

PART II

ZONING DISTRICTS

Settlement Centre Zoning Districts
Rural Zoning Districts

8.0 Settlement Centre Zoning Districts

8.1 Purpose

The Settlement Centre Zoning Districts established in this By-law are intended to provide sufficient land for various types of residential, commercial, industrial, basic service as well as community, educational, recreational and cultural service developments in the Settlement Centres in the RM of Armstrong in keeping with the provisions of the *Fisher Armstrong Planning District Development Plan*.

8.2 Settlement Centre Zoning Districts

The following Settlement Centre Zoning Districts are hereby established:

- 1) GD: General Development Zoning District

9.0 GD: General Development Zoning District

9.1 General Purpose

To establish a Zoning District for various types of residential, commercial, industrial, basic service as well as community, educational, recreational and cultural service developments in the Settlement Centres in the RM of Armstrong.

9.2 Permitted Uses

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|-------------------------------------|---------------------------|
| 1) Government Service | 4) Public Utility |
| 2) Protective and Emergency Service | 5) Single Family Dwelling |
| 3) Public Park | |

9.3 Conditional Uses

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|--|--|
| 1) Alternative Medicine Sales | 31) Health Service |
| 2) Amusement Establishment | 32) Home Industry |
| 3) Animal Shelter and Veterinary Service | 33) Home Occupation |
| 4) Automotive and Equipment Repair Shop | 34) Hotel |
| 5) Automotive and Recreational Vehicle Sales | 35) Household Repair Service |
| 6) Bed and Breakfast Home | 36) Indoor Participant Recreation Service |
| 7) Business Support Service | 37) Institutional Residence |
| 8) Cemetery | 38) Light Industrial |
| 9) Child Care Service | 39) Limited Contractor Service |
| 10) Commercial School | 40) Mobile Catering Food Service |
| 11) Community Recreation Service | 41) Mobile Home Dwelling |
| 12) Community Service Club | 42) Mobility Services |
| 13) Computer Services | 43) Motel |
| 14) Convenience Retail Store | 44) Multiple Family Dwelling |
| 15) Convenience Vehicle Rentals | 45) Non-Accessory Parking |
| 16) Credit Union/Bank | 46) Non-Commercial Farm |
| 17) Custom Manufacturing Establishment | 47) Outdoor Amusement Establishment |
| 18) Drive-In Food Service | 48) Outdoor Participant Recreation Service |
| 19) Eating and Drinking Establishment | 49) Outfitter |
| 20) Environmental Product Sales | 50) Personal Service Shop |
| 21) Equipment Rentals and Sales | 51) Private Club |
| 22) Extended Medical Treatment Service | 52) Private Education Service |
| 23) Fitness Centre | 53) Professional, Financial and Office Support Service |
| 24) Fleet Service | 54) Public Education Service |
| 25) Funeral Service | 55) Public Library and Cultural Exhibit |
| 26) Gas Bar | 56) Rapid Drive-Through Vehicle Service |
| 27) General Contractor Service | 57) Ready Move Home Builders |
| 28) General Retail Store | 58) Religious Assembly |
| 29) General Storage | 59) Semi-Detached Dwelling |
| 30) Greenhouse, Plant and Tree Nursery | 60) Service Station |

- 61) Spectator Entertainment Establishment
- 62) Temporary Additional Dwelling or Mobile Home, only when integrated with a Single-Family Dwelling
- 63) Tourist Campsite
- 64) Truck and Mobile Home Sales and/or Rentals
- 65) Two Family Dwelling
- 66) Utility Service
- 67) Warehouse Sales

**9.4 Site Regulations
Permitted and Conditional Uses**

- 1) Site Area 0.56 ha. (1.38 acres)
[See also Section 9.6(1)]
- 2) Site Width min. 30.50 m. (100.00 ft.)
[See also Section 9.6(1)]
- 3) Front Yard min. 7.62 m. (25.00 ft.)
- 4) Rear Yard min. 7.62 m. (5.00 ft.)
- 5) Side Yard min. 1.52 m. (5.00 ft.) (By-law 6/09)
[See also Section 9.6(1)]
- 6) Corner Side Yard min. 3.05 m. (10.00 ft.) (By-law 6/09)
[See also Section 9.6(1)]
- 7) Site Coverage Please refer to Section 9.6(2)
- 8) Building Height max. 10.67 m. (35.00 ft.); 2.50 storeys
- 9) Dwelling Area min. 74.32 sq. m. (800.00 sq. ft.)

