

Rural Municipality of Yellowhead Zoning By-law



By-law No. 12-2023

January 9, 2024

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HOW TO USE THIS ZONING BY-LAW

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

Step One

What zone is your property located in?

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

Step Two

What uses are permitted in your zone?

- Find the column with the zone of your property in the **Bulk/Use Table** in [Part 5: Zones](#)
- Uses marked with the letter **P** are permitted uses and may be developed once you have received a development permit.
- Uses marked with the letter **C** are conditional uses that may or may not be acceptable in a zone depending on the particular circumstances of a proposed development. Conditional uses require a public hearing process and may have extra conditions imposed on the use to make it acceptable for the location.
- Uses that are underlined are only allowed as secondary uses. Uses with Use Specific Standards are specified in the corresponding column with the location in the By-law.

Step Three

How and where can you develop properties in your zone?

- Find the column with the zone of your property in the **Bulk/Use Table** in [Part 5: Zones](#).
- The Bulk Table provides information on allowable height of buildings and structures, required yards, and other spatial requirements for a property.
- To understand the specific details of these requirements, you may need to reference the General Regulations Part 4 and the Definitions Part 3.

Step Four

What kind of permits do you need?

- In most cases, you will need a development permit before you start any change in land use or any development (including construction of a building) on a property.
- Check the [Administration section in Part 2](#) to see if your planned development is exempt from needing a development permit. If so, you may proceed with development, as long as it meets the other requirements in this zoning by-law and other applicable by-laws.
- If you need a development permit, fill out a development permit application.
- You are responsible for finding out any other provincial or federal regulations applying to your development, as well as any other required local permits, including building permits, plumbing permits, electrical permits, demolition permits, etc. if applicable.

THE RURAL MUNICIPALITY OF YELLOWHEAD BY-LAW NO. 12-2023

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


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

AND WHEREAS, under Part 4 Division 1 of *The Planning Act*, the Rural Municipality of Yellowhead has, by by-law, adopted the Rural Municipality of Yellowhead Development Plan;

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

- a) The Zoning By-law No. 12-2023 attached is hereby adopted
- b) The By-law shall be known as the Rural Municipality of Yellowhead Zoning By-law
- c) Town of Strathclair By-law 15-86, Rural Municipality of Shoal Lake By-law 1-2005, and Town of Shoal Lake By-law 1-2005, as amended, are repealed
- d) This By-law shall come into force on January 9, 2024

DONE AND PASSED in Council duly assembled at the Rural Municipality of Yellowhead, Manitoba, this 9th day of January, 2024.




Signature of Mayor



Signature of Chief Administrative Officer

READ A FIRST TIME this 7th of November, 2023.
READ A SECOND TIME this 9th of January, 2024.
READ A THIRD TIME this 9th of January, 2024.

I, Nadine Gapka, Chief Administrative Officer of the RM of Yellowhead, do hereby certify that this document is a true and correct copy of By-law 12-2023 of the RM of Yellowhead.



Nadine Gapka, CAO

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PART 1: APPLICABILITY AND SCOPE

1.1 Title

This By-law shall be known as the Rural Municipality of Yellowhead Zoning By-law.

1.2 Scope

This By-law applies to all lands in the Rural Municipality of Yellowhead.

1.3 Application

This By-law regulates:

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

1.4 Use and Development of Land and Buildings Must Comply

Within the Rural Municipality of Yellowhead, no land, building or structure shall be used or occupied, and no building or structure shall be constructed, erected, altered, enlarged, or placed, except in accordance with this By-law.

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

Whenever a provision of another by-law or a law or regulation of the provincial or federal government contains a restriction governing the same subject matter contained in this By-law, or imposes inconsistent regulations with respect to uses, buildings, or structures, the most restrictive or highest standard shall prevail.

1.6 Does Not Promote Nuisance

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

PART 2: ADMINISTRATION

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

2.1 Administration and Enforcement

In the administration and enforcement of this By-law, the Rural Municipality of Yellowhead shall have all of the powers of inspection, remedy and enforcement provided under Part 12 of *The Planning Act*.

2.2 When Development Permits are Required

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

- a) The erection, construction, enlargement, structural alteration or placing of a building or structure, either permanent or temporary.
- b) The establishment of a use of land or a building or structure.
- c) The change of a use of land or a building or structure from the existing use to a use which is not a permitted use.
- d) The alteration or enlargement of an approved conditional use.

2.3 Development Permits and Other Permits

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

2.4 When Development Permits are Not Required

A development permit is not required for the following:

- a) incidental alterations
- b) agricultural cropping of land
- c) the erection, construction, enlargement, structural alteration or placing of the following as accessory structures:
 - i) fences, 10 ft or less in height
 - ii) signs (if addressed in 4.35)
 - iii) flagpoles
 - iv) sheds, playhouses, and buildings for the storage of domestic equipment and supplies with a floor area of less than 107 sq ft

- v) private communications facilities under 30 ft in height
 - vi) unenclosed patios less than two ft above grade and/or anchored to the adjacent building
 - vii) driveways, patios, retaining walls and other similar landscaping features that do not materially alter the existing grade and natural surface drainage pattern
 - viii) swimming pools with a water depth of less than 2 ft
- d) Despite not requiring a development permit, all items in this provision shall be subject to requirements of this By-law.

2.5 Applications for Development Permits

An application for a Development Permit:

- a) shall be made by the owner or owners of the parcel in question, or by a person authorized in writing by them.
- b) shall be accompanied by plans drawn to scale showing the following:
 - i) the shape and dimensions of the parcel to be used or built on.
 - ii) the location and dimensions of existing buildings, structures, wells, and onsite wastewater management systems.
 - iii) the location and dimensions of any proposed building, structure, enlargement, or alteration.
 - iv) the use or uses of each existing and proposed building and structure, or of the land, and the area to be occupied by each use.
 - v) vehicular access, utility connections, parking areas, loading areas, or signage (where applicable).
- c) may be required to be accompanied by a building location certificate (for existing buildings only).
- d) may be required to be accompanied by the fee prescribed by the Municipality resulting from the issuance of the Development Permit.

2.6 The Development Officer

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

2.7 Roles of the Development Officer

The Development Officer shall have the authority to:

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

2.8 Responsibilities of Council

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

- a) administering and enforcing the provisions of this By-law.
- b) considering the adoption or rejection of proposed amendments or the repeal of this By-law.
- c) approving or rejecting variance applications.
- d) approving or rejecting conditional use applications, and may revoke the authorized conditional use for any violation of any additional conditions imposed by it.
- e) establishing a schedule of fees.
- f) appointing a Development Officer to administer this By-law.

2.9 Duties of the Owner

Subject to the provisions of *The Planning Act*, the Owner is responsible for:

- a) the preparation of all application forms and drawings which are required to be submitted to the Development Officer in accordance with the provisions of this By-law and *The Planning Act*.
- b) obtaining all necessary permits and approvals which may be required by the Board, Council or any agencies or departments of the provincial or federal governments, prior to the commencement of construction, or the change of use of any land, building or structure.
- c) ensuring that all work is completed in accordance with the approved application and development permit.
- d) obtaining the written approval of the Development Officer before doing any work at variance with the approved development permit.
- e) permitting the Development Officer to enter any premises at any reasonable time for the purpose of administering or enforcing this By-law, and shall not molest, obstruct, or interfere with the Development Officer in the discharge of his/her duties under this By-law.

2.10 Application for Amendments, Variances and Conditional Uses

An application for a variance, or conditional use, or an amendment to this By-law must be in the proper form and must be accompanied by the fee prescribed by Council. The application must also be accompanied by:

- a) plans drawn to scale showing the shape and dimensions of the affected property.
- b) plans drawn to scale showing the location and dimensions of existing buildings and structures, including distances from property lines, other buildings, and setbacks.
- c) plans drawn to scale showing the location and dimensions of the proposed building, structure, enlargement, or alteration.
- d) a description of the use or uses of each existing and proposed building or structure, or of the land and the area to be occupied by each use.
- e) a description of the reason why the variance, conditional use, or amendment to this By-law is being requested.
- f) any other information required by the Development Officer to determine compliance with, and to provide for enforcement of, this By-law.

2.11 Expiry of Approval

The approval of Council of a variance or conditional use shall expire and cease to have any effect if it is not acted upon in the opinion of the Chief Administrative Officer within 12 months of the date of decision unless it is renewed prior to the expiry date at the discretion of Council for an additional period of twelve months (subject to Provincial regulations).

2.12 Subdivisions

Approval of a subdivision of land is subject to the provisions contained in *The Planning Act* and to the policies contained within the Yellowhead Development Plan and amendments thereto. Parcels or lots resulting from said subdivision must conform to the site area and site width requirements of the zone in which they are located as established herein.

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

2.13 Development Agreement

Where an application is made for a subdivision, variance, conditional use or amendment to this By-law, the Council may require the owner to enter into a development agreement in accordance with the Act.

2.14 Rules of Construction

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

- a) Words, phrases, and terms are as defined within this By-law.
- b) Words, phrases, and terms not defined within this By-law shall be as defined in *The Planning Act*, *The Municipal Act*, *The Buildings and Mobile Homes Act*, *The Manitoba Building Code*, the Building or Plumbing By-laws of the Rural Municipality of Yellowhead and other appropriate provincial acts and regulations.
- c) Words, phrases, and terms neither defined in this By-law nor in an applicable Building or Plumbing By-law or other appropriate provincial acts and regulations shall be given their usual and customary meaning except where Council determines the context clearly indicates a different meaning.
- d) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction “and,” “or” or “either-or,” the conjunction shall be interpreted as follows:
 - i) “and” indicates that all the connected items, conditions, provisions, or events shall apply in any combination;

- ii) “or” indicates that the connected items, conditions, provisions, or events may apply singly but not in combination; and
- iii) “either-or” indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
- e) The word “includes” or “including” shall not limit a term to the specified examples but is intended to extend the meaning to all instances or circumstances of like kind or character.
- f) The phrases “used for” includes “arranged for,” “designed for,” “maintained for” or “occupied for.”

2.15 Interpretation

In their interpretation and application, the provisions of this Part and the provisions of all zones established herein shall be held to be the minimum requirements to satisfy the intent and purposes set forth in each zone.

The general provisions applying to all zones are contained within [Part 2: Administration](#), [Part 3: Definitions](#), [Part 4: General Regulations](#), and the [Zoning Maps](#).

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

Tables form part of this By-law and provide regulatory standards, either to supplement the text or in place of text. Table headings, including column headings, row headings, and groupings of columns and rows, form part of this By-law and have legal effect. Table notes, located within the tables, indicate special situations that affect the application of standards to specific zoning districts and are also part of this By-law. Where any conflict or inconsistency arises between a table and the text of the By-law, the text shall govern.

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

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

- a) Heavy lines represent zone boundaries. Where the zone boundary is broken by the name of a street it shall be construed that the boundary continues through the name of the street.
- b) Notwithstanding that streets, lanes, and public utility rights-of-way may be within the zone boundaries, the regulations contained in this By-law shall not be deemed to be

- applicable to said streets, lanes, and public utility rights-of-way.
- c) Boundaries indicated as following the centrelines of streets, highways or lanes shall be construed as following such centrelines.
 - d) Boundaries indicated as following lot, site or property holding lines on a registered plan shall be construed as following such lot, site or property holding lines.
 - e) Boundaries indicated as following the limits of an incorporated municipality shall be construed as following the limits of said municipality.
 - f) Boundaries indicated as following the centrelines of railway lines or railway rights-of-way or public utility rights-of-way shall be construed to be midway between the main tracks or the centre of the rights-of-way, as the case may be.
 - g) If a street, lane or Government Road Allowance shown on the Zoning Map is lawfully closed, the land formerly comprising the street or lane or government road allowance shall be included within the zone of the adjoining land; however, if the said street or lane or government road allowance was a zoning boundary between two or more different zones, the new zoning boundary shall be the former centreline of the closed street or lane or government road allowance, except where the closed road is being transferred to an adjoining owner, in which case the boundary shall follow the limit of the consolidated property.
 - h) Where the zoning of a single site or lot is split into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.
 - i) All plan references on the Zoning Maps pertain to registered plans filed in the *Winnipeg Land Titles Office*.
 - j) The abbreviations noted within the text or on the Zoning Maps mean the following:
 - i) "Blk." means Block;
 - ii) "Gov't Rd. All'ce" means Government Road Allowance;
 - iii) "Pcl." means Parcel;
 - iv) "Pt." means Part;
 - v) "Rge." means Range;
 - vi) "RM" means Rural Municipality;
 - vii) "Sec." means Section;
 - viii) "Twp." means Township;

- ix) "EPM" or "E" means East of the Principal Meridian;
- x) "PR" means Provincial Road;
- xi) "PTH" means Provincial Trunk Highway;
- xii) "dist." means distance;
- xiii) "incl." means including;
- xiv) "max" means maximum;
- xv) "min" means minimum;
- xvi) "sq ft" means square feet;
- xvii) "in" means inches when following a number;
- xviii) "sq m" means square metres; and
- xix) "lin ft" means linear feet.

PART 3: DEFINITIONS

3.1 Definitions in The Planning Act

Terms not defined in this By-law which are defined in *The Planning Act* have the meaning provided in that act.

