring land uses.

8.17.7 A development permit for a farm diversification operation may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

### **8.18 General Industrial (Heavy)**

8.18.1 No heavy industrial operation shall cause, or permit to be caused, a noise level at or inside the site line of a residential use which exceeds the regulations of the Province of Manitoba pursuant to The Environment Act and regulations pertaining thereto.

8.18.2 All outdoor service, assembly, refuse collection and storage areas shall be located to the rear or sides of the principal building. Loading and refuse collection facilities servicing office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building.

8.18.3 Outdoor display areas are permitted to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on site.

## 8.19 Guest Houses

8.19.1 Guest houses shall be subject to the following regulations:

8.19.1.1 Guest houses shall comply with all site requirements applicable to the zone;

8.19.1.2 The units shall have a maximum building area of 320 sq. ft. and be limited to one per zoning site;

8.19.1.3 A guest house is not intended for occupancy independent of the principal dwelling on site and cannot utilize separate utilities;

8.19.1.4 Guest houses must not contain cooking facilities (stove, range and similar); and

8.19.1.5 Council may impose additional conditions on the installation or utilization of a guest house deemed necessary to protect adjoining properties and the public welfare.

## 8.20 Home Businesses and Industries

**Home Business** means a type of home-based commerce accessory to a dwelling wherein most, if not all, operations are conducted within a dwelling, some external storage is permitted, and such use does not change the character or exterior of the building.

**Home Industry** means an industry or profession carried out in a building accessory to a dwelling as a secondary use generally in keeping with the trade or calling of the occupant.

8.20.1 All home businesses and industries:

8.20.1.1 Must be accessory to a privately owned residential dwelling;

8.20.1.2 Must be operated in accordance with all plans and documents approved as part of the application therein. Any increase in intensity or substantial change in the operation of a home business or industry shall require a new application;

8.20.1.3 The operators of a business or industry must be residents of the dwelling unit, or in the case of a rental situation, permission must be received from the owner of the dwelling unit;

8.20.1.4 Is not transferrable to a new owner; and

8.20.1.5 A development permit for a home business or industry may be revoked at any time, if in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

8.20.2 In addition to all standards applicable in the Zoning District where the use is located, the following conditions apply to all home businesses. Any home business that does not satisfy the following conditions is considered a home industry and is subject to the corresponding provisions for said accessory use type:

8.20.2.1 All work or activity of a home business must take place within the principal dwelling, or an accessory building on the site;

8.20.2.2 A home business may have a maximum number of two on-site employees, not including the owner;

8.20.2.3 The cumulative area of the principal dwelling or accessory building used for the home business shall not exceed 50% of the total floor area in the dwelling unit, but may take up all floor area in a permitted accessory building and/or structure;

8.20.2.4 The sale of goods related to the home business is permitted;

8.20.2.5 A home business may not have outdoor storage of any items related to the business, including materials, inventory, or equipment, unless such items are stored in an enclosed accessory building meeting the requirements of this By-law;

8.20.2.6 A home business shall be permitted one attached identification sign not exceeding 6 sq. ft. in area, indicating the name of the occupant and/or home business;

8.20.2.7 Escort services, automotive or construction related business are prohibited; and

8.20.2.8 If the home business is a childcare operation, the use must comply with the following additional requirements:

a. The hours of operation must be limited to between 7:00 am and 7:00 pm;

b. No other home occupation or business may be conducted within the premises;

c. The use is limited to 8 persons;

d. The use is limited to single-unit dwellings only; and

e. The use must provide a pick-up/drop-off area, which may be a driveway, sufficient to ensure the safety of people when entering and leaving the premises.

- 8.20.3 In addition to all standards applicable in the Zoning District where the use is located, the following conditions apply to all home industries:
- 8.20.3.1 All work or activity of a home industry must take place within an accessory building on the site;
  - 8.20.3.2 A home industry shall be permitted up to a maximum of five on-site employees;
  - 8.20.3.3 The cumulative area of the accessory building used for the home industry shall not exceed 2,500 sq. ft. in area;
  - 8.20.3.4 The sale of goods or services associated with the home industry is permitted;
  - 8.20.3.5 A home industry may have outdoor storage of any items related to the business, including materials, inventory, or equipment, subject to the following:
    - a. The storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
    - b. The storage area shall be fenced or screened from public view to the satisfaction of Council; and
    - c. The storage shall not project above the height of the fence or screening; and
    - d. A home industry shall be permitted one attached identification sign not exceeding 16 sq. ft. in area, indicating the name of the occupant and/or home industry.