**9.5 Site Regulations
Accessory Uses and Buildings**

- 1) Site Area N/A
- 2) Site Width N/A
- 3) Front Yard min. 7.62 m. (25.00 ft.)
- 4) Rear Yard Please refer to Section 9.8(1)
- 5) Side Yard min. 7.62 m. (25.00 ft.)
[See also Section 9.8(1)]
- 6) Corner Side Yard min. 7.62 m. (25.00 ft.)
[See also Section 9.8(1)]
- 7) Site Coverage N/A
- 8) Building Height N/A
- 9) Building Area N/A

9.6 Additional Regulations for Permitted and Conditional Uses

- 1) Notwithstanding Section 9.4, the following exceptions shall apply to the minimum site regulations for Permitted and Conditional Use developments:
 - a) For sites serviced by private holding tanks that have been approved by Manitoba Conservation:
 - i) the minimum site area regulation shall be 464.50 sq. m. (5,000.00 sq. ft.);
 - ii) the minimum site width regulation shall be 15.24 m. (50.00 ft.);
 - iii) the minimum side yard regulation shall be 1.52 m. (5.00 ft.); and
 - iv) the minimum corner side yard regulation shall be 3.05 m. (10.00 ft.).
 - b) For Multiple Family Dwellings, the minimum site area regulation shall be 929.00 sq. m. (10,000.00 sq. ft.) for the first four dwelling units and 92.90 sq. m. (1,000.00 sq. ft.) for each additional dwelling unit.

- 2) The maximum site coverage regulation for Permitted and Conditional Use developments shall be as follows:
 - a) For Residential Use Class developments, excluding Multiple Family Dwellings, the maximum site coverage shall be 40.00 percent.
 - b) For Multiple Family Dwellings and non-Residential Use Class developments, the maximum site coverage shall be 60.00 percent.
- 3) Buildings, structures and hedges adjacent to Provincial Highways, Provincial Roads and Provincial Access Roads shall be setback in accordance with *The Highway Protection Act* and *The Highways and Transportation Act*.
- 4) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.

9.7 Additional Regulations for Conditional Uses Only

- 1) When outside storage of goods and materials is required:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) a solid fence shall be provided and maintained in a condition acceptable to the Development Officer; and
 - c) the storage shall not project above the height of the wall or fence.
- 2) Any fuel storage areas established on the site shall comply with the regulations of Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 3) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 4) A Dwelling Unit is allowed only in conjunction with a Commercial and Industrial Use Class development when it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.
- 5) In the case of a Mobile Home Park development, the separation spaces between the Mobile Home Dwellings and the accessory buildings shall be the same as the yard regulations.
- 6) A Temporary Additional Dwelling or Mobile Home Dwelling shall be developed in accordance with Section 46.0 of this By-law.
- 7) A Non-Commercial Farm shall be developed in accordance with Section 48.0 of this By-law.

9.8 Additional Regulations for Accessory Uses and Buildings

- 1) Notwithstanding Section 9.5, the minimum rear yard regulations for Accessory Uses and Buildings shall be as follows:
 - a) For Residential Use Class developments, excluding Multiple Family Dwellings:
 - i) the minimum rear yard shall be 1.52 m. (5.00 ft.);
 - ii) the minimum side yard shall be 1.52 m. (5.00 ft.); and
 - iii) the minimum corner side yard shall be 3.05 m. (10.00 ft.).
 - b) For Multiple Family Dwellings and non-Residential Use Class developments, the minimum rear yard shall be 3.05 m. (10.00 ft.).

- 2) For Residential Use Class developments, accessory buildings and structures shall be located on a site as follows:
 - a) where the accessory building is attached to a main building, it shall be subject to, and shall conform to all regulations of this By-law applicable to the main building; and
 - b) where the accessory building is detached from the main building, it shall not be located closer than 3.05 m. (10.00 ft.) clear of all projections to the main building, nor shall it be located closer than the front wall of the main building.

10.0 Rural Zoning Districts

10.1 Purpose

The Rural Zoning Districts established in this By-law are intended to designate lands in the RM of Armstrong for a wide range of rural and seasonal residential, agricultural, agricultural-related, rural commercial-industrial and natural resource developments in keeping with the provisions of the *Fisher Armstrong Planning District Development Plan*.