3.2 Definitions in this By-law

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

A

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

Alterations, Incidental means changes or replacements in the non-structural parts of a building or structure, including, but not limited to the following:

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

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

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

Amusement Enterprise, Indoor means a commercial establishment designed and equipped for assembly occupancy uses for the conduct of sports, exercise and/or leisure-time activities within a fully enclosed building.

Amusement Enterprise, Outdoor means an outdoor facility whose main purpose is to provide the general public with entertainment or recreation, with or without charge.

Apiary means any place where bees are kept.

B

Bed and Breakfast means a temporary accommodation (shared with permanent residents of the dwelling), typically with breakfast, offered to the travelling and vacationing public in a private residential dwelling for an all-inclusive fee.

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

C

Cannabis means cannabis as defined in the Cannabis Act (Canada).

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

Cannabis Cultivation includes the following:

- a) **Standard cultivation** means the large-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities.
- b) **Micro-cultivation** means the small-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities.
- c) **Industrial hemp** means the growing of industrial hemp plants (those containing 0.3 % THC or less) and associated activities.
- d) **Nursery** means the growing of cannabis plants to produce starting material (seed and seedlings) and associated activities.

Cannabis Processing includes the following:

- a) **Standard processing** means the large-scale manufacturing, packaging, and labelling of cannabis products designed for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities.

- b) **Micro-processing** means the small-scale manufacturing, packaging, and labelling of cannabis products designed for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities.

Commercial Activity means an activity that promotes, creates, or exchanges commercial products or services.

Community Garden means an area managed by a non-profit organization, a community-based entity, or a public entity where members of the community may grow plants for beautification, education, recreation, community distribution or personal use.

Commercial School means the use of land and buildings as a school conducted for hire or gain other than an academic school.

Controlled Area means the area between a declared provincial road right-of-way and a control line, measured from the edge of the provincial highway right-of-way or within a control circle measured from the centre of a provincial highway intersection, as described on the Controlled Area Map dated September 22, 2020 (www.gov.mb.ca/mit/hpd/pdf/controlled_area_map.pdf).

Convenience Vehicle Rental means a facility that provides short-term automobile and light-duty truck or van rentals.

Crematorium means a facility containing a certified furnace or similar device intended for use in the incineration of human or animal corpses.

D

Design Flood means a flood magnitude on a water body that, on average, is expected to occur once during a two-hundred-year period.

Development Permit means a permit issued by the Rural Municipality of Yellowhead authorizing development and may include a building permit.

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.

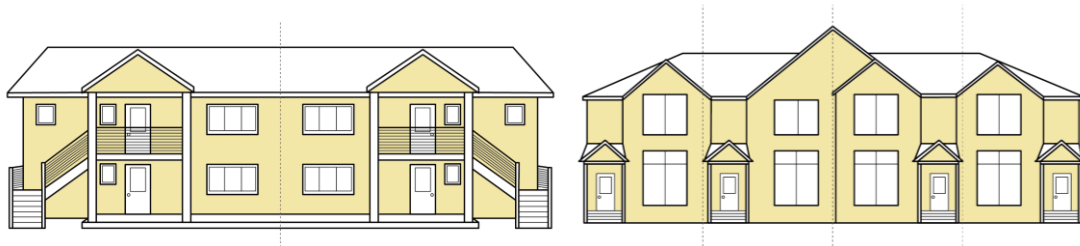
Drinking Establishment mean a building or a portion of a building, which is licensed by the Government of Manitoba, where the principal purpose is the sale of alcoholic beverages to the public, for consumption on the premises.

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

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

Dwelling, Farm means a dwelling (including a Single-Unit, Two-Unit, Multi-Unit or Mobile Home) used exclusively for the habitation of labourers employed by the farming operation where, in the opinion of the Designated Officer, said dwelling is essential for the maintenance, operation and care of the farming operation.

Dwelling, Multi-Unit means a building, located on a single site, containing three or more dwellings (for example, row houses, town houses, or apartment buildings).

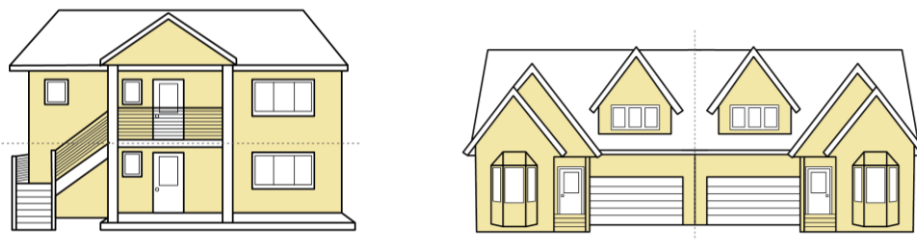


Dwelling, Secondary means a single-family dwelling, two family dwelling, dormitory, or mobile home, on the same site with permitted or approved agricultural activity where, said dwelling is essential for the maintenance, operation, and care of the permitted or approved use, and is for the exclusive habitation of labourers employed on-site by the farming operation.

Dwelling, Single-Unit means a building, located on a single site, containing one dwelling but not a Mobile Home.



Dwelling, Two-Unit means a building, located on a single site, containing two dwellings (for example, a duplex or a side-by-side).



E

F

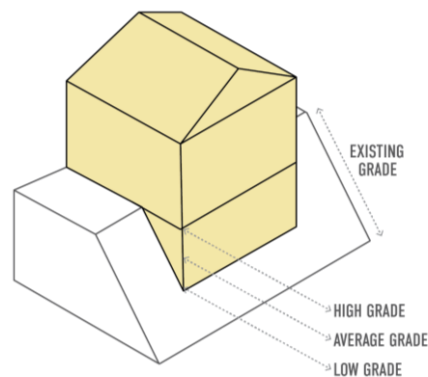
Floor Area Ratio means the figure obtained when the area of all the floors of the buildings constructed or proposed to be constructed on a lot is divided by the area of the lot, subject to the following:

- a) The area of the floor of the building shall be measured to the outside edge of the exterior walls, excluding basements and crawl spaces over 1.52 m. (5.00 ft.) clear height and shall exclude balconies, canopies, terraces, and sun decks.
- b) Undevelopable areas are excluded.
- c) Where parking is a principal use of the lot, those areas which are used for parking within the outermost walls of a building or underground shall be counted in the calculation.

G

General Agriculture means an agricultural operation as defined in the Provincial Planning Regulation but does not include a livestock operation.

Grade means the average level of finished ground adjoining a building or structure at all exterior walls as determined by the designated officer.



Grading means the shaping or sloping of land.

H

Height means the total number of storeys in a building or the vertical distance measured from grade to:

- a) the highest point of the roof surface of a flat roof.
- b) the highest peak of the roof surface for all other roof types.

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

Home Industry means a light manufacturing operation that is carried out as a secondary use on the same site as a dwelling. The land associated with a home industry is more intense than those associated with a Home-Based Business and may include some external noise, odour, light, or traffic impacts as well as the external storage of products or materials.

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

I

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

Industrial, Light means a use of land that includes the assembly, fabrication, storage, or processing of goods and materials that do not create noise, fumes, odours, safety hazards outside of the structures in which the use takes place.

J

K

L

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

M

Mobile Home means a portable dwelling unit that is designated to be used as a living quarter or as accommodation for travel, recreation, or vacation purposes and that:

- a) is capable of being transported on its own chassis and running gear by towing or other means, or
- b) is placed on the chassis or body of a motor vehicle, or
- c) forms part of a motor vehicle.

N

Non-Conformity means a parcel of land, building, structure, or use which lawfully existed prior to the effective date of this By-law or amendments thereto, but does not conform to the provisions contained within this By-law or amendments thereto.

O

Office means the use of a building or a portion of a building for the provision of services to a business, an organization, or to the public. It does not include the manufacturing of any product or the retail sales of goods.

Oil Battery means a system or arrangement of tanks or other surface equipment that receives fluid from, or delivers fluid to, one or more wells, and includes an injection plant, a pump station and equipment or a device designed to separate the fluid into oil, gas, and water and to measure the amount of oil, gas, and water.

Outdoor Storage means the storage of merchandise, goods, inventory, materials or equipment or other items.

P

Parking Structure (or parkade) means a structure or facility where motor vehicles may be stored for purposes of temporary, daily, or overnight off-street parking as a *principal use*. The facility may be above, below, or partially below ground and includes parking garages and parking decks.

Parking, Surface Lot means an unenclosed area where motor vehicles may be stored for purposes of temporary, daily, or overnight off-street parking as a principal use.

Party Wall means a wall forming part of a building and used for separation of adjoining buildings occupied, constructed, or adapted to be occupied by different persons or businesses.

Patio means a roofless, unenclosed outdoor structure, with or without steps, consisting of a platform or deck and connecting to an exterior door on the ground floor of a dwelling, regardless of whether or not a cellar or part thereof is located beneath such structure.

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

Planned Unit Development means a land development project planned as an entity in accordance with an overall site plan which permits flexibility in the setting of buildings, useable open spaces, and the preservation of significant natural features.

Porch means a partially enclosed patio having a roof but without any enclosing walls greater than 4.00 ft in height from the top of the patio thereof.

Portable garage means a temporary structure intended to store goods or materials that may consist of metal or steel frame and is covered by such material as canvas, plastic, polyethylene, various types of fabric or similar materials. A portable garage is considered to be an accessory use structure only.

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

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

Private Communications Facilities means outdoor equipment and structures required for the purposes of transmitting or receiving television, radio, microwave, radar, laser, or similar communications signals. These facilities may include, but are not limited to: antennae, aerials, receiving dishes, transmission beacons, masts, and towers.

Q

R

Required Yard means an open area between the exterior wall of a building and the boundaries of the site on which it is located.

Retail means the use of a building or portion of a building where goods, wares, merchandise, or similar items (except cannabis) are offered for sale directly to the public.

Runway means a defined rectangular area on a land aerodrome prepared for the landing and take-off of aircraft along its length.

Runway Strip means a rectangular area extending 100 ft on either side of the centreline of the runway and 200 ft beyond the ends of the runway.

S

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

Secondary Suite means a self-contained living space added to, created within or adjacent to, a single-family residence. It provides basic requirements for living, sleeping, cooking, and sanitation.



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

Setback means the distance that a development or a specified portion of it, must be set back from a property line.

Shipping Container means a steel container that can be used for the shipment of goods via ship, train, or highway tractors.

Sign means any writing, illustration, or emblem, which directs attention to a building, use, business, commodity, service, or entertainment.

Sign, Advertising means a sign directing attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same site where the sign is located.

Sign, Fascia means a sign or individual letters attached to or inscribed on a wall or other surface and having the exposed face of the sign on a plane approximately parallel to the plane of such wall or other surface (and projecting not more than 18 inches from the face of such wall). May include a sign attached to a marquee.

Sign, Projecting means a sign attached to a building, which extends perpendicularly beyond the surface of that portion of the building to which it is attached.

Sign, Free-Standing means a sign supported by one or more poles, braces or anchors that are placed permanently in the ground and that are independent from any building or other structure. Free-standing signs may include (but are not limited to) billboard signs and signs that are attached to fences.

Sign, Awning means a sign that is incorporated into the material of an awning.

Sign, Digital means a variable message sign that utilizes computer generated copies involving letters, words, symbols, graphics, animation, video, or dynamic text. These signs include incandescent lamps, LED's, LCD's, plasma, and other related technology, whereby the copy can be altered by digital means. The purpose of a Digital Sign is to identify a building or premise and its use to the general public and make aware the products and services provided.

Sign, Mobile means a sign which is mounted on a trailer, stand, or other support structure which is designed in such a manner that the sign can be readily taken down or relocated, and which may include copy that can be changed through the use of removable characters, panels, or by electronic means.

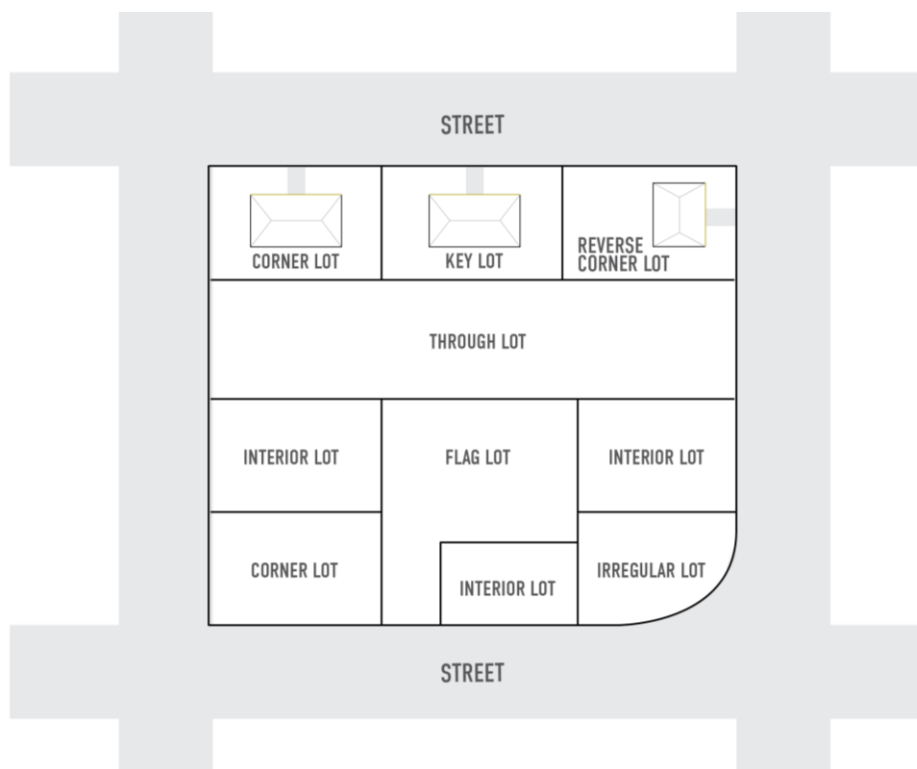
Sign, Inflatable means a three-dimensional device that is designed to be filled with air or gas, which may or may not incorporate writing, illustrations, or emblems.