## 8.21 Livestock Operation

- 8.21.1 Notwithstanding any other provisions of this By-law, any livestock operation involving 300 or more animal units shall be a conditional use and is subject to a report prepared by the Technical Review Committee and submitted to Council. The said report shall be made available to the public for a minimum of 30 days prior to the date of the Public Hearing as required in *The Planning Act*.
- 8.21.2 All livestock operations shall meet the mutual separation distances as outlined in Appendix A based on the animal unit (AU) calculations and criteria outlined in Appendix B. Separation distances to designated areas will be measured to the boundaries of the designated areas as identified by the Designated Officer.
- 8.21.3 For the purposes of this section of the By-law, the calculation of AUs shall be cumulative across the species as determined by the Province of Manitoba. See Appendix B for additional information.
- 8.21.4 In addition to the standard development application submission provisions, applications for livestock operations shall:
- 8.21.4.1 Meet or exceed all applicable provincial or federal government environmental health regulations in force at the time of the permit application for the creation, expansion or modification or a livestock operation;
  - 8.21.4.2 Obtain a development permit from the Municipality of Bifrost - Riverton prior to any development activity taking place on the site;
  - 8.21.4.3 Meet or exceed any applicable site regulations for the site;
  - 8.21.4.4 Have an adequate land base that is either owned or leased by the proponent to satisfy the proposed operation requirements; and
  - 8.21.4.5 Ensure all manure storage and confinement facilities conform to all applicable provincial government regulations.

## 8.22 Metal Shipping Containers

- 8.22.1 For the purposes of this By-law, the term metal shipping containers shall apply to all large, portable storage enclosures including tractor-trailers and similar units.
- 8.22.2 Metal shipping containers shall not be stacked unless approved by the Designated Officer.
- 8.22.3 Metal shipping containers are not permitted on sites less than 1 ha (2.27 ac) in area.
- 8.22.4 If used for more than a total of 90 days per calendar year, a shipping container or other portable storage unit shall be considered an accessory use under this By-law and shall:
- 8.22.4.1 Meet the standards for accessory uses in this By-law;
  - 8.22.4.2 Meet the dimensional requirements for accessory uses in the zone in which it is located;
  - 8.22.4.3 Be located to the rear of the principal building;
  - 8.22.4.4 Must be painted the same colour as the principal dwelling, or a complementary colour or feature a suitable material as determined by the Designated Officer;
  - 8.22.4.5 Be placed on a secure and level foundation as determined by the Designated Officer;
  - 8.22.4.6 For sites between 1 ha (2.27 ac) and 2 ha (4.94 ac) there shall be no more than four (4) shipping containers; and



- 8.22.4.7 For sites greater than 2 ha (4.94 ac) there shall be no more than six (6) shipping containers.
- 8.22.5 If used for less than 90 days per calendar year, the shipping container shall be considered a temporary use and shall:
- 8.22.5.1 Be located to the rear of the principal building wherever possible; and
  - 8.22.5.2 Meet the requirements for temporary uses and structures as identified in this By-law.

### **8.23 Mobile Home Dwelling**

- 8.23.1 No mobile home shall be placed in any zone and used as a dwelling unless it meets all structural standards as determined by The Buildings and Mobile Homes Act, Chapter B93, C.C.S.M., as amended.
- 8.23.2 A mobile home dwelling shall:
- 8.23.2.1 Be connected to an approved sewage disposal system installed in accordance with regulations under The Environment Act; and
  - 8.23.2.2 Be connected to an approved electrical service outlet.

### **8.24 Mobile Home Park**

- 8.24.1 All homes within a mobile home park must meet the dimensional standards of the zone in which they are found.
- 8.24.2 A mobile home park must contain a storage compound with adequate space for each mobile home dwelling and must be located as shown on submitted plans.
- 8.24.3 The minimum separation distance between two mobile home dwellings shall be 10 ft. clear of all projections.
- 8.24.4 A mobile home park must contain a common recreational area that is bordered by a fence or hedge where it abuts any part of an internal or external road right-of-way.
- 8.24.5 A mobile home park must have an internal roadway system with a main route that is a minimum of 50 ft. in width and supplementary routes that are a minimum of 33 ft. in width.
- 8.24.6 The entrance to a mobile home park must be at least 25 ft. in width.
- 8.24.7 Each mobile home dwelling space shall be provided with the following:
- 8.24.7.1 A sewer and water connection, if available;
  - 8.24.7.2 An electrical service outlet; and
  - 8.24.7.3 An adequate base support for the mobile home dwelling.

### **8.25 Multi-Unit Dwelling**

- 8.25.1 Where approved, an owner or applicant for a multi-unit dwelling may be required to enter into a development agreement to cover such matters as:
- a. Maximum building sizes;
  - b. Maximum allowable density;
  - c. Design requirements including but not limited to, exterior finished and materials;
  - d. Parking requirements;
  - e. Waste storage and removal requirements;
  - f. Emergency access requirements; and
  - g. Any other matter deemed necessary or relevant by Council.

### **8.26 Off Road Vehicle Track**

- 8.26.1 Off road vehicle tracks shall be located a minimum of 500 ft. from any off-site dwelling unit.
- 8.26.2 During all hours of operation, a staff member holding a valid first aid credential shall be on duty.
- 8.26.3 Dust control measures and all site ingress and egress to the site are subject to approval from the Designated Officer.
- 8.26.4 The fueling, storage and repair of vehicles on site is prohibited.
- 8.26.5 A noise study may be required as part of the application process, as required by the Designated Officer.