10.2 Rural Zoning Districts

The following Rural Zoning Districts are hereby established:

- 1) AL: Agriculture Limited Zoning District
- 2) AG: Agriculture General Zoning District
- 3) AI: Agriculture Intensive Zoning District
- 4) RR: Rural Residential Zoning District
- 5) RCI: Rural Commercial-Industrial Zoning District
- 6) RSI: Rural Special Industrial Zoning District

11.0 AL: Agriculture Limited Zoning District

11.1 General Purpose

To provide a Zoning District that restricts agricultural activities due to their proximity to Settlement Centre areas.

11.2 Permitted Uses

- | | |
|--|---|
| 1) Agricultural Activities | 9) Home Occupation |
| 2) Animal Shelter and Veterinary Service | 10) Livestock Production Operation of up to and including 50 Animal Units |
| 3) Community Recreation Service | 11) Mobile Home Dwelling By-Law 12/06 (for single family occupant only) |
| 4) Farm Produce Outlet | 12) Non-Commercial Farm |
| 5) Farmstead Dwelling | 13) Public Park |
| 6) Government Service | 14) Public Utility |
| 7) Greenhouse, Plant and Tree Nursery | 15) Single Family Dwelling |
| 8) Home Industry | 16) Small Animal Breeding and Boarding Establishment |
| | 17) Specialized Agriculture |

11.3 Conditional Uses

- | | |
|---|--|
| 1) Abattoir | 13) Guest Cottage Dwelling, only when integrated with a Single-Family Dwelling |
| 2) Agri-Business | 14) Light Industrial |
| 3) Agricultural Implement Sales and Service | 15) Limited Contractor Service |
| 4) Agricultural Product Storage | 16) Livestock Production Operation of between 50 and 300 Animal Units Act 197(2) |
| 5) Agriculture Support Industry | 17) Natural Resource Development |
| 6) Auctioneering Establishment | 18) Outdoor Amusement Establishment |
| 7) Automotive & Recreational Vehicle Sales 7/10 | 19) Outdoor Participant Recreation Service |
| 8) Bed and Breakfast Home | 20) Protective and Emergency Service |
| 9) Bulk Storage Facility | 21) Religious Assembly |
| 10) Cemetery | 22) Temporary Additional Dwelling or Mobile Home, only when integrated with a Single Family Dwelling |
| 11) Equestrian Establishment | 23) Tourist Campsite |
| 12) General Contractor Service | |

11.4 Site Regulations for Agricultural Activities: Permitted and Conditional Uses

- | | |
|--------------------|------------------------------|
| 1) Site Area | min. 16.19 ha. (40.00 acres) |
| 2) Site Width | min. 91.44 m. (300.00 ft.) |
| 3) Front Yard | min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard | min. 15.24 m. (50.00 ft.) |
| 5) Side Yard | min. 15.24 m. (50.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 10.67 m. (35.00 ft.) |

11.5 Site Regulations for Non-Agricultural Activities: Permitted and Conditional Uses

- | | |
|--------------------|----------------------------|
| 1) Site Area | min. 0.80 ha. (2.00 acres) |
| 2) Site Width | min. 60.96 m. (200.00 ft.) |
| 3) Front Yard | min. 22.86 m. (75.00 ft.) |
| 4) Rear Yard | min. 7.62 m. (25.00 ft.) |
| 5) Side Yard | min. 7.62 m. (25.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 10.67 m. (35.00 ft.) |

11.6 Site Regulations Accessory Uses and Buildings

- | | |
|--------------------|----------------------------|
| 1) Site Area | N/A |
| 2) Site Width | N/A |
| 3) Front Yard | min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard | min. 7.62 m. (25.00 ft.) |
| 5) Side Yard | min. 7.62 m. (25.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 6.10 m. (20.00 ft.) |