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

Site, Corner means a site situated at the intersection of two streets.

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

Site, Through means a site having a pair of opposite site lines along two more-or-less parallel streets.



Site Area means the computed amount of gross land area contained within the site lines.

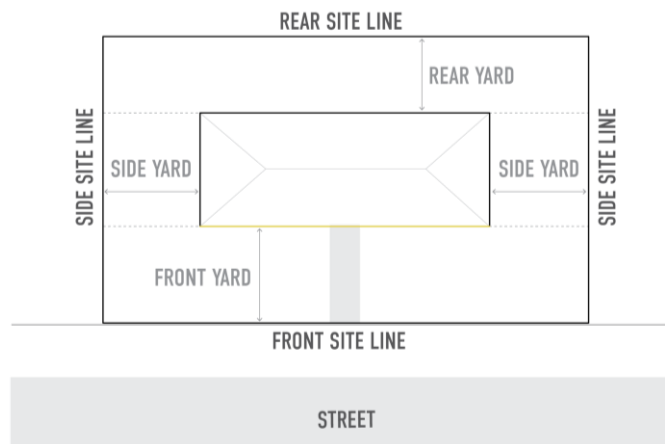
Site Coverage means the combined area of all buildings and structures on the site as a percentage of the site area, measured at the level of the lowest storey above the grade including all enclosed and insulated decks, sunrooms, porches, and verandas, but excluding seasonal non-insulated structures,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

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

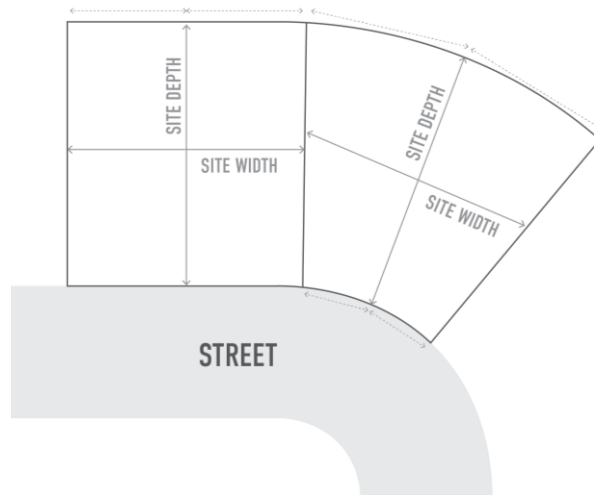
Site Line, Front means that boundary of a site along an existing or designated street. For a through site or corner site, the site lines along both streets shall be deemed front site lines. Where an irregular shaped site cannot have its site lines defined by this definition, the front site line shall be determined by the designated officer.

Site Line, Rear means that boundary of a site which is most nearly parallel to the front site line. Where an irregular shaped site cannot have its site lines defined by this definition, the rear site line shall be determined by the designated officer.

Site Line, Side means any boundary of a site which is not a front or rear site line.



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



Solar Collector means a panel or other solar energy device with the primary purpose of gathering, storing, and distributing solar energy for electricity generation, space heating, space cooling, or water heating.

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

Solar Collector, On-Site Use means a solar collector intended to primarily serve the electrical needs of the on-site user or consumer (either behind the meter or off-grid) rather than to produce power for resale. **Rooftop Solar Collectors** are a type of **On-Site Use Solar Collectors**.

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

Specialized Agriculture means an agricultural operation in which high value, lower volume, intensively managed agricultural products are produced on a smaller land holding than the minimum size required for general agriculture.

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

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

T

Temporary Building and Use means a development for which a development permit has been issued for a limited time only.

Total Turbine Height means the height from finished grade to the highest vertical point of a wind turbines rotor blades.

U

Urban Farm means a site or building within a settlement centre where fruits, vegetables, and other plant products are grown, washed, or packaged for wholesale or retail sales. This use is distinct from animal keeping.

Utility Service means a system furnishing water, sewage collection, electricity, telecommunication towers and related services, gas, or similar services to properties by means of pipes, lines and other equipment located on or under public roads and other rights-of-way. It does not include community-scale wind or solar energy generating systems.

V

W

Wind Energy Generation System means any device or group of devices such as a wind charger, windmill or wind turbine that converts wind energy to electrical energy whether it is used for personal use or for generation of power for sale by an enterprise.

Wind Energy Generating System, Commercial means a wind energy generating system designed and built to provide electricity for commercial sale and distribution to the electricity grid.

Wind Energy Generating System, On-Site Use means a wind energy 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 to produce power for resale. **Rooftop Wind Energy Generation Systems** are a type of **On-Site Use Wind Energy Generating System**.

Wind Energy Generation System, Rooftop means a roof mounted wind turbine(s) and associated equipment for converting wind energy to power.

X

Y

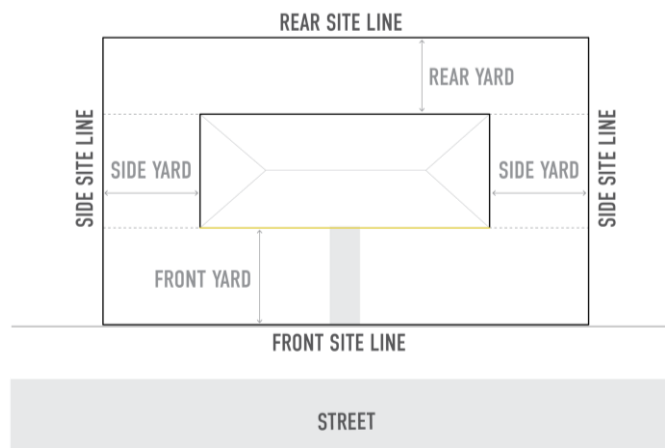
Yard means an open area between the exterior wall of a building and the boundaries of the site on which it is located.

Yard, Front means a yard extending all the full length of the front site line between the side site lines. All front yard regulations found in this By-law shall be measured from the front property line.

Yard, Rear means a yard extending along the full length of the rear site line from the front yard to the rear yard.

Yard, Side means a yard extending along the side site line from the front yard to the rear yard.

Yard required means the yard measured from a front, rear, or side site line towards the interior of the site within which no building or any part of a building may be located, except as provided in this By-law.



Z

PART 4: GENERAL REGULATIONS

The following regulations shall apply to all use and development of land and buildings in the Rural Municipality of Yellowhead, except where otherwise noted in this By-law.

4.1 Regulation of Uses

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

- a) is listed in the Bulk/Use Tables as:
 - i) a Permitted Principal Use.
 - ii) a Permitted Secondary Use.
 - iii) a Conditional Principal Use, subject to approval as such.
 - iv) a Conditional Secondary Use, subject to approval as such.
- b) is an Accessory Use.
- c) is a Temporary Use.

4.2 Multiple Uses or Provisions

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

4.3 Secondary Uses and Structures

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

- a) No secondary use or structure shall be established prior to the establishment of the principal use of land, building or structure to which it is secondary.
- b) No land, building, or structure shall be used or occupied for any secondary use after the use or uses to which it is secondary have been discontinued.

4.4 Accessory Buildings and Structures

No accessory building or structure shall be constructed or erected, except those in compliance with the following regulations:

- a) Where the accessory building or structure is attached to a principal building or structure, it shall be subject to, and shall conform to, all regulations of this By-law applicable to the principal building or structure.
- b) Where the accessory building or structure is detached from the principal building or structure, it shall be subject to, and shall conform to, all regulations of this By-law applicable to accessory buildings or structures.
- c) No accessory building or structure shall be constructed within 10 ft of the principal building or structure.
- d) No accessory building or structure shall be constructed on any zoning site prior to the time of construction of the principal building to which it is accessory.

An accessory building or structure shall not be used as a dwelling, except where otherwise permitted in this By-law.

4.5 Non-Conforming Buildings, Structures, Lots and Uses

- a) A non-conforming use and a non-conforming building or structure shall be regulated in accordance with and subject to the provisions of The Act, unless otherwise provided for in this By-law.
- b) A non-conformity that existed prior to the effective date of this By-law remains a non-conformity for the purposes of this By-law unless it complies with this By-law.
- c) A use, building, or structure, which is classified as an existing use, building, or structure in this By-law, shall be allowed to continue to exist and may be enlarged, expanded, changed to another permitted use, or replaced if destroyed regardless of whether or not the existing use, building, or structure complies with minimum site requirements.
- d) A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt, or structurally altered except:
 - i) as may be necessary to make it a conforming building, or
 - ii) as the Development Officer considers necessary for the routine maintenance of the building.
- e) Repairs or incidental alterations may be made to a non-conforming structure.

- f) Where the Development Officer determines that a non-conforming building or structure is damaged by more than 50% of the cost of constructing an equivalent new building or structure, the building or structure may be repaired or rebuilt in conformance with this By-law and any approved variation and conditional use if a development permit is obtained within 180 days of the date of damage or extended by resolution of Council, and restoration begins within one year.
- g) If the size or dimensions of an existing parcel of land do not conform with this By-law, the owner of the land may:
 - i) use the land for any use permitted under this By-law.
 - ii) construct or alter a building on the land if all other requirements of this By-law are met (such as yards, building height, and floor area).
- h) A non-conforming use of a structure or of a parcel of land, or portion thereof, which is, or hereafter becomes, abandoned, vacant, or unoccupied, and remains vacant and unoccupied for twelve consecutive months, shall not thereafter be occupied, or used except for a use which conforms to the applicable zoning district regulations.
- i) A non-conforming sign may be structurally altered, reconstructed, or replaced in the same location and position in any way that does not change the size, height, or degree of illumination.
- j) A person with an interest in a building, a parcel of land or an operation involving a use of land that does not comply with this By-law may apply to the Development Officer with adequate documentation for a Certificate of Non-Conformity confirming that the building, parcel, use of land, or intensity of use was lawfully in existence before the enactment of this By-law.

4.6 Required Yards

Required yards shall be free of buildings, except accessory buildings, which must conform to the other requirements of this By-law.

- a) Architectural features and open, unenclosed projections, whether vertical or horizontal, such as chimneys, bay windows, alcoves, canopies and awnings, eaves and gutters, stairs, landings, porches, and unenclosed balconies, may extend into the required yards for not more than 50% of the required yard depth, up to a maximum of 10 ft, except for wheelchair ramps (or similar accessibility structures), which are not subject to the restrictions for required yards.

- b) Fences are permitted in all required yards and:
 - i) can be placed up to the property line in the **AL, RES, CN, CC, IG,** and **EI** zones.
 - ii) cannot be placed within 5 ft of the property line of the side and rear yards in the **AG, AL, RR,** and **SR** zones.
- c) No fence or hedge which may obstruct visibility near an uncontrolled intersection shall be located within an area formed by the intersecting road lines and a straight line, joining points on the said road lines 150 ft from the point of intersection of the road lines in the **AG, AL, CC, CN,** and **IG** zones.
- d) No fence or hedge which may act as a windbreak shall be located within
 - i) 50 ft of a road allowance in the **AG** and **AL** zones.
 - ii) 25 ft for the **IG, CN,** and **CC** zones.
 - iii) 10 ft in the **RR** zone.
- e) Livestock fences cannot be placed within 25 ft of a property line in the **RR** zone, and 5 ft of a property line in the **AG,** and **AL** zones.
- f) Hedges are permitted in a Side Yard or Corner Side Yard (if applicable) but may not exceed the Maximum Fence Height as indicated in 4.12, in the **RES** zone.

4.7 Temporary Buildings, Structures, or Uses

Temporary buildings, structures or uses may be allowed on a non-permanent basis subject to the issuance of a development permit under the following conditions:

- a) A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by council.
- b) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than 6 months and may not be renewed for more than two successive periods at the same location.

4.8 Road Access

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

4.9 Service Connections

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

4.10 Public Utilities

This By-law shall be interpreted so as not to interfere with the construction, erection and location of a Utility Service’s works, plant, pipes, cables, or equipment.