### **8.27 Parking Lots**

- 8.27.1 All stand-alone parking lots must be screened in accordance with the provisions of Section 5.25 of this By-law.

## 8.28 Planned Unit Developments

- 8.28.1 A planned unit development may only be established on a zoning site or proposed development larger than 2 acres in size.
- 8.28.2 The uses and standards of a Planned Unit Development must be generally consistent with the desired character for the area as set out in the Eastern Interlake Planning District Development Plan, any applicable Secondary Plan, or Concept Plan.
- 8.28.3 An application for a Planned Unit Development shall be considered as a conditional use application and subject to the conditional use provisions of this By-law.
- 8.28.4 An application for a planned unit development must be accompanied by a detailed site plan that includes the following:
- a. Site boundary;
  - b. Heights and types of use of buildings and structures;
  - c. Floor plans and elevations of all proposed buildings and structures;
  - d. Location of internal roads and entrances to site;
  - e. Sidewalks and active transportation paths;
  - f. All public elements or facilities;
  - g. Fencing, lighting, landscaping;
  - h. Parking;
  - i. Lot grading and drainage;
  - j. Impact studies including, but not limited to, the following:
  - k. Drainage Study;
  - l. Traffic Impact Study;
  - m. Public Engagement Study;
  - n. All instances where the dimensional standards of the proposed buildings and structures do not comply with the requirements of this By-law; and
  - o. Any other information as required by Council.

## 8.29 Secondary Suites

- 8.29.1 A secondary suite shall be subject to the following provisions:
- 8.29.1.1 No more than one (1) secondary suite shall be permitted within a principal residence;
  - 8.29.1.2 No more than one (1) attached and one (1) detached secondary suite shall be permitted on any zoning site;
  - 8.29.1.3 The principal dwelling must be an existing permanent structure;
  - 8.29.1.4 Home occupations, businesses and industries are not permitted within a secondary suite;
  - 8.29.1.5 All secondary suites shall comply with all building code standards;
  - 8.29.1.6 All secondary suites shall be connected to municipal sanitary sewer and water connections, where such services are available, as determined by the municipality; and
  - 8.29.1.7 Outdoor amenity space shall be provided for each secondary suite as per the *Manitoba Building Code*.
- 8.29.2 An attached secondary suite (within a principal dwelling or constructed as an addition) shall also comply with the following provisions:
- 8.29.2.1 The area of an attached secondary suite shall not exceed 80% of the total habitable floor space (including basement) of the principal dwelling or 861 sq. ft. whichever is the lesser, as per the *Manitoba Building Code*;
  - 8.29.2.2 The secondary suite shall have a separate entrance, either from a common indoor landing or directly from the side or rear of the principal dwelling; and
  - 8.29.2.3 The minimum ceiling height shall be provided in accordance with the *Manitoba Building Code*.
- 8.29.3 A detached secondary suite (standalone, above a detached garage or attached to a detached garage) shall also comply with the following provisions:
- 8.29.3.1 The area of a detached secondary suite shall not exceed more than 80% of the principal dwelling to a maximum of 861 sq. ft., as per the *Manitoba Building Code*;

- 8.29.3.2 A detached secondary suite must adhere to all dimensional standards that apply to the zone in which it is situated;
- 8.29.3.3 A detached secondary suite shall be separated from the principal dwelling a minimum of 10 ft.; and
- 8.29.3.4 Secondary suites that are above or attached to a garage must have an entrance that is separate from the vehicle entrance.