11.7 Additional Regulations for Permitted and Conditional Uses

- 1) The maximum building height regulation of 10.67 m. (35.00 ft.) shall not apply to farm buildings.
- 2) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.
- 3) For new residential lots, which are created as per Policy A.3(2) in the *Fisher Armstrong Planning District Development Plan*:
 - a) the minimum site area regulation shall be 0.80 ha. (2.00 acres);
 - b) the minimum site width regulation shall be 60.96 m. (200.00 ft.); and
 - c) the minimum front yard regulation shall be 22.86 m. (75.00 ft.).
- 4) A Dwelling Unit, including a Single-Family Dwelling, Two Family Dwelling and Mobile Home Dwelling, is allowed when on the same site with a Permitted or Conditional Use development where, the dwelling is essential for the maintenance, operation and care of the Permitted or Conditional Use. 12/06
- 5) Buildings, structures and hedges adjacent to Provincial Highways, Provincial Roads and Provincial Access Roads shall be setback in accordance with *The Highway Protection Act* and *The Highways and Transportation Act*.
- 6) A Non-Commercial Farm shall be developed in accordance with Section 48.0 of this By-law.
- 7) A Livestock Production Operation shall be developed in accordance with Section 49.0 of this By-law.

11.8 Additional Regulations for Conditional Uses Only

- 1) A Temporary Additional Dwelling or Mobile Home shall be developed in accordance with Section 46.0 of this By-law.
- 2) A Guest Cottage Dwelling shall be developed in accordance with Section 47.0 of this By-law.

12.0 AG: Agriculture General Zoning District

12.1 General Purpose

To provide a Zoning District east of PTH No. 7 for general agricultural uses and other uses that are related to or compatible with agriculture.

12.2 Permitted Uses

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|--|--|
| 1) Agricultural Activities | 14) Home Occupation |
| 2) Agricultural Crop Protection Warehouse | 15) Livestock Production Operation Producing up to and including 300 Animal Units Act 197(2) |
| 3) Agriculture Product Storage | 16) Mobile Home Dwelling By-Law 12/06 |
| 4) Agriculture Support Industry | 17) Non-Commercial Farm |
| 5) Animal Shelter and Veterinary Service | 18) Outfitter |
| 6) Communal Farm Dwelling | 19) Private Education Service |
| 7) Equestrian Establishment | 20) Protective and Emergency Service |
| 8) Farm Produce Outlet | 21) Public Park |
| 9) Farmstead Dwelling | 22) Public Utility |
| 10) Feedlot up to and including 400 Animal Units | 23) Single Family Dwelling By-Law 12/06 |
| 11) Forestry Use | 24) Small Animal Breeding and Boarding Establishment |
| 12) Greenhouse, Plant and Tree Nursery | 25) Specialized Agriculture |
| 13) Home Industry | 26) Utility Service |
| | 27) Wildlife and Conservation Reserve |

12.3 Conditional Uses

- | | |
|---|--|
| 1) Abattoir | |
| 2) Agri-Business | 16) Guest Cottage Dwelling, only when integrated with a Single-Family Dwelling |
| 3) Agricultural Implement Sales and Service | 17) Light Industrial |
| 4) Aircraft Landing Field | 18) Limited Contractor Service |
| 5) Anhydrous Ammonia Facility | 19) Livestock Production Operation Producing more than 301 Animal Unit Act 197(2) |
| 6) Auctioneering Establishment | 20) Mineral Exploration |
| 7) Bed and Breakfast Home | 21) Natural Resource Development |
| 8) Bulk Storage Facility | 22) Outdoor Amusement Establishment |
| 9) Cemetery | 23) Outdoor Participant Recreation Service |
| 10) Community Recreation Service | 24) Portable Asphalt Plant |
| 11) Feedlot of more than 400 Animal Units | 25) Recycling Depot |
| 12) Game Farm | 26) Temporary Additional Dwelling or Mobile Home, only when integrated with a Single-Family Dwelling |
| 13) General Contractor Service | 27) Tourist Campsite |
| 14) General Industrial | 28) Wayside Pit and Quarry |
| 15) Government Service | |

12.4 Site Regulations for Agricultural Activities-Permitted and Conditional Uses

- | | |
|-----------------|------------------------------|
| 1) Site Area | min. 32.38 ha. (80.00 acres) |
| 2) Site Width | min. 91.44 m. (300.00 ft.) |
| 3) Front Yard | min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard | min. 15.24 m. (50.00 ft.) |
| 5) Side Yard | min. 15.24 m. (50.00 ft.) |
| Site Coverage | N/A |
| Building Height | max. 10.67 m. (35.00 ft.) |