4.11 Minimum Dwelling Unit Area

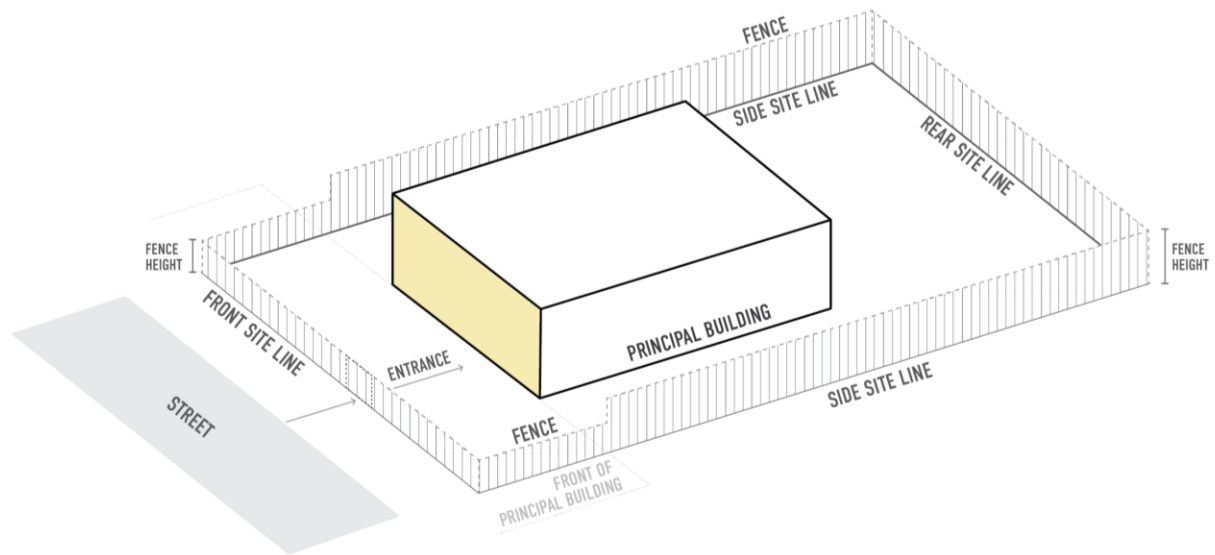
All principal Dwelling Units in the **SR** zone must be at least 600 sq ft in area.

4.12 Maximum Fence Height

Fence height is measured from the highest part of the fence to the point where the fence post enters grade. Where a fence is located on top of a retaining wall, the height to the fence shall include the height of the retaining wall measured from the finished grade.

No fence shall exceed the following heights:

Standards	AG	AL	CN	CC	EI	GD	IG	PR	RR	RES	RMH	SR
Fence Height: Front Yard (Maximum)	10ft	10ft	3 ft	3 ft	10ft	3 ft	10ft	10ft	3 ft	3 ft	6.5	10ft
Fence Height: Side and Rear Yards (Maximum)	10ft	10ft	6.5ft	6.5ft	10ft	6.5ft	10ft	10ft	6.5ft	6.5ft	10ft	10ft



4.13 Prohibited Fencing Materials

Fences shall:

- a) Not be electrified, except as an accessory to a permitted agricultural use in the **AG** and **AL** zones.
- b) Not contain barbed wire, except as an accessory to a permitted industrial or agricultural use in the **AG**, **AL**, and **IG** zones.
- c) Not contain scrap metal or industrial waste material.
- d) Snow fences are not permitted in the **RES** zone.
- e) Not be made of chain link if located in a front yard within the **RES**, **CN**, or **CC** zones.

4.14 Outdoor Lighting

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

- a) Any outdoor lighting (other than those exempted in provision (c) below) must be located, arranged, or shielded so that no light is directed at any adjoining properties or interferes with the effectiveness of any traffic control device.
- b) The maximum permitted height of a light fixture is 30 ft.
- c) These standards do not apply to federally or provincially regulated buildings and structures (including the lighting required for airports and towers).

4.15 Parking Requirements Based on Floor Area

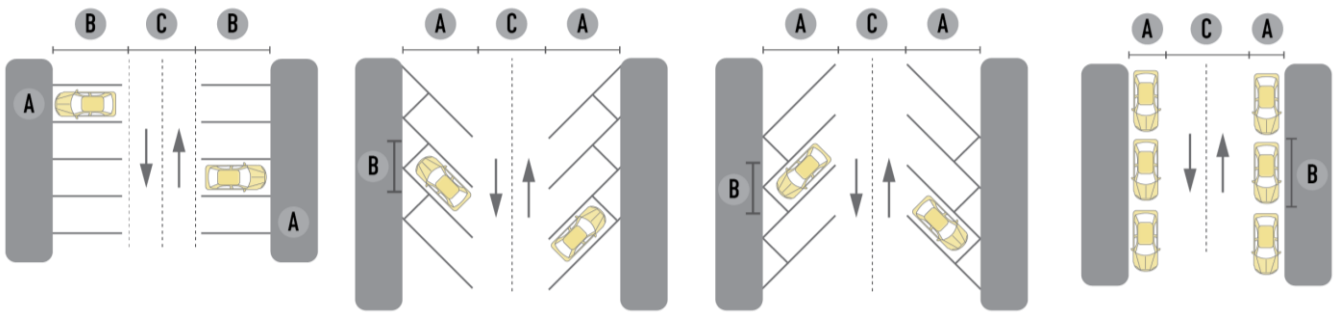
Where parking requirements are based on the “floor area” of the use, the term “floor area” means the gross floor area of the principal building, excluding:

- a) any area used for parking within the principal building.
- b) any area used for incidental service storage, mechanical equipment, or similar uses.

4.16 Parking Stall and Aisle Specifications

Off-street parking spaces shall meet the parking stall and aisle specifications in Table 1. If the proposed spaces are designed at an angle that is not in Table 1, use the specifications for the angle that is closest.

Table 1: Parking Stall and Aisle Specifications



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

4.17 Barrier-Free Parking Spaces

If off-street parking is provided, at least five percent of the parking spaces available (rounded to the nearest whole number, with a minimum of one stall) must be designated barrier-free.

Each barrier-free parking space shall have a minimum width of 12 ft and a minimum length of 23 ft. Barrier-free parking spaces shall be located within close proximity and access to the principal building entrance. Barrier-free spaces must be clearly marked and reserved for the exclusive use of people with barrier-free parking permits. The number for barrier free spaces required is included within the overall number of off-street parking spots required.

4.18 Minimum and Maximum Driveway Width

In the RES zone, the width of a driveway leading to or from the parking area of a dwelling (single unit) or dwelling (two unit) shall be at least 8 ft in width and no more than 40% of the site width to a maximum of 35 ft. For a multi-unit dwelling, the width of a driveway leading to or from the parking area shall be at least 15 ft in width to a maximum of 35 ft.

In all other zones (excluding Agricultural zones) the width of a driveway providing on-site parking access must be no less than 15 ft wide and no more than 40 ft wide.

4.19 Landscaping and Buffering

If a **surface parking lot** or accessory parking area abuts a public street, the parking area must:

- c) Include a wall, fence, or landscaped hedge a minimum of a 3 ft high, OR
- d) Include a planting bed a minimum of 6 ft wide, planted with a minimum of one shrub every 2.5 ft, and one shade tree every 25 ft.
- e) Provide bumper guards, wheel stops, masonry walls or fences in order to prevent a vehicle from encroaching onto public or private property.
- f) Be described in a Landscape Plan and approved by the Development Officer.

4.20 Location

An accessory parking area must comply with the minimum yard requirements for the zone in which the parking area is located.

4.21 Landscaping for Large Parking Areas

If a **surface parking lot** or accessory parking area is a size of 40 or more parking stalls, it must provide a planted median, to the specifications in provision 4.19, between every block of 10 stalls (see Figure 1).

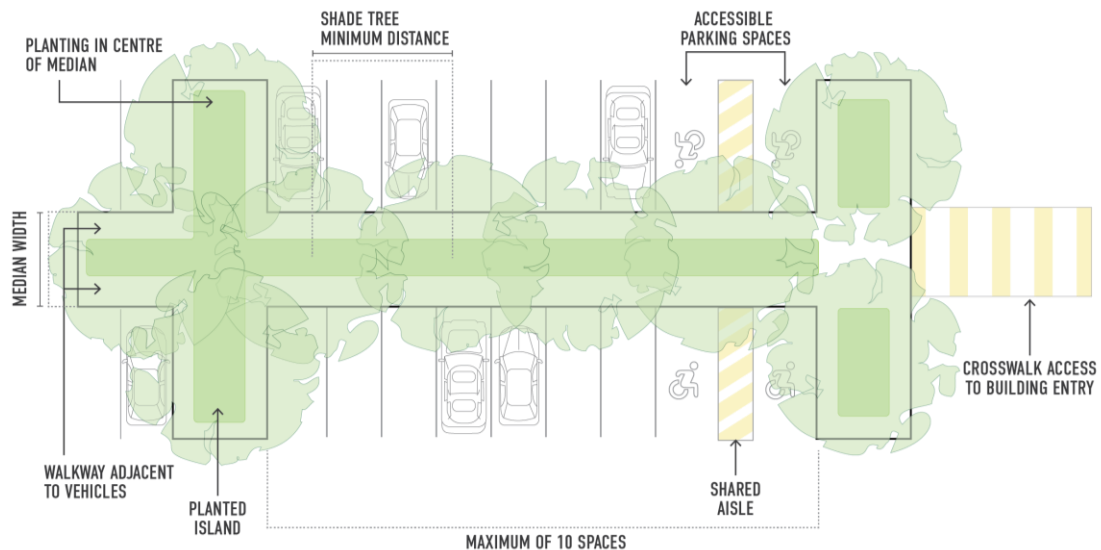
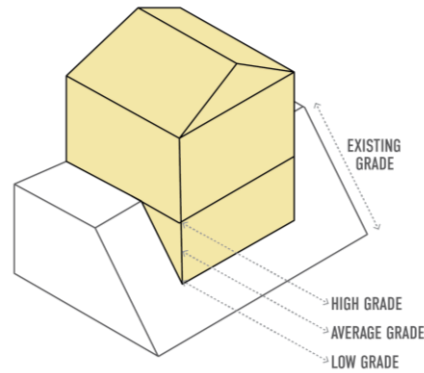


Figure 1. Landscaping for Large Parking Areas

4.22 Maintaining Grades for Drainage

The landowner shall establish and maintain lot grading for adequate drainage so that there will be no free flow of water onto public sidewalks or adjacent properties other than through a drain, ditch, or swale.



4.23 Lot Grading

No person shall proceed with any work that may alter or otherwise change the grading of a lot or property in any manner that may affect the existing or established storm water runoff from that or any adjacent property without first obtaining a development permit.

4.24 Private Communications Facilities

A private communications facility may be allowed as an accessory use in accordance with the minimum yard requirements for accessory structures in the zone in which it is to be located or erected, with the following exceptions:

- a) The maximum height of a private communications facility in all zones is 30 ft, except in the **IG** zones where the private communications facility is not subject to the height requirements for accessory structures.
- b) A private communications facility may be located in any rear or side yard in any zone. It may also be located in any front yard in the **IG** zones.
- c) A private communications facility shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from grade to the uppermost point of its extension.

4.25 Hazard Lands

Development is prohibited on land that is subject to subsidence or erosion by water or is marshy or unstable or is otherwise hazardous by virtue of its soil or topography, unless a geotechnical engineering report showing that the development may occur without creating any additional risks is submitted to the Municipality at the time of application for a development permit.

4.26 Flood Risk Areas

Development is prohibited on land that is within 2 ft of the high-water mark of the **design flood**, a recorded flood exceeding the design flood, or a flood specified by Manitoba Infrastructure, unless an engineering report showing the development, with flood protection, may occur without creating any additional risks is submitted to the Municipality at the time of application for a development permit.

4.27 Riparian and Wetland Areas

No development shall occur within the area 100 ft upslope from the normal high water mark of a natural water body, waterway, wetland, or a third (or higher) order drain, except if the development is permitted as an exception under 4.25 or 4.28. No development shall occur within 50 ft of a first or second order drain, or artificially created retention pond, except if the development is permitted as an exception under 4.25 or 4.28.

4.28 Exceptions to Riparian Setbacks

Notwithstanding the restrictions in 4.25, developments that create minor disturbances to the natural vegetative cover of riparian areas (such as docks, boathouses, and pathways) may be allowed within the riparian and wetland area, provided no more than 25% of the length of a lot's shoreline is affected.

4.29 No Alteration of Wetlands

Development shall not result in alteration to permanent, semi-permanent or coastal wetlands by the consolidation of wetlands or by ditching, filling, pumping, subsurface drainage, or other works or means, unless it is for the purpose of flood mitigation. Flood mitigation must maintain the natural boundaries of permanent, semi-permanent or coastal wetlands.

4.30 Protection of Important Areas

No development shall occur 200 ft upslope from the normal high-water mark of a water body or waterway identified Yellowhead Development Plan as being socially, historically, or culturally important, being designated under an enactment, or containing unique aquatic assemblages and species. The natural vegetative cover must be retained or rehabilitated within these areas.

4.31 Development Setbacks from Railways

No development of a residential dwelling unit shall be permitted within 1000 ft of a freight rail yard, 100 ft of a main line, or within 50 ft of a branch or spur line, measured from the property line of the railway to the face of the residential building.