### **8.30 Signs**

- 8.30.1 No person shall erect a sign without first obtaining a permit from the Eastern Interlake Planning District or the Province of Manitoba, unless otherwise specified herein, and no permit approval shall be issued unless all the sign regulations and yard requirements of this By-law are met.
  - 8.30.1.1 No sign shall be erected, operated, used or maintained which:
    - 8.30.1.2 Creates a nuisance, obstructs visibility, or in any way interferes with public safety;
    - 8.30.1.3 Resembles an official traffic signal, as determined by the Designated Officer;
    - 8.30.1.4 Displays lights resembling those used by protective and emergency services;
    - 8.30.1.5 Allows a swinging motion or contains moving parts;
    - 8.30.1.6 Is located on the roof of a building or structure;
    - 8.30.1.7 Is painted on a fence or roof; or
    - 8.30.1.8 Is located in a public right-of-way or sidewalk area.
- 8.30.2 The following signs are not subject to this By-law:
  - a. Signs installed by the Municipality of Bifrost - Riverton for traffic control, parking, street and road naming or those signs required to be constructed or maintained by law or government order;
  - b. Temporary signs including garage sale signs, event signs, or election signs;
  - c. Non-illuminated directional signs not exceeding 5 sq. ft. in area;
  - d. Window signs;
  - e. Memorial signs; or
  - f. Building commemoration signage.
- 8.30.3 The following signs do not require a permit:
  - a. Flags or emblems of a political, civic, educational or religious organization;
  - b. Historic or commemorative signs identifying a location of historical significance;
  - c. "No Trespassing" or "Private Property" signs not exceeding 25 sq. ft.;
  - d. Construction signs when placed on construction sites;
  - e. Real estate signs;
  - f. Building identification signs for single- and two-unit dwellings and institutional uses; and
  - g. Any sign that cannot be seen from off the premises.
- 8.30.4 The following standards apply to any unlawful or abandoned signs:
  - 8.30.4.1 For the purposes of this section, signs that are in disrepair, no longer applicable to the zoning site in which they are erected, or derelict shall be deemed abandoned;
  - 8.30.4.2 Where the Designated Officer finds a sign to be abandoned, the Officer may, by written notice, order the landowner to remove the sign, or take such measures as are specified such that the sign no longer appears abandoned;
  - 8.30.4.3 Where a sign contravenes the standards of this By-law, or has been erected without authorization from the Municipality of Bifrost - Riverton, Council may, by notice in writing, order the owner of the sign to take such measures to ensure it complies with the standards of this By-law, or remove the sign; and
  - 8.30.4.4 Failure to remove an abandoned or unlawful sign, or to comply with measures specified by the Designated Officer or Council in an official notice, shall result in the removal of the sign by the Municipality of Bifrost - Riverton at the expense and liability of the owner.

- 8.30.5 The following standards shall apply to all illuminated video screens or electronic messaging signs:
- 8.30.5.1 Any video screens or electronic messaging signs that feature animation, moving copy, reader boards, or movement shall not be permitted within 150 ft. of a residential Zoning District or within 300 ft. of an existing residence.
  - 8.30.5.2 Video screens or electronic messaging boards are prohibited in the yards of commercial, institutional or industrial uses that abut a lot line of a Residential or General Development;
  - 8.30.5.3 Flashing, scintillating, animated, rotating, electronic or video message boards are prohibited on mobile signs;
  - 8.30.5.4 No video screens or electronic messaging boards may be located within 50 ft. of a pedestrian crosswalk or controlled intersection;
  - 8.30.5.5 Video screens or electronic messaging board signs must be positioned in such a way that any illumination does not project toward any surrounding residential uses;
  - 8.30.5.6 Such signs may not carry live video or audible broadcasts, and shall only feature static imagery; and
  - 8.30.5.7 The brightness of a video screen or electronic messaging board sign must be adjusted to the time of day or night, as well as ambient light conditions. A maximum luminaire of 13,000 nits between sunrise and sunset, and a maximum luminaire of 400 nits between sunset and sunrise shall be permitted.
- 8.30.6 For the purposes of this section, the following types and forms of signs are recognized in the Municipality of Bifrost – Riverton:

**Table 8-3: Attached Sign Types and Forms**

Sign Form	Sign Type	Example
<b>Attached</b>	Advertising	Billboards
	Identification	Fascia, Awning, Band, Marquee, Projecting
	Directional	Fascia, Projecting
<b>Free Standing</b>	Advertising	Mobile, Vehicular, Trailer
	Identification	Pedestal, Pylon, Pole
	Directional	Pedestal, Pylon, Pole
	Temporary	Mobile, Inflatable, Flags, Sandwich Boards, Vehicle

- 8.30.7 Regardless of the Zoning District, no on-site sign shall be constructed, erected, altered, enlarged or placed, except those that are permitted in accordance with **Table 8-4** below.

**Table 8-4: Permitted Accessory Signs**

Use Group	Permitted Sign Type	Permitted Sign Form	Dimensions (maximum)	
			Surface Area	Height
<b>Residential and Related Uses</b>	Identification – Building or Use	Attached or Free Standing	2 sq. ft.	10 ft.
	Directional	Attached or Free Standing	4 sq. ft.	6 ft.
<b>Commercial and Industrial Uses</b>	Identification – Building or Use	Attached or Free Standing	25% of the front facade for each business to a maximum of 200 sq. ft. for single occupancy or maximum 600 sq. ft. for multiple occupancy	35 ft.
	Directional	Free Standing	20 sq. ft.	35 ft.
	Temporary	Free Standing	50 sq. ft.	35 ft.
<b>Civic and Institutional Uses</b>	Identification – Building or Use	Attached or Free Standing	50 sq. ft. or 25 sq. ft. when abutting a Residential or Related Use	35 ft.
	Directional	Attached or Free Standing	12 sq. ft.	35 ft.
<b>Agricultural Uses</b>	Identification – Building or Use	Attached or Free Standing	32 sq. ft.	35 ft.
	Temporary	Free Standing	50 sq. ft.	35 ft.

8.30.8 Free standing signs are limited to no more than one per lot, except on a corner lot or through lot. The Designated Officer or Council may allow more than one free standing sign if warranted by the site-specific characteristics or circumstances.