12.5 Site Regulations for Non-Agricultural Activities-Permitted and Conditional Uses

- | | |
|--------------------|----------------------------|
| 1) Site Area | min. 0.80 ha. (2.00 acres) |
| 2) Site Width | min. 60.96 m. (200.00 ft.) |
| 3) Front Yard | min. 22.86 m. (75.00 ft.) |
| 4) Rear Yard | min. 7.62 m. (25.00 ft.) |
| 5) Side Yard | min. 7.62 m. (25.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 10.67 m. (35.00 ft.) |

12.6 Site Regulations Accessory Uses and Buildings

- | | |
|--------------------|----------------------------|
| 1) Site Area | N/A |
| 2) Site Width | N/A |
| 3) Front Yard | min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard | min. 15.24 m. (50.00 ft.) |
| 5) Side Yard | min. 15.24 m. (50.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 6.10 m. (20.00 ft.) |

12.7 Additional Regulations for Permitted and Conditional Uses

- 1) The maximum building height regulation of 10.67 m. (35.00 ft.) shall not apply to farm buildings.
- 2) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.
- 3) For new residential lots which are created as per Policy A.3(2) in the *Fisher Armstrong Planning District Development Plan*:
 - a) the minimum site area regulation shall be 0.80 ha. (2.00 acres);
 - b) the minimum site width regulation shall be 60.96 m. (200.00 ft.); and
 - c) the minimum front yard regulation shall be 22.86 m. (75.00 ft.).
- 4) A Dwelling Unit, including a Single-Family Dwelling, Two Family Dwelling and Mobile Home Dwelling, is allowed when on the same site with a Permitted or Conditional Use development where, the dwelling is essential for the maintenance, operation and care of the Permitted or Conditional Use. (12/06)
- 5) For any Natural Resource Development or Forestry Use that is adjacent to an AL: Agriculture Limited Zoning District, GD: General Development Zoning District or RR: Rural Residential Zoning District, the minimum yard regulations shall be increased to 50.29 m. (165.00 ft.) for the yard(s) adjacent to any of these Zoning Districts. For those Natural Resource Developments where blasting or stone crushing occurs and which are adjacent to an AL: Agriculture Limited Zoning District, GD: General Development Zoning District or RR: Rural Residential Zoning District, the minimum yard regulations shall be increased to 100.58 m. (330.00 ft.) for the yard(s) adjacent to any of these Zoning Districts.
- 6) Buildings, structures and hedges adjacent to Provincial Trunk Highways, Provincial Roads and Provincial Access Roads shall be setback in accordance with *The Highways Protection Act* and *The Highways and Transportation Act*.
- 7) A Non-Commercial Farm shall be developed in accordance with Section 48.0 of this By-law.
- 8) A Livestock Production Operation shall be developed in accordance with Section 49.0 of this By-law.

12.8 Additional Regulations for Conditional Uses Only

- 1) Notwithstanding the provisions of Section 12.0 and Subsections 33.2 and 43.1 of this By-law, for the lands noted by the symbol AG-1 on the Zoning District Map, Transitional Mobile Home Dwellings shall be listed as a Conditional Use development and shall comply with the following regulations:
 - a) a maximum of three Transitional Mobile Home Dwellings shall be allowed on the lands;
 - b) the Transitional Mobile Home Dwellings shall be situated on the lands in accordance with the front, side and rear yard regulations of Section 12.5 of this By-law;
 - c) the property owner of the lands shall apply annually to the RM of Armstrong for a Transitional Mobile Home Dwelling Permit;
 - d) the development shall not be transferable in any manner whatsoever by the property owner of the lands without the prior written consent of the RM of Armstrong;

- e) any alteration or enlargement to the existing development on the lands, as operating at the effective date of this By-law, will require a Conditional Use Hearing as per the Act;
 - f) if occupancy of any of the three Transitional Mobile Home Dwellings is discontinued for a period of twelve consecutive months or more, the RM of Armstrong shall notify the property owner of the lands that the unoccupied Transitional Mobile Home Dwelling shall be removed permanently from the lands within 30 days of the date on the notice; and
 - g) upon removal of the three Transitional Mobile Home Dwellings from the lands, the Conditional Use Order shall expire on the lands and any future use of the lands shall conform to provisions of this By-law.
- 2) A Temporary Additional Dwelling or Mobile Home shall be developed in accordance with Section 46.0 of this By-law.
- 3) A Guest Cottage Dwelling shall be developed in accordance with Section 47.0 of this By-law.
- 4) An Anhydrous Ammonia Facility shall be developed in accordance with Section 50.0 of this By-law.