4.32 Development Restrictions for Airports

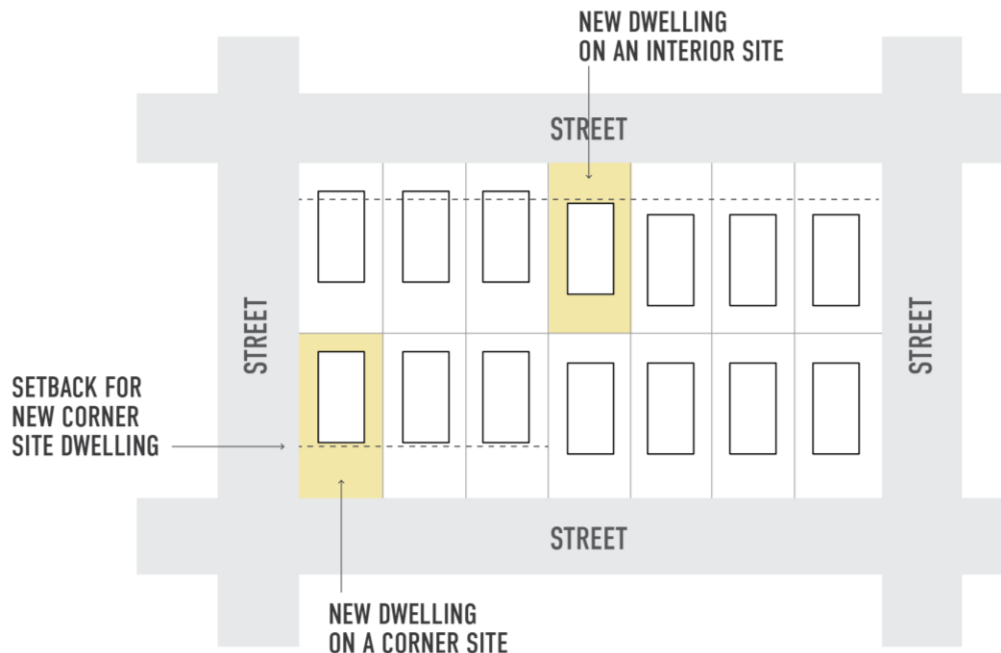
No building or structure constructed around the airport shall exceed the following height restrictions:

- d) No building or structure along the edge of a runway shall exceed a height of one foot vertical for every seven ft measured horizontally from the edge of the runway strip.
- e) No building or structure located in the take-off or approach paths to a runway shall exceed a height of one foot vertical for every 40 ft measured horizontally from the ends of the runway strip and diverging 10% from the extension of the edges of the runway strip.

Consideration should be given to Transport Canada's "*Land Use in the Vicinity of Aerodromes (TP1247)*" when reviewing development proposed near an airport.

4.33 Established Street Standards for Front Yards

Where a new dwelling or principal building or an addition to a dwelling or principal building is proposed within a street block or a portion of a street block within the **RES**, **RR**, **CN**, and **GD** zones and where the majority of the lots have been developed with principal structures, and the minimum front yard required is inconsistent with the majority of existing front yards for developed sites on the street block, the new structure must be developed with a front yard consistent with the minimum of the existing front yards within that block or portion of the block. In the case of a corner site, either the minimum of the yard for the two nearest properties on the same block or for all the properties facing the same street on the same block may be used for calculating the required yard.



4.34 Development Setbacks from Provincial Highways

All development within the Controlled Area of a provincial road or provincial trunk highway shall require a permit from the applicable provincial authority.

4.35 Signage Regulations

The following provisions shall apply to all signs erected or maintained within the Municipality, except wherein otherwise stated:

- a) Signs and sign structures may be allowed as accessory uses in accordance with the Sign Requirements in Table 2, subject to the issuance of a development permit, except as provided in Section 4.36 of this Zoning By-law.
- b) All signs shall comply with the minimum yard requirements for accessory structures in the zone in which they are to be located or erected.
- c) Billboards and other signs directing attention to a business, commodity or message offered elsewhere than upon the same zoning lot on which that sign is located may only be allowed in zones where Advertising Sign is a Permitted or conditional use. Such signs must also be constructed in accordance with the Sign Requirements in Table 2, and subject to the issuance of a development permit.
- d) No sign or sign structure shall be erected at any location where it may interfere with or obstruct the view of any street, intersection, or railroad grade crossing, or be confused with any authorized traffic sign, signal, or device. No rotating beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign display.
- e) No sign may contain flashing lights or digital images unless specifically allowed in the Sign Requirements in Table 2. All signs with flashing lights or digital images are prohibited within 100 ft of **RR** and **RES** zones.
- f) No sign or sign structure shall be erected or maintained on, over or above any land or right-of-way belonging to the Municipality without a development permit except for those provided for in 4.36 d).
- g) The placing of signs within the controlled area of a Provincial Road or Provincial Trunk Highway shall require a permit from the applicable provincial authority.

- h) All signs and sign structures shall be kept in good repair and in a proper state of preservation. Signs which have become obsolete because of discontinuance of the operation or activity or are not maintained in good condition or repair shall be repaired, removed, or relocated within 30 days following notice by the designated officer.

4.36 Signs Not Requiring a Development Permit

The following signs shall not require a development permit. However, they must still comply with any applicable standards in this By-law:

- a) Signs posted by duly constituted public authorities in the performance of their public duties.
- b) Flags or emblems of a political, civic, educational, or religious organization.
- c) Commemorative or memorial signs or tablets.
- d) Temporary signs including real estate signs, construction signs, election signs, and similar.
- e) Temporary event signs including garage sales, estate sale, sporting events, open houses, and similar providing that:
 - i) the sign indicates the date of the event.
 - ii) the sign is not placed within 50 ft of an intersection.
 - iii) the sign is not placed on public property more than two days in advance of the event.
 - iv) the sign is removed within 24 hours of the event.
- f) Mobile signs (small) not exceeding 5 sq ft in surface area (for a single sign face).
- g) Awning signs with signage originally incorporated in the design or awning material.
- h) Residential on-site identification signs or warning signs (such as “Private Property” signs and similar) not exceeding 3 sq ft each in surface area.
- i) Signs required for direction and convenience of the public, including signs identifying restrooms or parking entrances, not exceeding 5 sq ft in sign surface area.

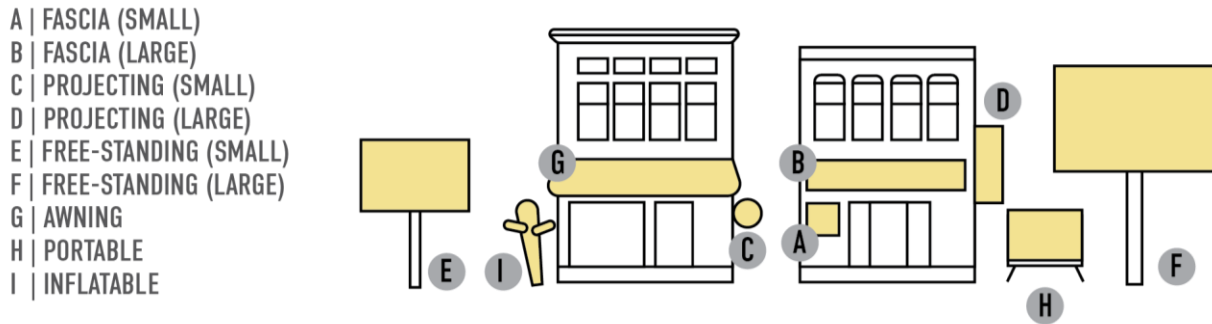
4.37 Digital Signs

Signs which incorporate digital technology must adhere to the following standards:

- a) If a component fails or malfunction in any way or fails to operate as indicated on the approved permit, the sign owner shall ensure that the sign is turned off until all components are operating as required.
- b) No Mobile sign shall have any digital component.
- c) Brightness levels shall not exceed 7,500 Nits when measured from the sign face at its maximum brightness, during the day (between sunrise to sunset), at those times determined by the sunrise/sunset calculator from the National Research Council of Canada.
- d) Brightness levels shall not exceed 500 Nits when measured from the sign face at its maximum brightness at night (between sunset to sunrise) at those times determined by the sunrise/sunset calculator from the National Research Council of Canada.
- e) Must not increase the light levels around the digital sign by more than 3.0 Lux above the ambient light level.
- f) Digital signs within 500 ft, and in direct line of sight of a residential dwelling unit, must be turned off from 11:00 p.m. to 6:00 a.m. every day.
- g) Transitions from one copy to another must remain at a consistent brightness level.
- h) Copy shall remain on the sign face area for no less than six seconds before changing to the next copy.
- i) Sound, live video feed and the broadcasting of television programs or movies is not permitted.
- j) Copy must not be shown in a manner that requires the message to be viewed or read over a series of sequential messages on a single digital sign or sequenced on multiple digital signs.
- k) Copy must not involve any visible effects, including but not limited to blinking, intermittent, or flashing light or the illusion of such effects.
- l) Transitions must not involve any visible effects, including but not limited to blinking, intermittent, or flashing light or the illusion of such effects.
- m) No digital sign shall be erected, operated, used, or maintained that:
 - i) due to its position, shape, colour, format, or illumination obstructs the view of, or shall be confused with, a traffic sign, signal, or device.

- ii) display lights resembling lights associated with danger or those used by emergency vehicles.
 - iii) uses spot or reflector lights directed at on-coming traffic that creates a hazard to traffic on public roadways from which the digital sign is visible.
 - iv) due to its illumination, competes with or dulls the contrast of the traffic control sign, signal, or device for on-coming traffic.
- n) The appropriate Transportation Authority shall be satisfied that each digital sign:
- i) does not physically obstruct the sight lines or views of a traffic control sign, signal, or device for oncoming traffic.
 - ii) is not located in the field of view near or past the traffic control sign, signal, or device for oncoming traffic.
 - iii) is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways.

Table 2: Sign Requirements



Type of Sign	Permitted in Zones	Maximum Area	Additional Conditions
Fascia (small)	PR, AG, RES, RR, CN	5 sq ft maximum area for a single face	A sign in the RR and RES zones may only be illuminated during business hours.
Fascia (large) or Marquee	PR, CC, CN, IG, EI	10% of the area of the wall to which sign is affixed	Illumination and flashing lights are permitted, following the standards for signs.
Projecting (small)	PR, CN	5 sq ft maximum area for a single face	Must not project more than 5 ft from the wall to which the sign is affixed.

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Type of Sign	Permitted in Zones	Maximum Area	Additional Conditions
Projecting (large)	CC, CN, IG, EI	21.5 sq ft maximum area for a single face	Must not project more than 6 ft from the wall to which the sign is affixed. Illumination and flashing lights are permitted, following the standards for signs.
Free-Standing (small)	PR, AG, AL, CC, CN, IG	Maximum Area: 32 ft Maximum Height (from grade): 2 m.	Not permitted for home-based businesses.
Free-Standing (large)	AG, AL, CC, IG	120 sq ft maximum area for a single face. Maximum Height (from grade): 35 ft.	Illumination and flashing lights are permitted, following standards. Not permitted in a required yard abutting an RR or RES zone. Minimum setback from a property line must be 33% the height of the sign.
Awning	PR, CC, CN, IG, EI	10% of the area of the wall to which awning is affixed	
Mobile (small)	PR, RR, CN, CC, EI	Maximum Height: 4.5 ft.	One sign may be placed within public right-of-way immediately adjacent to a commercial use during regular hours of operation.

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Type of Sign	Permitted in Zones	Maximum Area	Additional Conditions
Mobile (large)	PR, AG, AL, CC, IG, EI	<p>48 sq ft maximum area for a single face</p> <p>Maximum height (from grade): 10 ft</p>	<p>Must not include any flashing lights.</p> <p>Maximum of one sign per property.</p> <p>Only allowed to occupy one parking space where there is no practical alternative.</p> <p>Development Permit required.</p> <p>Only allowed as a temporary sign that may be displayed for no more than 180 days within a 12-month period.</p>
Digital	CC, CN, PR, IG, EI	<p>75 sq ft maximum area for a single face</p>	<p>Not permitted in a required yard abutting an RR or RES zone.</p> <p>Refer to 4.37 for additional requirements.</p> <p>Development Permit required.</p>
Inflatable	PR, CC, IG, EI	<p>16.5 ft maximum height from grade</p>	<p>Only one inflatable sign shall be permitted per site.</p> <p>Only allowed as a temporary sign that may be displayed for no more than 15 days within a 6-month period.</p>

PART 5: ZONES

5.1 Establishing Zones

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

ZONES	
Agriculture General	AG
Agriculture Limited	AL
Commercial Neighbourhood	CN
Commercial Corridor	CC
Educational and Institutional	EI
General Development	GD
Industrial	IG
Parks, Recreation, and Open Space	PR
Rural Residential	RR
Residential	RES
Residential Mobile Home	RMH
Seasonal Recreational	SR

5.2 Zoning Boundaries

The zones established above in Section 5.1 shall apply within the boundaries of the zones shown on the maps in Schedule A following these rules of interpretation:

- a) Boundaries indicated as approximately following the centrelines of streets, lanes, highways, rivers, or railway or Utility Service lines or rights-of-way shall follow such lines.
- b) Boundaries indicated as approximately following parcel limits as shown on a registered plan or by reference to the Dominion Government Survey shall follow such limits.

5.3 Permitted and Conditional Uses

The permitted and conditional uses prescribed for parcels within each zone are those set out in the Bulk and Use Tables. Permitted uses are indicated on this table with the letter **P**. Conditional uses are indicated on this table with the letter **C**.

Where a use is not listed and is not similar to, or accessory to, a permitted or conditional principal use, or a permitted or conditional secondary use, the use is *not allowed* in the zone.

5.4 Bulk Regulations

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

AG – Agriculture General

Intent: This zone is intended for agricultural purposes and protects farmland from encroachment by new non-agricultural development which might interfere with agricultural production and increase the potential for land use conflicts. Compatible secondary uses are encouraged, provided the primary use of the land is agriculture.