8.30.9 All temporary signs shall be removed within seven days of the date of the advertised event or at the discretion of the Designated Officer.

8.30.10 The following provisions shall apply to off-site advertising signs (billboards):

8.30.10.1 No billboard shall be located within 500 ft. from another billboard sign on the same road and facing the same direction of traffic;

8.30.10.2 No billboard shall be located within 150 ft. from the intersection of any road, rail or pedestrian corridor right-of-way intersection;

8.30.10.3 Applications for billboard signs shall include the same information required in this By-law for development and/or building permits;

8.30.10.4 The maximum height for a billboard sign shall be 30 ft. If the billboard is attached to a building or structure or freestanding within five (5) linear feet of a building or structure, the maximum height of the billboard sign is the height of the building wall or structure; and

8.30.10.5 The maximum surface area of a billboard sign shall be 200 sq. ft.

8.30.11 No flashing sign shall be permitted within 150 ft. of a residential zone or within 300 ft. of an existing residence.

### 8.31 Single-Unit Dwelling

8.31.1 A site for a new single-unit dwelling in an Agricultural Zoning District shall not take cultivated land out of production.

### 8.32 Solar Panels

8.32.1 The provisions for Solar Panels within this By-law do not supersede any requirements of the Building Code or Manitoba Hydro regulations.

- 8.32.2 Any solar collector not connected to a building shall adhere to the same dimensional standards for accessory buildings in the zone in which the installation is situated.
- 8.32.3 A roof or mounted solar panel- shall not exceed the total area of the principal structure to which it is adhered.
- 8.32.4 A solar panel that is mounted on a roof may project a maximum of 6.5 ft. from the surface of the roof and shall not exceed the outermost edge of the roof.
- 8.32.5 A solar panel that is mounted on a wall can project a maximum of 2 ft. from the surface of the wall and shall be located a minimum of 8 ft. above grade.
- 8.32.6 A solar panel that is freestanding shall comply with all accessory use provisions with respect to dimensional standards.

### **8.33 Special Event Facility**

- 8.33.1 Applications for a special event facility must include the following information:
  - 8.33.1.1 A site plan showing:
    - a. General vehicle access routes;
    - b. Emergency and protective service vehicle access routes;
    - c. Parking;
    - d. Pathways (if applicable);
    - e. Buildings and structures;
    - f. Exterior lighting;
    - g. Landscaping;
    - h. Sound and/or site barriers or buffers; and
    - i. Signage.
  - 8.33.1.2 Site maintenance information;
  - 8.33.1.3 Security information;
  - 8.33.1.4 Dates and hours of operation;
  - 8.33.1.5 Emergency and protective service arrangements;
  - 8.33.1.6 Liability insurance information; and
  - 8.33.1.7 Other matters deemed necessary by the Designated Officer and/or Council.
- 8.33.2 Applications shall be circulated to all relevant Provincial departments or agencies for review and comment.

### **8.34 Temporary Additional Dwellings**

- 8.34.1 A temporary additional dwelling shall be subject to the following regulations:
  - 8.34.1.1 Only owner-occupiers of the principal dwelling are permitted to place a temporary additional dwelling;
  - 8.34.1.2 No more than one (1) temporary additional dwelling shall be permitted on any zoning site;
  - 8.34.1.3 The additional dwelling shall be temporary in nature. It shall be placed on a concrete pad and post foundation only, and is to be removed upon the cessation of the occupancy for which it is intended;
  - 8.34.1.4 The additional dwelling unit shall comply with the front, side, and rear yard requirements applicable to the principal dwelling;
  - 8.34.1.5 The unit shall meet all applicable codes for single-family detached dwellings or mobile homes;
  - 8.34.1.6 Hydro and water series for the additional unit shall, where feasible, be connected to existing facilities upon approval by local and provincial authorities;
  - 8.34.1.7 Sewage disposal for the additional unit shall be provided in accordance with applicable provincial regulations;
  - 8.34.1.8 A caveat shall be placed on the subject property by the municipality at the applicant's expense, stating that the additional unit is temporary and must be removed upon cessation of the occupancy for which it was intended; and
  - 8.34.1.9 Council may impose any other reasonable conditions deemed necessary to protect adjoining properties and the public welfare.
- 8.34.2 In the event that the application for a temporary additional dwelling arises out of a farmstead subdivision where there are two existing dwellings, or one dwelling and one mobile home on site, the additional second dwelling may be used for the provision of care and clauses 8.34.1.1, 8.34.1.5, 8.34.1.6, 8.34.1.8, and 8.34.1.9 of this subsection apply.