13.0 AI: Agriculture Intensive Zoning District

13.1 General Purpose

To provide a Zoning District west of PTH No. 7 for intensive agricultural uses and other uses that are related to or compatible with agriculture.

13.2 Permitted Uses

- | | |
|--|--|
| 1) Agricultural Activities | 14) Livestock Production Operation Producing up to and including 300 Animal Units Act 197(2) |
| 2) Agricultural Crop Protection Warehouse | 15) Mobile Home Dwelling By-Law 12/06 |
| 3) Agriculture Product Storage | 16) Private Education Service |
| 4) Agriculture Support Industry | 17) Protective and Emergency Service |
| 5) Animal Shelter and Veterinary Service | 18) Public Utility |
| 6) Communal Farm Dwelling | 19) Single Family dwelling By-Law 12/06 |
| 7) Equestrian Establishment | 20) Small Animal Breeding and Boarding Establishment |
| 8) Farm Produce Outlet | 21) Specialized Agriculture |
| 9) Farmstead Dwelling | 22) Utility Service |
| 10) Feedlot up to and including 300 Animal Units | 23) Wildlife and Conservation Reserve |
| 11) Forestry Use | |
| 12) Home Industry | |
| 13) Home Occupation | |

13.3 Conditional Uses

- | | |
|---|--|
| 1) Abattoir | |
| 2) Agri-Business | 10) General Contractor Service |
| 3) Agricultural Implement Sales and Service | 11) General Industrial |
| 4) Aircraft Landing Field | 12) Guest Cottage Dwelling, only when integrated with a Single-Family Dwelling |
| 5) Auctioneering Establishment | 13) Light Industrial |
| 6) Bed and Breakfast Home | 14) Limited Contractor Service |
| 7) Bulk Storage Facility | 15) Livestock Production Operation Producing more than 300 Animal Units Act 197(2) |
| 8) Cemetery | 16) Public Park |
| 9) Feedlot of more than 300 Animal Units | 17) Temporary Additional Dwelling or Mobile Home, only when integrated with a Single-Family Dwelling |

13.4 Site Regulations for Agricultural Activities-Permitted and Conditional Uses

- 1) Site Area min. 32.38 ha. (80.00 acres)
- 2) Site Width min. 91.44 m. (300.00 ft.)
- 3) Front Yard min. 38.10 m. (125.00 ft.)
- 4) Rear Yard min. 15.24 m. (50.00 ft.)
- 5) Side Yard min. 15.24 m. (50.00 ft.)
- 6) Site Coverage N/A
- 7) Building Height max. 10.67 m. (35.00 ft.)

13.5 Site Regulations for Non-Agricultural Activities-Permitted and Conditional Uses

- 1) Site Area min. 0.80 ha. (2.00 acres)
- 2) Site Width min. 60.96 m. (200.00 ft.)
- 3) Front Yard min. 22.86 m. (75.00 ft.)
- 4) Rear Yard min. 7.62 m. (25.00 ft.)
- 5) Side Yard min. 7.62 m. (25.00 ft.)
- 6) Site Coverage N/A
- 7) Building Height max. 10.67 m. (35.00 ft.)

13.6 Site Regulations Accessory Uses and Buildings

- 1) Site Area N/A
- 2) Site Width N/A
- 3) Front Yard min. 38.10 m. (125.00 ft.)
- 4) Rear Yard min. 15.24 m. (50.00 ft.)
- 5) Side Yard min. 15.24 m. (50.00 ft.)
- 6) Site Coverage N/A
- 7) Building Height max. 6.10 m. (20.00 ft.)