Agriculture General Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements					Maximum Requirements		Use-Specific Standard
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Abattoir	C	2	200	125	25	10	n/a	n/a	
Agricultural Crop Protection Warehouse	C	2	200	125	25	10	n/a	n/a	
Agricultural Implement Sales and Service	C	2	200	125	25	10	n/a	n/a	
Agriculture, General	P	80	400	125	25	10	n/a	n/a	
Aircraft Landing Field	C	2	200	125	25	10	n/a	n/a	
Animal Keeping	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.1
Anhydrous Ammonia	C	2	200	125	25	10	n/a	n/a	
Asphalt Plant, Gravel and Aggregate Extraction and Processing	C	2	200	125	25	10	n/a	n/a	
Apiary	P	2	200	125	10	10	35	n/a	6.2
Automobile and Farm Machinery Repair Shops	C	2	200	125	25	10	n/a	n/a	
Bed & Breakfast	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.3
Bulk Fuel Sales and Storage	C	2	200	125	25	10	n/a	n/a	
Cannabis Cultivation or Processing	C	80	400	125	25	10	n/a	n/a	
Cemetery	C	2	200	125	25	10	n/a	n/a	
Dangerous Goods or Agrichemical Storage Facility	C	2	200	125	25	10	n/a	n/a	6.4
Dwelling, Mobile Home	P	2	200	125	10	10	35	n/a	6.13
Dwelling, Single Unit	P	2	200	125	10	10	35	n/a	

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Emergency Services	P	2	200	125	25	10	n/a	n/a	
Greenhouse / Garden Centre / Nursery	C	2	200	125	25	10	n/a	n/a	
Home-Based Business	<u>P</u>	2	200	125	25	10	n/a	n/a	6.8
Home Industry	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.9
Irrigation Dugout, Pond, or Lagoon	<u>C</u>	n/a	n/a	325	325	325	n/a	n/a	
Kennel or Animal Shelter	C	2	200	125	25	10	n/a	n/a	
Livestock Auction Mart or Sales Yard	C	2	200	125	25	10	n/a	n/a	
Livestock Operations producing 300 AU or less	P	80	200	125	25	10	n/a	n/a	6.10 6.12
Livestock Operations producing more than 300 AU	C	80	200	125	25	10	n/a	n/a	6.10 6.11 6.12
Motocross Racetrack	C	2	200	125	25	10	n/a	n/a	
Oil Battery	C	2	200	125	25	10	n/a	n/a	
Park	C	2	100	125	25	10	n/a	n/a	
Public Utility / Public Works	P	2	200	125	25	10	n/a	n/a	
Secondary Suite	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.17
Sewage Treatment Site	C	2	300	125	50	25	50	35	
Shooting Range	C	2	200	125	25	10	n/a	n/a	
Solar Collector (On-Site Use)	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Specialized Agriculture	P	2	200	125	25	10	n/a	n/a	
Stables and Riding Academies	C	2	100	125	25	10	n/a	n/a	
Storage, Handling and/or Processing Facilities for Grains, Vegetables, and Pulse Crops	C	2	200	125	25	10	n/a	n/a	
Veterinary Clinic	C	2	100	125	25	10	n/a	n/a	
Waste Disposal Site	C	2	300	125	50	25	n/a	n/a	
Wind Energy Generating System Tower (Commercial)	<u>C</u>	2	200	125	25	10	n/a	n/a	6.24
Accessory/Secondary Buildings & Structures	<u>P</u>	n/a	n/a	125	10	10	n/a	n/a	

AL – Agriculture Limited

Intent: This zone is intended for agricultural purposes with limited livestock production and protects adjacent urban communities from activities associated with livestock production. Encroachment by new non-agricultural development which might interfere with agricultural production and increase the potential for land use conflicts. Compatible secondary uses are encouraged, provided the primary use of the land is agriculture.

Agriculture Limited Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements					Maximum Requirements		Use-Specific Standard
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Abattoir	C	2	200	125	25	10	n/a	n/a	
Agricultural Crop Protection Warehouse	C	2	200	125	25	10	n/a	n/a	
Agricultural Fair	C	2	200	125	25	10	n/a	n/a	
Agricultural Implement Sales and Service	C	2	200	125	25	10	n/a	n/a	
Agriculture, General	P	80	400	125	25	10	n/a	n/a	
Aircraft Landing Field	C	2	200	125	25	10	n/a	n/a	
Animal Keeping	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.1
Anhydrous Ammonia	C	2	200	125	25	10	n/a	n/a	6.4
Apiary	P	2	200	125	10	10	35	n/a	6.2
Asphalt Plant, Gravel and Aggregate Extraction and Processing	C	2	200	125	25	10	n/a	n/a	
Automobile and farm machinery repair shops	C	2	200	125	25	10	n/a	n/a	
Bed & Breakfast	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.3
Bulk Fuel Sales and Storage	C	2	200	125	25	10	n/a	n/a	
Cemetery	C	2	200	125	25	10	n/a	n/a	
Dangerous Goods or Agrichemical Storage Facility	C	2	200	125	25	10	n/a	n/a	6.4
Dwelling, Mobile Home	P	2	200	125	10	10	35	n/a	6.13

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Dwelling, Single Unit	P	2	200	125	10	10	35	n/a	
Emergency Services	P	2	200	125	25	10	n/a	n/a	
Greenhouse / Garden Centre / Nursery	C	2	200	125	25	10	n/a	n/a	
Home-Based Business	P	2	200	125	25	10	n/a	n/a	6.8
Home Industry	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.9
Irrigation Dugout, Pond, or Lagoon	C	n/a	n/a	325	325	325	n/a	n/a	
Kennel or Animal Shelter	C	2	200	125	25	10	n/a	n/a	
Livestock Auction Mart or Sales Yard	C	2	200	125	25	10	n/a	n/a	
Livestock Operations, Expansion of Existing (up to 100 AU)	P	80	200	125	25	10	n/a	n/a	6.10 6.12
Livestock Operations, Expansion of Existing (100 – 200 AU)	C	80	200	125	25	10	n/a	n/a	6.10 6.12
Motocross Racetrack	C	2	200	125	25	10	n/a	n/a	
Oil Battery	C	2	200	125	25	10	n/a	n/a	
Park	C	2	100	125	25	10	n/a	n/a	
Public Utility / Public Works	P	2	200	125	25	10	n/a	n/a	
Recreation Centre or Facility	C	2	100	125	25	10	n/a	n/a	
School, Elementary or Middle	C	2	100	125	25	10	n/a	n/a	
Secondary Suite	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.17
Sewage Treatment Site	C	2	300	125	50	25	50	35	
Shooting Range	C	2	200	125	25	10	n/a	n/a	
Solar Collector (On-Site Use)	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Specialized Agriculture	P	2	200	125	25	10	n/a	n/a	
Stables and Riding Academies	C	2	100	125	25	10	n/a	n/a	
Storage, Handling and/or Processing Facilities for Grains, Vegetables, and Pulse Crops	C	2	200	125	25	10	n/a	n/a	
Veterinary Clinic	C	2	100	125	25	10	n/a	n/a	
Waste Disposal Site	C	2	300	125	50	25	50	n/a	

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Wind Energy Generating System Tower (Commercial)	<u>C</u>	2	200	125	25	10	n/a	n/a	6.24
Accessory/Secondary Buildings & Structures	<u>P</u>	n/a	n/a	125	10	10	n/a	n/a	

CC – Commercial Corridor

Intent: This zone is intended for commercial, agricultural processing, and light industrial facilities located outside of a downtown area that are designed to serve the travelling public and/or commercial clients.

Commercial Corridor Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements					Maximum Requirements		Use-Specific Standard
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Auctioneering Establishment	C	1	100	25	25	25	35	50	
Auto Body Paint and Repair Service	C	1	100	25	25	25	35	50	
Automobile, Recreational Vehicle, Mobile Home, or Agricultural Implement Sales / Rentals / Repairs	P	1	100	25	25	25	35	70	
Amusement Enterprises, Indoor	P	1	100	25	25	25	35	50	
Amusement Enterprises, Outdoor	C	1	100	25	25	25	35	50	
Automobile Service Station / Gas Bar	C	1	100	25	25	25	35	50	
Breweries	P	1	100	25	25	25	35	50	
Building Supply Sales and Contractor Yards	P	5	100	25	25	25	35	50	
Bulk Fuel Storage and Sales	C	1	100	25	25	25	35	50	
Business Support Services	P	1	100	25	25	25	35	50	
Cannabis, Retail, Cultivation, or Processing	C	1	100	25	25	25	35	50	
Childcare Services	P	1	100	25	25	25	35	50	
Commercial School	C	1	100	25	25	25	35	50	
Commercial Truck / Mobile Home Sales and Service	C	1	100	25	25	25	35	50	
Concrete and Cement Batching and Asphalt Plant	C	1	100	25	25	25	35	50	

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Contractor Yard	C	1	100	25	25	25	35	50	
Crematorium	C	1	100	25	25	25	35	50	
Custom Manufacturing Facilities	C	1	100	25	25	25	35	50	
Drive-In/ Through Facility	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, Multi-Unit	C	1	50	0	0	20	35	75	6.7
Emergency Service	P	1	100	25	25	25	35	50	
Equipment Rentals and Sales	P	1	100	25	25	25	35	50	
Feed, Seed, Grain and Vegetable Sales and Storage	P	2	100	25	25	25	35	50	
Funeral Service	P	1	100	25	25	25	35	50	
General Contractor Service	P	1	100	25	25	25	35	50	
Greenhouse, Garden Centre, Nursery	P	1	100	25	25	25	35	50	
Heavy Industry including Scrap Metal, Junk Yards, and Auto Wrecking	C	1	100	25	25	25	35	50	
Hotel / Motel	C	1	100	25	25	25	35	50	
Indoor Participant Recreation Service	C	1	100	25	25	25	35	50	
Kennel and Animal Shelter	C	1	100	25	25	25	35	50	
Library or Cultural Facility	P	1	100	25	25	25	35	50	
Light Industry	P	2	100	25	25	25	35	50	
Liquor Sales	C	1	100	25	25	25	35	50	
Livestock Processing	C	1	100	25	25	25	35	50	
Outdoor Patio	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Personal Service Shop	P	1	100	25	25	25	35	50	
Planned Unit Development	C	2	100	25	25	25	35	50	6.15
Restaurant, Cafe, or Coffee Shop	P	1	100	25	25	25	35	50	
Retail Sales	P	1	100	25	25	25	35	50	
Self-Storage Facility	P	1	100	25	25	25	35	50	

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Shopping Centre/Strip Mall	P	1	100	25	25	25	35	50	
Solar Collector (On-Site Use)	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Veterinary Clinic	P	1	100	25	25	25	35	50	
Theatre	P	1	100	25	25	25	35	50	
Truck Terminals and Freight Stations	P	2	100	25	25	25	35	70	
Urban Farm	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.23
Utility, Public Works, and Protection Services	P	1	100	25	25	25	35	50	
Warehousing	P	2	100	25	25	25	35	50	
Accessory/Secondary Buildings & Structures	<u>P</u>	n/a	n/a	5	5	5	35	10	

CN – Commercial Neighbourhood

Intent: This zone is intended for commercial facilities, offices, residential and service uses within central commercial areas. The development standards in this zone provide support for buildings that form a pedestrian friendly environment and encourage a continuous street wall around traditional Main Streets.

Commercial Neighbourhood Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements					Maximum Requirements		Use-Specific Standard
		Site Area (sq ft)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Amusement Enterprise	C	5,000	50	0	0	20	35	75	
Auto / RV Sales / Service	C	5,000	50	0	0	20	35	75	
Auto Body Paint and Repair Service	C	5,000	50	0	0	20	35	75	
Bed & Breakfast	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.3
Business Support Services	P	5,000	50	0	0	20	35	75	
Cannabis, Retail	C	5,000	50	0	0	20	35	75	
Childcare Services	P	5,000	50	0	0	20	35	75	
Club, Recreational (Private or Non-Profit)	C	5,000	50	0	0	20	35	75	
College or Trade School	P	5,000	50	0	0	20	35	75	
Custom Manufacturing Establishments	C	5,000	50	0	0	20	35	75	
Drive Through Facility	<u>C</u>	5,000	50	0	0	20	35	75	
Dwelling, Multi-Unit	P	5,000	50	0	0	20	35	75	6.7
Dwelling, Single-Unit	C	5,000	50	0	0	20	35	75	
Dwelling, Two-Unit	C	5,000	50	0	0	20	35	75	6.5
Drinking Establishment	C	5,000	50	0	0	20	35	75	
Emergency Service	P	5,000	50	0	0	20	35	75	
Funeral Service	P	5,000	50	0	0	20	35	75	
Hotel / Motel	C	5,000	50	0	0	20	35	75	
Household Repair Service	P	5,000	50	0	0	20	35	75	

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Kennel or Animal Shelter	C	5,000	50	0	0	20	35	75	
Library / Cultural Facility	P	5,000	50	0	0	20	35	75	
Liquor Sales	P	5,000	50	0	0	20	35	75	
Medical Clinic	C	5,000	50	0	0	20	35	75	
Office	P	5,000	50	0	0	20	35	75	
Outdoor Patio/Eating Area	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Park	P	5,000	50	0	0	20	35	75	
Personal Service Shop	P	5,000	50	0	0	20	35	75	
Pet Grooming	C	5,000	50	0	0	20	35	75	
Place of Worship	C	5,000	50	0	0	20	35	75	
Restaurant	P	5,000	50	0	0	20	35	75	
Retail Sales & Service	P	5,000	50	0	0	20	35	75	
Secondary Suite	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.17
Solar Collector (On-Site Use)	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Supportive Housing Facility	P	5,000	50	0	0	20	35	75	
Theatre	P	5,000	50	0	0	20	35	75	
Urban Farm	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.23
Utility, Public Works, and Protection Services	P	5,000	50	0	0	20	35	75	
Veterinary Clinic	C	5,000	50	0	0	20	35	75	
Warehousing	C	5,000	50	0	0	20	35	75	
Wholesale Business	C	5,000	50	0	0	20	35	75	
Accessory/Secondary Buildings & Structures	P	n/a	n/a	NP	3	3	16	n/a	

EI – Educational and Institution

Intent: This zone is intended for facilities, services and resources that are accessible to the public. This includes senior educational facilities, civic buildings, regional health facilities, and other institutional uses that are accessible to the public.