### **8.35 Tiny Home (Cluster)**

- 8.35.1 Tiny Homes can be developed as a cluster of several units on a single site. Due to the unique nature of this housing format care should be taken to demonstrate proposed Tiny Homes meet the overall aesthetic and character of the area in which they are proposed.
- 8.35.2 Tiny Homes are intended to be permanent, all-season dwellings and must meet all building code requirements.
- 8.35.3 A Tiny Home dwelling shall not be less than 300 sq. ft., and no greater than 600 sq. ft.
- 8.35.4 Tiny Homes shall be served by municipal water and wastewater services when available, or by on-site water and wastewater systems to the satisfaction of the municipal engineer or Designated Officer, and any relevant Provincial regulations.
- 8.35.5 An application for a Tiny Home Cluster shall be accompanied by the following:
- A detailed site plan with landscaping, amenity space, parking and grading details;
  - Detailed house plans (interior and exterior) for each dwelling unit; and
  - Any other design drawings or application materials deemed necessary or relevant by Council.
- 8.35.6 An application for a Tiny Home Cluster shall include normal development permit regulations as well as an impact study that outlines the following information:
- Economic, social and environmental benefits to the community;
  - The effect on the general character of the area and adjacent areas;
  - The effect on the general environment including, but not necessarily limited to, drainage, groundwater and erosion;
  - The effect on Municipal services and the street system; and
  - Such additional information as required by Council.
- 8.35.7 The minimum site area for a Tiny Home Cluster shall be 2 acres.
- 8.35.8 There shall be no more than ten (10) Tiny Home sites per acre of land.
- 8.35.9 Tiny Home Clusters shall be regulated through a site plan agreement or development agreement which is caveated against the title at the Land Titles Office which may, at minimum, address the following:
- Minimum dwelling size and maximum density;
  - Site plan details including minimum landscaping requirements, parking provision and amenity space requirements;
  - Exterior cladding and building materials; and
  - Other additional requirements deemed relevant by Council.

### **8.36 Wind or Solar Farms**

- 8.36.1 The minimum separation distance between a wind turbine within a wind farm and the nearest habitable building shall be 1,640 ft.
- 8.36.2 A wind turbine shall be setback no less than 1.5 times the total turbine height from the property line. This setback requirement shall be waived where the adjoining property will be used for wind turbine development and the turbines on both properties will be connected to the same array.
- 8.36.3 A wind turbine should not be provided with ratification lighting except for lighting that is required to meet federal or provincial regulations.
- 8.36.4 No wind turbine shall be located within 3,280 ft from any Wildlife Management Area.
- 8.36.5 Where approved, a conditional use for a wind or solar farm may require the landowner or the applicant to enter into a development agreement with the municipality to cover such additional matters as deemed necessary by Council.

### **8.37 Wind Energy Generating Systems**

- 8.37.1 An accessory wind energy generating system must meet the following standards:
- 8.37.1.1 The unit must be setback at least 20 ft. from the front building line, or in the case of a corner lot, at least 15 ft. from the front and side lot line;
  - 8.37.1.2 It is limited to a total turbine height of no more than 15 ft. above the rooftop; and
  - 8.37.1.3 It is safely and securely attached to the rooftop in compliance with applicable building codes.

# 9 DIMENSIONAL STANDARDS

## 9.1 Applicability

- 9.1.1 The provisions of this section pertain to all principal and accessory developments in the specific Zoning District where they are permitted or conditional, unless otherwise stated. Where specific dimensional standards apply in different Zoning Districts, they apply to the Zoning Districts designated on the Zoning Map in Section 6 of this By-law.

## 9.2 Site Regulations

- 9.2.1 No land shall be used or occupied, and no structure shall be erected, altered, used or occupied herein for any use in the Zoning District in which such land or structure is located other than in accordance with the dimensional standards as listed in **Table 9-1** through **Table 9-6**, with the exception of any development lawfully established prior to the effective date of this By-law.
- 9.2.2 For the purposes of this section, the maximum accessory building area shall not apply to swimming pools.

## 9.3 Dimensional Table Symbols

- 9.3.1 In **Table 9-1** through **Table 9-6**, dimensional standards are expressed in imperial units in accordance with the rural context of the municipality.

## 9.4 Dimensional Standards

- 9.4.1 No person may initiate development in any Zoning District in the Municipality of Bifrost – Riverton unless the development complies with the dimensional standards outlined in **Table 9-1** through **Table 9-6** below or the regulations pertaining to that specific development or zone found herein.

## 9.5 Standards for All Districts

- 9.5.1 Property owners may provide lots with larger areas, frontages, or yards than the minimum standards required by **Table 9-1** through **Table 9-6**, as applicable, but may not exceed any determined maximums, or any maximum imposed as a condition of any land development application.



## 9.6 Agricultural Districts

9.6.1 No person may initiate development in the AG or AL Zoning Districts, except for those related to public utilities, unless the principal building complies with the dimensional standards in **Table 9-1**.

**Table 9-1: Dimensional Standards - Principal Agricultural Buildings and Structures**

Zone	Use Type	MINIMUM STANDARD					MAXIMUM STANDARD	
		Lot Area (ac.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	Building Height (ft.)
AG	Agricultural Related	80	600	100	25	25	600	35
	Farmstead Site	2	198	75	15	25	600	35
	All other uses	2	198	100	25	25	600	35
AL	Agricultural Related	40 <sup>1</sup>	300	75	25	25	600	35
	Farmstead Site	2	198	50	15	25	600	35
	All other uses	2	198	50	15	25	600	35

9.6.2 No person may initiate the development of accessory structures or buildings in the AG or AL Zoning Districts, except for those related to public utilities, unless the accessory structure or building complies with the dimensional standards in **Table 9-2**.