13.7 Additional Regulations for Permitted and Conditional Uses

- 1) The maximum building height regulation of 10.67 m. (35.00 ft.) shall not apply to farm buildings.
- 2) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.
- 3) For new residential lots which are created as per Policy A.3(2) in the *Fisher Armstrong Planning District Development Plan*:
 - a) the minimum site area regulation shall be 0.80 ha. (2.00 acres);
 - b) the minimum site width regulation shall be 60.96 m. (200.00 ft.); and
 - c) the minimum front yard regulation shall be 22.86 m. (75.00 ft.).
- 4) A Dwelling Unit, including a Single Family Dwelling, Two Family Dwelling and Mobile Home Dwelling, is allowed when on the same site with a Permitted or Conditional Use development where, the dwelling is essential for the maintenance, operation and care of the Permitted or Conditional Use. (12/06)
- 5) For any Forestry Use that is adjacent to an AL: Agriculture Limited Zoning District or RR: Rural Residential Zoning District, the minimum yard regulations shall be increased to 50.29 m. (165.00 ft.) for the yard(s) adjacent to any of these Zoning Districts.
- 6) Notwithstanding Sections 13.2 and 13.3 of this By-law, Livestock Production Operations producing more than 400 Animal Units within Groundwater Pollution Sensitivity Areas, as defined by the Province of Manitoba and shown on Schedule 1 of this By-law, shall be considered Conditional Use developments.
- 7) Buildings, structures and hedges adjacent to Provincial Trunk Highways, Provincial Roads and Provincial Access Roads shall be setback in accordance with *The Highways Protection Act* and *The Highways and Transportation Act*.
- 8) A Temporary Additional Dwelling or Mobile Home shall be developed in accordance with Section 46.0 of this By-law.
- 9) A Guest Cottage Dwelling shall be developed in accordance with Section 47.0 of this By-law.
- 10) A Livestock Production Operation shall be developed in accordance with Section 49.0 of this By-law.

14.0 RR: Rural Residential Zoning District

14.1 General Purpose

To provide a Zoning District for single family dwellings and associated uses in a rural setting.

14.2 Permitted Uses

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|-------------------------------------|---------------------------|
| 1) Bed and Breakfast Home | 4) Public Park |
| 2) Home Occupation | 5) Public Utility |
| 3) Protective and Emergency Service | 6) Single Family Dwelling |

14.3 Conditional Uses

- 1) Child Care Service
- 2) Community Recreation Service
- 3) Guest Cottage Dwelling, only when integrated with a Single Family Dwelling
- 4) Mobile Home Dwelling
- 5) Non-Commercial Farm
- 6) Small Animal Breeding and Boarding Establishment
- 7) Temporary Additional Dwelling or Mobile Home, only when integrated with a Single Family Dwelling

14.4 Site Regulations

Permitted and Conditional Uses

- | | |
|--------------------|---|
| 1) Site Area | min. 2.02 ha. (5.00 acres) |
| 2) Site Width | min. 91.44 m. (300.00 ft.) |
| 3) Front Yard | min. 22.86 m. (75.00 ft.) |
| 4) Rear Yard | min. 7.62 m. (25.00 ft.) |
| 5) Side Yard | min. 7.62 m. (25.00 ft.) |
| 6) Site Coverage | max. 10.00% |
| 7) Building Height | max. 10.67 m. (35.00 ft.); 2.50 storeys |
| 8) Dwelling Area | min. 74.32 sq. m. (800.00 sq. ft.) |
| 9) Dwelling Width | min. 6.10 m. (20.00 ft.) |

14.5 Site Regulations

Accessory Uses and Buildings

- | | |
|--------------------|--------------------------------------|
| 1) Site Area | N/A |
| 2) Site Width | N/A |
| 3) Front Yard | min. 22.86 m. (75.00 ft.) |
| 4) Rear Yard | min. 7.62 m. (25.00 ft.) |
| 5) Side Yard | min. 7.62 m. (25.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 6.10 m. (20.00 ft.) |
| 8) Building Area | max. 92.90 sq. m. (1,000.00 sq. ft.) |
| 9) Dwelling Width | N/A |

14.6 Additional Regulations for Permitted and Conditional Uses

- 1) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.
- 2) Buildings, structures and hedges adjacent to Provincial Highways, Provincial Roads and Provincial Access Roads shall be setback in accordance with *The Highway Protection Act* and *The Highways and Transportation Act*.

14.7 Additional Regulations for Conditional Uses Only

- 1) A Temporary Additional Dwelling or Mobile Home shall be developed in accordance with Section 46.0 of this By-law.
- 2) A Guest Cottage Dwelling shall be developed in accordance with Section 47.0 of this By-law.
- 3) A Non-Commercial Farm shall be developed in accordance with Section 48.0 of this By-law.

15.0 RCI: Rural Commercial-Industrial Zoning District

15.1 General Purpose

To provide a Zoning District for commercial, industrial and agricultural related developments near major roadways in the RM of Armstrong.