Educational and Institutional Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use	Minimum Requirements					Maximum Requirements		Use-Specific Standard	
	Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)		
Campground	C	1	100	25	10	20	35	20	
Cemetery	C	1	100	25	10	20	35	30	
Childcare Services	P	1	100	25	10	20	35	30	
Dangerous Goods or Agrichemical Storage	C	10	200	125	25	15	25	n/a	
Emergency Service	P	1	100	25	10	20	35	30	
Funeral Service	C	1	100	25	10	20	35	30	
Hospital and Health Service	P	1	100	25	10	20	35	65	
Library / Cultural Facility	P	1	100	25	10	20	35	30	
Park	P	1	100	25	10	20	n/a	n/a	
Place of Worship	P	2	200	25	10	20	35	30	
Planned Unit Development	C	2	100	25	10	20	n/a	n/a	6.15
Recreation Centre or Facility	P	1	100	25	10	20	35	45	
Restaurant	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Retail Sales and Service	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
School	P	2	200	25	10	20	35	30	
Solar Collector (On-Site Use)	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Supportive Housing Facility	P	1	100	25	10	20	35	30	
Urban Farm	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.23
Utility, Public Works, and Protection Services	P	1	100	25	10	20	35	20	

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Accessory/Secondary Buildings & Structures	P	n/a	n/a	NP	3	3	16	n/a	
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GD – General Development

Intent: This zone provides for a mixture of residential, commercial, industrial, and recreational uses within an established community.

General Development Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use	Minimum Requirements					Maximum Requirements		Use-Specific Standard	
	Site Area (sq ft)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)		
Advertising Signs	<u>C</u>	-	-	25	5	5	30		4.35
Agriculture, General	P	20 ac	400	125	25	25	30	-	
Animal Keeping	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	-	6.1
Assembly Facilities	C	15,000	100	25	15	25	30	70	
Automobile Sales and Service	C	15,000	100	25	15	25	30	70	
Boarding and Rooming Houses	C	15,000	100	25	15	25	30	70	
Camping and Tenting Grounds	C	15,000	100	25	15	25	30	70	
Churches	P	15,000	100	25	15	25	30	70	
Convenience Stores	P	6,000	60	5	5	25	30	70	
Day Care Facility	C	15,000	100	25	15	25	30	70	
Day Care, Home	<u>P</u>	15,000	100	25	15	25	30	70	
Dwelling, Single-Unit	P	12,000	60	25	15	25	30	70	
Dwelling, Two-Unit	P	12,000	75	25	15	25	30	70	6.5
Dwelling, Multi-Unit	C	10,000	75	25	15	25	30	70	6.7
Emergency Services	P	15,000	100	25	15	25	30	70	
Personal Services	P	15,000	100	25	15	25	30	70	
Commercial Services	P	15,000	100	25	15	25	30	70	
Food and/or Drink Establishment	P	15,000	100	25	15	25	30	70	
Office	P	15,000	100	25	15	25	30	70	
Hotels	C	15,000	100	25	15	25	30	70	

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Parks, Playgrounds	P	6,000	60	25	10	25	30	70	
Parking, Surface Lot	P	6,000	60	5	5	25	30	70	
Private Clubs and Lodges	C	15,000	100	25	15	25	30	70	
Public Utilities	P	15,000	100	25	15	25	30	70	
Public Works	C	15,000	100	25	15	25	30	70	
Recycling Depots	C	15,000	100	25	15	25	30	70	
Residential Care Facility (up to 4)	P	15,000	100	25	15	25	30	70	
Residential Care Facility (5+)	C	15,000	100	25	15	25	30	70	
Secondary Suite	<u>P</u>	N/A	N/A	N/A	N/A	N/A	N/A	-	6.17
Sewage Treatment Site	C	20ac	300	125	50	25	50	35	6.18
Trucking Establishments	C	15,000	100	25	15	25	30	70	
Veterinary Clinics	C	15,000	100	25	15	25	30	70	
Warehouses	C	15,000	100	25	15	25	30	70	

IG – Industrial

Intent: This zone is intended to accommodate all kinds of industrial uses (with associated shipping traffic) including construction, manufacturing, processing, distribution, transportation, and warehouse uses. This zone includes developments that may pose dangers to health and safety or that may be offensive and disturbing to other properties and is located so that industries can operate or expand safely without negatively affecting other development.

Industrial Zone										
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements						Maximum Requirements		Use-Specific Standard
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Corner Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Abattoir	C	2	100	25	25	15	25	35	60	
Agrichemical, Petrochemical, Fuel Storage Facility	C	2	100	25	25	15	25	35	60	
Agricultural crop protection warehouse excluding anhydrous ammonia	P	2	100	25	25	15	25	35	60	
Agricultural Processing Facility	C	2	100	25	25	15	25	35	60	
Anhydrous Ammonia Sales and Storage	C	3	100	25	25	15	25	35	60	6.4
Auto Body Paint and Repair Service	P	2	100	25	25	15	25	35	60	
Auto Wrecking and Salvage Yard	C	2	100	25	25	15	25	35	60	
Auctioneering Establishment (excluding livestock)	P	2	100	25	25	15	25	35	60	
Automotive, RV, Truck, Mobile Home, and Agricultural Equipment Sales and Service	P	2	100	25	25	15	25	35	60	
Bulk Fuel Storage and Sales	C	2	100	25	25	15	25	35	60	
Business Support Service	P	2	100	25	25	15	25	35	60	
Cannabis, Cultivation or Processing	C	2	100	25	25	15	25	35	60	
Chemical Processing and Storage	C	2	100	25	25	15	25	35	60	

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Commercial School	P	2	100	25	25	15	25	35	60	
Concrete Batch Plant or Asphalt Plant	C	2	100	25	25	15	25	35	60	
Crematorium	C	2	100	25	25	15	25	35	60	
Custom Manufacturing Establishment	P	2	100	25	25	15	25	35	60	
Dangerous Goods or Agrichemical Storage Facility	C	10	200	125	25	15	25	35	n/a	6.4
Drive Through Facility	C	2	100	25	25	15	25	35	60	
Emergency Service	P	2	100	25	25	15	25	35	60	
Equipment Rental and Sales	P	2	100	25	25	15	25	35	60	
Equipment Repair (Household Repair Service)	P	2	100	25	25	15	25	35	60	
Feed Mill and Seed Cleaning Operations	P	2	100	25	25	15	25	35	60	
Fleet Service	P	2	100	25	25	15	25	35	60	
Funeral Service	C	2	100	25	25	15	25	35	60	
Fuel Yard (Enclosed)	C	2	100	25	25	15	25	35	60	
General Contractor Service	P	2	100	25	25	15	25	35	60	
General Storage	C	2	100	25	25	15	25	35	60	
Grain and Vegetable Storage	P	2	100	25	25	15	25	35	60	
Heavy Industry	C	2	100	25	25	15	25	35	60	
Kennel or Animal Shelter	P	2	100	25	25	15	25	35	60	
Light Industry	P	2	100	25	25	15	25	35	60	
Livestock Auction Marts	C	2	100	25	25	15	25	35	60	
Maintenance Yards and Machine Shops	C	2	100	25	25	15	25	35	60	
Manufacturing	P	2	100	25	25	15	25	35	60	
Planned Unit Development	C	2	100	25	25	15	25	35	60	6.15
Recreation Facility	C	2	100	25	25	15	25	35	60	
Recycling Facility	C	2	100	25	25	15	25	35	60	

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Restaurant	C	2	100	25	25	15	25	35	60	
Retail Sales	C	2	100	25	25	15	25	35	60	
Salvage Operation / Yard	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Self-Service Storage Facility	C	2	100	25	25	15	25	35	60	
Sewage Treatment Site	C	20	300	125	50	25	50	35	60	6.18
Solar Collector (On-Site Use)	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Storage Handling and/or Processing Facility for Grains, Vegetables, and Pulse crops	P	2	100	25	25	15	25	35	60	
Trucking Operation	P	2	100	25	25	15	25	35	60	
Urban Farm	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	60	6.23
Utility, Public Works, and Protection Services	P	2	100	25	25	15	25	35	60	
Warehouse Sales	C	2	100	25	25	15	25	35	60	
Weigh Scales	P	2	100	25	25	15	25	35	60	
Welding, Machinery and Repair Shops	C	2	100	25	25	15	25	35	60	
Veterinary Clinic	P	2	100	25	25	15	25	35	60	
Accessory/Secondary Buildings & Structures	P	n/a	n/a	NP	10	15	10	35	n/a	

PR – Parks, Recreation, and Open Space

Intent: This zone is intended for land that is used as public parks, recreation areas, and undeveloped natural areas. This zone can be used to provide access to nature and play spaces in urban areas or provide a buffer between potentially incompatible land uses.

Parks, Recreation, and Open Space Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements					Maximum Requirements		Use-Specific Standard
		Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Campground or RV Park	C	1	200	40	25	25	35	n/a	
Cemetery	C	1	200	40	25	25	35	n/a	
Childcare Services	C	1	200	40	25	25	35	40	
Emergency Service	P	1	200	40	25	25	35	40	
Funeral Service	C	1	200	40	25	25	35	40	
Golf Course	C	10	200	125	25	10	n/a	n/a	
Library or Cultural Facility	P	1	200	40	25	25	35	40	
Park	P	1	200	40	25	25	35	n/a	
Public Utility / Public Works	P	1	200	40	25	25	35	n/a	
Recreation Centre or Facility	P	1	200	40	25	25	35	40	
Restaurant	C	1	200	40	25	25	35	40	
Solar Collector (On-Site Use)	P	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Wind Energy Generating System Tower (Commercial)	C	10	200	40	25	25	35	40	6.24
Accessory/Secondary Buildings & Structures	<u>P</u>	n/a	n/a	40	10	10	20	n/a	

RR – Rural Residential

Intent: This zone is intended to provide for permanent, single, and two-family dwellings in a rural setting, without the provision of urban services. Limited agriculture, livestock, and home industry uses are permitted.

Rural Residential Zone									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use	Minimum Requirements					Maximum Requirements		Use-Specific Standard	
	Site Area (ac)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)		
Apiary	P	2	200	25	5	25	35	n/a	6.2
Automobile and Farm Machinery Sales and Repair	C	2	200	125	25	25	35	50	
Animal Keeping	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.1
Bed & Breakfast	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.3
Cemetery	C	2	200	125	25	25	35	50	
Childcare Services	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Contractor Yard	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, Mobile Home	P	2	200	25	25	25	35	50	6.13
Dwelling, Single Unit	P	2	200	25	25	25	35	50	
Dwelling, Two Unit	P	2	200	25	25	25	35	50	6.5
Emergency Service	P	2	200	25	25	25	35	50	
Greenhouse, Garden Centre, Nursery	P	2	200	25	25	25	35	50	
Home-Based Business	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.8
Home Industry	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.9
Irrigation Dugout, Pond, or Lagoon	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Kennel or Animal Shelter	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Light Industry	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Park	P	2	200	25	25	25	35	50	
Place of Worship	C	2	200	125	25	25	35	50	

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Retail Sales	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Secondary Suite	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.17
Short-term Rental	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.20
Solar Collector (On-Site Use)	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Urban Farm	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.23
Accessory/Secondary Buildings & Structures	<u>P</u>	n/a	n/a	40	5	10	35	n/a	

RES – Residential

Intent: This zone is intended for mostly single-unit and two-unit residential dwellings within settlement areas. Multi-Unit dwellings can also be accommodated. This zone provides for a variety of housing types and affordability levels to accommodate a range of income levels, the ability to age in place and diverse market demands.