**Table 9-2: Dimensional Standards - Accessory Agricultural Buildings and Structures**

Zone	Use Type	MINIMUM STANDARD					MAXIMUM STANDARD	
		Lot Area (ac.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	Building Height (ft.)
AG	Accessory	-	-	75	25	25	-	35
AL	Accessory	-	-	50	15	25	-	35

<sup>1</sup> The minimum separation between a principal use and a personal use accessory building shall be 6 ft.

<sup>2</sup> The minimum separation between a principal use and an agricultural use accessory building shall be 25 ft.

## 9.7 Rural Districts

9.7.1 No person may initiate development in the GD or RR Zoning Districts, except for those related to public utilities, unless the principal and or accessory building or structure complies with the dimensional standards in **Table 9-3**.

**Table 9-3: Dimensional Standards - Principal and Accessory Rural Residential Structures and Buildings**

Zone	Use Type	MINIMUM STANDARD						MAXIMUM STANDARD	
		Lot Area (ac.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Corner Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	Building Height (ft.)
GD	Principal	20,000 sq. ft.	100	25	10	15	25	600	30
	Accessory	-	-	25	5	10	10	-	20
RR	Principal	2 ac.	198	25	10	15	25	600	30
	Accessory	-	-	25	10	15	10	-	20

<sup>1</sup> The maximum site coverage for principal uses in the GD Zoning District is 40%.

<sup>2</sup> The maximum site coverage for accessory uses in the GD Zoning District is 15%.

<sup>3</sup> If the principal use in the GD Zoning District is a commercial use, the front yard may be 0.5 feet.

<sup>4</sup> For lots serviced by a holding tank in the RR – Rural Residential Zoning District, the minimum lot area shall be 0.5 acres.

<sup>1</sup> As per section 4.1.7 of the Development Plan, parcel sizes should generally be maintained at a minimum of 80 acres.

## 9.8 Residential Districts

9.8.1 No person may initiate development in the UR, RM, or MHP Zoning Districts, except for those related to public utilities, unless the principal and or accessory building or structure complies with the dimensional standards in **Table 9-4**.

**Table 9-4: Dimensional Standards - Principal and Accessory Residential Buildings and Structures**

Zone	Use Type	MINIMUM STANDARD							*MAXIMUM STANDARD	
		Lot Area (sq. ft.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Corner Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	*Building Height (ft.)	*Lot Cov. (%)
MHP	Principal	2 ac	200	25	5	10	25	-	30	40
	Accessory	-	-	25	2	10	5	-	20	15
RCR	Residential	8,000	75	25	10	15	25	800	30	60
	All other uses	10,000	100	30	15	15	25	-	30	60
	Accessory	-	-	25	5	10	10	-	20	15
RM	Principal	8,000	70	25	10	15	25	480	45	60
	Accessory	-	-	25	2	10	5	-	20	15
UR	Single-Unit Dwelling	5,000	50	25	5	10	25	800	30	40
	Two-Unit Dwelling	5,000	50	25	5	10	25	600	30	60
	Accessory	-	-	25	2	10	5	-	20	15

<sup>1</sup> The minimum dwelling area for two-family dwellings in the UR Zoning District is 600 square feet per dwelling unit.

<sup>2</sup> Civic uses within the UR, RM and MHP Zoning Districts must comply with the dimensional standards of a single-unit dwelling.

<sup>3</sup> Accessory buildings and structures in the UR, RM and MHP Zoning Districts must be separated from the principal building or structure by a minimum of six (6) feet clear of all projections.

<sup>4</sup> Accessory buildings and structures in the UR, RM and MHP Zoning Districts can be setback 2 feet from the side property line when located behind the principal structure.

## 9.9 Recreation and Natural Districts

9.9.1 No person may initiate development in the RCR, REC, or OSI Zoning Districts, except for those related to public utilities, unless the principal and or accessory building or structure complies with the dimensional standards in **Table 9-5**.

**Table 9-5: Dimensional Standards - Principal and Accessory Recreation Buildings and Structures**

Zone	Use Type	MINIMUM STANDARD							*MAXIMUM STANDARD	
		Lot Area (sq. ft.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Corner Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	*Building Height (ft.)	*Lot Cov. (%)
REC	Principal	10,000	100	25	10	15	25	-	35	-
	Accessory	-	-	25	5	15	10	-	20	15
OSI	Principal	10,000	150	25	10	10	25	-	35	-
	Accessory	-	-	25	10	10	10	-	20	15

## 9.10 Business Districts

9.10.1 No person may initiate development in the CC, CH, MB or MG Zoning Districts, except for those related to public utilities, unless the principal and or accessory building or structure complies with the dimensional standards in **Table 9-6**.