15.2 Permitted Uses

- | | |
|---|--|
| 1) Agri-Business | 17) Health Service |
| 2) Agricultural Crop Protection Warehouse | 18) Household Repair Service |
| 3) Agricultural Product Storage | 19) Light Industrial |
| 4) Agriculture Support Industry | 20) Limited Contractor Service |
| 5) Business Support Service | 21) Mobile Catering Food Service |
| 6) Community Service Club | 22) Non-Accessory Parking |
| 7) Convenience Retail Store | 23) Personal Service Shop |
| 8) Convenience Vehicle Rentals | 24) Private Club |
| 9) Custom Manufacturing Establishment | 25) Professional, Financial and Office Support Service |
| 10) Drive-In Food Service | 26) Protective and Emergency Service |
| 11) Eating and Drinking Establishment | 27) Public Park |
| 12) Gas Bar | 28) Public Utility |
| 13) General Retail Store | 29) Spectator Entertainment Establishment |
| 4) General Storage | 30) Utility Service |
| 15) Government Service | 31) Warehouse Sales |
| 16) Greenhouse, Plant and Tree Nursery | 32) Water Bottling Plant |

15.3 Conditional Uses

- | | |
|--|---|
| 1) Abattoir | 14) Hotel |
| 2) Agricultural Implement Sales and Service | 15) Indoor Participant Recreation Service |
| 3) Amusement Establishment | 16) Industrial Vehicle and Equipment Sales and/or Rentals |
| 4) Anhydrous Ammonia Facility | 17) Motel |
| 5) Auctioneering Establishment | 18) Outdoor Amusement Establishment |
| 6) Automotive and Equipment Repair Shop | 19) Outdoor Participant Recreation Service |
| 7) Automotive and Recreational Vehicle Sales | 20) Rapid Drive-Through Vehicle Service |
| 8) Bulk Storage Facility | 21) Recycling Depot |
| 9) Equipment Rentals and Sales | 22) Religious Assembly |
| 10) Fleet Service | 23) Service Station |
| 11) Funeral Service | 24) Storage Compound |
| 12) General Contractor Service | 25) Tourist Campsite |
| 13) General Industrial | 26) Truck and Mobile Home Sales and/or Rentals |

15.4 Site Regulations Permitted and Conditional Uses			15.5 Site Regulations Accessory Uses and Buildings		
1)	Site Area	min. 0.80 ha. (2.00 acres)	1)	Site Area	N/A
2)	Site Width	min. 60.96 m. (200.00 ft.)	2)	Site Width	N/A
3)	Front Yard	min. 22.86 m. (75.00 ft.)	3)	Front Yard	min. 22.86 m. (75.00 ft.)
4)	Rear Yard	min. 7.62 m. (25.00 ft.)	4)	Rear Yard	min. 7.62 m. (25.00 ft.)
5)	Side Yard	min. 7.62 m. (25.00 ft.)	5)	Side Yard	min. 7.62 m. (25.00 ft.)
6)	Building Height	max. 12.19 m. (40.00 ft.) or 3.00 storeys	6)	Building Height	max. 6.10 m. (20.00 ft.)

15.6 Additional Regulations for Permitted and Conditional Uses

- 1) Where a site abuts the property line of an AL: Agriculture Limited Zoning District or GD: General Development Zoning District, a 15.24 m. (50.00 ft.) landscaped yard is required.
- 2) When outside storage of goods and materials is required:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) a solid fence shall be provided and maintained in a condition acceptable to the Development Officer; and
 - c) the storage shall not project above the height of the wall or fence.
- 3) Any fuel storage areas established on the site shall comply with the regulations of Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 4) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 5) Buildings, structures and hedges adjacent to Provincial Highways, Provincial Roads and Provincial Access Roads shall be setback in accordance with *The Highway Protection Act* and *The Highways and Transportation Act*.
- 6) The operation of all uses shall comply with all environmental and public health standards of the Province of Manitoba. If the Development Officer determines that a proposed use may conflict with these standards, the application shall be referred to the appropriate Provincial Department(s) prior to issuing a development permit.
- 7) A Dwelling Unit is allowed only in conjunction with a Permitted or Conditional Commercial and Industrial Use Class development when it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.

15.7 Additional Regulations for Conditional Uses Only

- 1) An Anhydrous Ammonia Facility shall be developed in accordance with Section 50.0 of this By-law.