**Table 9-6: Dimensional Standards – Principal and Accessory Commercial and Industrial Buildings and Structures**

Zone	Use Type	MINIMUM STANDARD							*MAXIMUM STANDARD	
		Lot Area (sq. ft.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Corner Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	*Building Height (ft.)	*Lot Cov. (%)
CC	Principal	3,000	25	5	5	5	10	-	45	-
	Accessory	-	-	0	0	5	5	-	20	15
CH	Principal	30,000	100	20	10	10	25	-	45	-
	Accessory	-	-	20	10	10	10	-	20	15
MB	Principal	30,000	100	25	10	15	25	-	45	75
	Accessory	-	-	25	10	15	25	-	35	15
MG	Principal	40,000	150	25	15	15	25	-	45	60
	Accessory	-	-	25	15	15	25	-	35	15

<sup>1</sup> If the principal use in the CC Zoning District is commercial or civic, the front and side yards may be 0 feet if existing buildings/structures on at least directly adjacent lot is built to the respective property line.

<sup>2</sup> The intent of the CC Zoning District is to allow for the development of buildings that create an attractive streetscape and pedestrian-oriented environment. At Council's and/or the Designated Officer's discretion, setbacks and yards may be required to match those of adjacent buildings.

<sup>3</sup> The residential component of a mixed-use building in the CC Zoning District must meet the minimum dwelling area requirement of the RM Zoning District.

# APPENDIX A

## Minimum Separation Distances For Siting Livestock Operations

Size of Livestock Operation in Animal Units	Separation Distance in Metres (Feet) from a Residence		Separation Distance in Metres (Feet) 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	200 (656)	100 (328)	800 (2,625)	530 (1,739)
101 – 200	300 (984)	150 (492)	1,200 (3,937)	800 (2,625)
201 – 300	400 (1,312)	200 (656)	1,600 (5,249)	1,070 (3,511)
301 – 400	450 (1,476)	225 (738)	1,800 (5,906)	1,200 (3,937)
401 – 800	500 (1,640)	250 (820)	2,000 (6,561)	1,330 (4,364)
801 – 1,600	600 (1,986)	300 (984)	2,400 (7,874)	1,600 (5,249)
1,601 – 3,200	700 (2,297)	350 (1,148)	2,800 (9,186)	1,870 (6,135)
3,201 – 6,400	800 (2,625)	400 (1,312)	3,200 (10,499)	2,130 (6,988)
6,401 – 12,800	900 (2,953)	450 (1,476)	3,600 (11,811)	2,400 (7,874)
> 12,800	1,000 (3,281)	500 (1,640)	4,000 (13,123)	2,670 (8,760)

“**animal confinement facility**” means a barn or an outdoor area where livestock area confined by fences or other structures and includes a seasonal feeding area but does not include a feedlot or grazing area.

“**designated area**” means an area designated for use as an urban centre, settlement centre, rural residential area, cottage area, park area or recreational area in the applicable development plan.

“**feedlot**” means an outdoor area that is fenced to confine livestock solely for the purposes of growing or finishing, but does not include:

- a. A grazing area; or
- b. A seasonal feeding area.

“**grazing area**” means an outdoor area where livestock are primarily sustained for part of the year by the direct consumption of feed grown on the area and manure does not accumulate such that mechanical removal or redistribution is required.

“**seasonal feeding area**” means an outdoor area other than a feedlot or grazing area, where

- a. Livestock are given their supplemental or total feed requirements on a seasonal basis; and
- b. Because of its accumulation, manure must be removed from the area by mechanical means from time to time.

# APPENDIX B

## Animal Units By Category Of Livestock

Column 1 Category of Livestock	Column 2 Animal Units Produced by One Livestock	Column 3 Factor to be used to Determine Animal Units (Number of livestock to produce one animal unit)
<b>Dairy</b> Milking Cows (including associated livestock)	2	0.5
<b>Beef</b> Beef Cows (including associated livestock) Backgrounder Summer pasture / replacement heifers Feeder Cattle	1.25 0.5 0.625 0.769	0.8 2 1.6 1.3
<b>Hogs</b> Sows, farrow to finish Sows, farrow to weanling Sows, farrow to nursery Weanlings Growers / finishers Boars (artificial insemination operations)	1.25 0.25 0.313 0.033 0.143 0.2	0.8 4 3.2 30 7 5
<b>Chickens</b> Broilers Roasters Layers Pullets Broiler Breeder Pullets Broiler Breeder Hens	0.005 0.01 0.0083 0.0033 0.0033 0.01	200 100 120 300 300 100
<b>Turkeys</b> Broilers Heavy Toms Heavy Hens	0.01 0.02 0.01	100 50 100
<b>Horses</b> Mares (including associated livestock)	1.333	0.75
<b>Sheep</b> Ewes (including associated livestock) Feeder Lambs	.02 0.063	5 16