Residential Zone										
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use	Minimum Requirements						Maximum Requirements		Use-Specific Standard	
	Site Area (sq ft)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Corner Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)		
Animal Keeping	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.1
Bed & Breakfast	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.3
Boarding House	C	4,000	40	25	5	7	25	35	50	
Childcare Services	C	7,500	75	25	10	12	25	35	50	
Childcare Services	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, Multi-Unit	C	7,500	75	25	10	12	25	35	50	6.7
Dwelling, Single-Unit	P	4,000	40	25	5	7	25	35	50	
Dwelling, Two-Unit	P	6,000	60	25	5	7	25	35	50	6.5
Emergency Service	P	7,500	40	25	5	7	25	35	50	
Funeral Service	C	7,500	75	25	10	12	25	35	50	
Home-Based Business	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.8
Library or Cultural Exhibit	C	7,500	75	25	10	12	25	35	50	
Medical Clinic	P	7,500	75	25	10	12	25	35	50	
Park	P	7,500	75	25	10	12	25	35	50	
Place of Worship	P	7,500	75	25	10	12	25	35	50	
Planned Unit Development	C	2 acres	75	25	10	12	25	35	50	6.15
Recreational Centre or Facility	C	7,500	75	25	10	12	25	35	50	
School, Elementary or Middle	C	7,500	75	25	10	12	25	35	50	

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Secondary Suite	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.17
Short-term Rental	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.20
Solar Collector (On-Site Use)	<u>P</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.21
Supportive Housing Facility	C	4,000	40	25	5	7	25	35	50	
Utility, Public Works, and Protection Services	P	7,500	75	25	10	12	25	35	50	
Accessory/Secondary Buildings & Structures	<u>P</u>	n/a	n/a	n/a	3	10	3	16	n/a	

RMH – Residential Mobile Home

Intent: This zone is intended as a designated location for development of Mobile and Manufactured Homes within previously established areas.

Residential Mobile Home									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements					Maximum Requirements		Use-Specific Standard
		Site Area (sq ft)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Bed and Breakfast	<u>C</u>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.3
Boarding House	C	7,500	75	25	5	25	35	50	
Dwelling, Mobile Home	P	6,000	60	30	5	25	35	55	6.13
Parks, Playgrounds	P	5,000	50	25	5	25	35	50	
Utility, Public Works, and Protection Services	P	6,000	50	25	5	25	35	25	
Accessory/Secondary Buildings & Structures	<u>P</u>	n/a	n/a	n/a	3	10	3	16	

SR – Seasonal Recreational

Intent: This zone is intended to provide for a range of recreational developments, including cottages, campgrounds and related commercial and recreational activities and some permanent dwellings on a conditional use basis.

Seasonal Recreational									
Use Class P=Permitted C=Conditional <u>Underline</u> = Only as a Secondary Use		Minimum Requirements					Maximum Requirements		Use-Specific Standard
		Site Area (sq ft)	Site Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Height (ft)	Site Coverage (%)	
Campground or RV Park	P	40,000	200	125	25	25	35	n/a	
Churches	P	2 ac	200	75	25	25	35	55	
Cottages (Serviced)	P	9,000	75	30	10	25	35	30	
Cottages (Un-Serviced)	P	15,000	75	30	20	25	35	40	
Commercial Resorts	P	5 ac	300	75	20	25	35	25	
Convenience Stores	C	15,000	70	30	20	25	35	25	
Conference Centres	P	5 ac	200	75	20	25	35	60	
Dwelling, Single-Unit	C	1 ac	100	35	15	30	35	60	
Golf Courses	C	40 ac	575	125	25	25	35	N/A	
Group Camps	C	5 ac	200	75	20	25	35	60	
Marinas	C	15,000	100	25	10	25	35	50	
Motels	C	15,000	100	25	10	25	35	50	
Parks, Playgrounds, Open Spaces	P	6,000	60	25	10	25	35	N/A	
Private Clubs, Lodges	C	5 ac	200	75	20	25	35	60	
Public Utilities	P	5,000	50	30	15	20	35	20	
Public Docks and Boat Houses	C	15,000	100	25	10	25	35	50	
Recreation Centre or Facility	P	15,000	100	25	10	25	35	50	
Short-term Rental	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.20
Accessory/Secondary Buildings & Structures	P	n/a	n/a	40	10	10	20	n/a	

PART 6: USE-SPECIFIC STANDARDS

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

Animal Keeping

6.1 Standards for Animal Keeping

Animal Keeping shall be subject to the following regulations:

- a) The number of animals kept on one site shall not meet or exceed 10 animal units (AU), cumulative across species (see Animal Units table, 6.10).
- b) A maximum of 1 animal unit (cumulative across species) is permitted for every 2 ac of site area or a maximum of 2 horses is permitted for every 5 ac of site area.
- c) The keeping of livestock must adhere to all other local, provincial, and federal health and agriculture regulations in addition to the standards in this By-law.
- d) Any ground-level structure intended for the keeping of animals must maintain a minimum setback of 15 ft from any site line.
- e) Animal feed must be properly stored in enclosed vessels, and areas or enclosures intended for the keeping of animals must be properly cleaned and maintained to prevent odours from spreading onto abutting properties.
- f) In the **RES**, **RR**, **SR**, and **GD** zones, the keeping of chickens is only permitted subject to approval of a conditional use order and provided that:
 - i) the total number of chickens shall not exceed 6 hens on each lot.
 - ii) no roosters are permitted on any lot.
 - iii) the risk of predation and foraging by bears, coyotes, skunks, rats, and racoons is minimized through proper and secure pen construction with durable materials.
 - iv) feed is secured to eliminate the risk of pest intrusion and spoilage.
 - v) chickens are kept in a well-maintained and enclosed structure at all times.
- g) No other animals, other than chickens, are permitted in the **RES** zone.

Apiary (Beekeeping)

6.2 Standards for Apiaries

An apiary must meet all of the following standards:

- a) In the **AL** and **RR** zones, no hives shall be located within 25 ft of a site line unless located in compliance with the following:
 - i) the hive's base is set at a minimum height of 8 ft above grade; or
 - ii) it is located behind a solid fence or hedge 6 ft in height located parallel to an adjacent property line and extending a minimum of 20 ft horizontally behind the hive in either direction.
- b) Every landowner who allows the keeping of bees on their property has the duty to ensure the maintenance of the beehives. The bees must be requeened if they swarm or show signs of aggressive behaviour.

Bed and Breakfast

6.3 Standards for Bed and Breakfasts

A bed and breakfast shall only be allowed on a site in a zone in which it is a permitted or conditional use if it meets all of the following requirements:

- a) The operator must reside within the principal residence to which the Bed and Breakfast is an accessory use.
- b) No more than eight patrons shall be accommodated within one dwelling.
- c) No more than four bedrooms shall be used for the bed and breakfast operation.
- d) One additional on-site parking spot shall be provided for each bedroom that is used for the bed and breakfast operation.
- e) Signs shall follow the regulations for home-based businesses in the zone in which the bed and breakfast is located.

Dangerous Goods or Agrichemical Storage Facility

6.4 Separation Distances for Dangerous Goods or Agrichemical Storage Facilities

Dangerous Goods or Agrichemical Storage Facilities shall be located at a minimum distance of 165 ft (50 m) from the site lines in the **AG**, **AL**, **CC**, and **IG** zones.

Dwellings

6.5 Standards for Dwellings

Site areas for all dwellings in the **AG** and **AL** Zones shall not exceed a maximum of 10 acres.

6.6 Standards for Two-Unit Dwellings

A two-unit dwelling shall:

- a) have no required side yard (contrary to Bulk/Use Tables) on a side that shares a party wall with a building on an adjacent site.
- b) not have a secondary suite.

6.7 Standards for Multi-Unit Dwellings

A multi-unit dwelling shall:

- a) have no required side yard (contrary to Bulk/Use Tables) on the side that shares a party wall with the building on the adjacent site.

Home-Based Businesses

6.8 Standards for Home-Based Businesses

Home-based businesses must:

- a) be conducted by a person or persons residing in the dwelling.
- b) not have more than two people employed or otherwise engaged in the business who do not reside in the dwelling.
- c) not have processing or outside storage of goods in the **RES** zone.
- d) not have more than 30% of the total floor area of buildings on the site devoted to the business.
- e) have a maximum of one business sign, either freestanding or affixed to the wall of a principal or accessory building, not exceeding:
 - i) 16 sq ft in the **AG**, **AL**, and **RR** zones.
 - ii) 8 sq ft in the **RES** zone where home-based businesses are allowed.

Home Industry

6.9 Standards for Home Industries

A Home Industry may be allowed in zones where it is a Permitted Secondary Use or a Conditional Secondary Use only if the following standards are met:

- a) In the **RR** zone, exterior storage of products or materials must be limited to the Rear Yard. The storage shall not project above the height of a fence or screening.
- b) In the **RR** zones, the area used to carry out the Home Industry shall not occupy more than 1000 sq ft.
- c) Signage for the Home Industry shall be located on the subject property and limited to one non-illuminated (or indirectly illuminated) sign not to exceed:
 - i) 32 sq ft in any Agricultural zone; or
 - ii) 16 sq ft in the **RR** zone.
- d) A Home Industry shall be conducted by a resident or residents of the dwelling unit to which the Home Industry is secondary, and may employ a maximum of:
 - i) five non-resident persons in any Agricultural zone; or
 - ii) two non-resident persons in **the** RR zone.
- e) The proponent of the Home Industry must obtain a development permit before establishing or expanding a Home Industry on a site.
- f) In the case of rental premises, the proponent will be required to obtain the permission of the owner of the premises before a development permit will be issued.

Livestock Operations

6.10 Standards for Livestock Operations

Any reference in this By-law to Livestock Animal Units (AU) shall use Table 3 to determine the amount of livestock waste produced and/or the number of animals permitted.

Livestock operations shall:

- a) Meet the separation distances as stipulated in the development plan and based on the animal unit calculations and criteria outlined in Table 3 and Table 4. Mutual separation distances to single residences will be measured to the building itself; separation distances to designated areas will be measured to the boundaries of the designated areas found in the development plan, not the buildings within.

- b) Be subject to the following conditions, if imposed by council:
 - i) Measures to ensure conformity with the Development Plan and Zoning By-law.
 - ii) Either or both of the following measures to reduce odours from the operation:
 - a. covering manure storage facilities.
 - b. the establishment of shelterbelts.
 - iii) Enter into a development agreement regarding one or more of the following:
 - a. the timing of construction
 - b. the control of traffic
 - c. the construction and maintenance of roads, fencing, landscaping, drainage works, shelterbelts
 - d. the payment of a sum of money to the board or council to be used by the board or council to construct any of the items mentioned above.
- c) Coolers or other structures designed for the storage of animal deadstock will require a minimum front yard setback of 60 ft.

6.11 Additional Standards for Large Livestock Operations

In addition to the standards in 6.10, an application for approval of a livestock operation involving 300 or more animal units (cumulative across species) shall:

- a) be sent to the minister for referral to the Technical Review Committee for review.
- b) be subject to the following condition (if imposed by Council): measures to implement recommendations of the Technical Review Committee.

Table 3. Animal Units By Category of Livestock

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

Table 4. Minimum Separation Distances for Siting Livestock Operations

Size of Livestock Operations in Animal Units (AU)	Separation Distance in Metres (ft) from Single Residence		Separation Distance in Metres (ft) from Designated Areas	
	To Earthen Manure Storage Facility or Feedlot	To Animal Confinement Facility and Non-earthen Manure Storage Facility	To Earthen Manure Storage Facility or Feedlot	To Animal Confinement Facility and Non-earthen Manure Storage Facility
10-100	200 (656)	100 (328)	800 (2625)	530 (1739)
101-200	300 (984)	150 (492)	1200 (3937)	800 (2625)
201-300	400 (1,312)	200 (656)	1600 (5,249)	1070 (3,511)
301-400	450 (1,476)	225 (738)	1800 (5,906)	1200 (3,937)
401-800	500 (1,640)	250 (820)	2000 (6,561)	1330 (4,364)
801-1600	600 (1,968)	300 (984)	2400 (7,874)	1600 (5,249)
1601-3200	700 (2,297)	350 (1,148)	2800 (9,186)	1870 (6,135)
3201-6400	800 (2,625)	400 (1,312)	3200 (10,499)	2130 (6,988)
6401-12,800	900 (2,953)	450 (1,476)	3600 (11,811)	2400 (7,874)
>12,800	1000 (3,281)	500 (1,640)	4000 (13,123)	2670 (8,760)

Note that the dwelling of the operator located on the lot where the activity is taking place is excluded from Separation Distance requirements.

Also note that Table 3 and Table 4 are adapted from Provincial guidelines and are subject to change.

6.12 Notice of Public Hearing for Livestock Operations

- a) In addition to the notice provisions in The Act, prior to any hearing of an application for a conditional use permit to establish or expand a livestock operation, Council shall give the following notice:
 - i) 10-100 AU send notice by regular mail to every residence within ¼ mile.
 - ii) 101-300 AU send notice by regular mail to every residence within 1 mile.
 - iii) 300+ AU and all earthen manure storage facilities send notice by regular mail to every residence within 1.88 miles.

Mobile/Manufactured Homes

6.13 Standards for Mobile/Manufactured Homes

Mobile/Manufactured homes require a development permit. No mobile home located in the Rural Municipality of Yellowhead shall receive a development permit unless it complies with the following regulations:

- a) All mobile/manufactured homes, even those constructed outside the municipality, must meet the structural standards in *The Buildings and Mobile Homes Act* and any local Building or Mobile Home By-law (if applicable).
- a) A mobile/manufactured home, when located permanently on a site, shall:
 - i) be connected to municipal sewer and water services when such services are available on the site.
 - ii) be connected to an electrical service outlet.
 - iii) be placed and anchored on a permanent foundation in accordance with the *CSA Z240.10.1 Site Preparation, Foundation, and Anchorage for Manufactured Homes* standard. have skirting that screens the view of the foundation supports or wheels.
- b) No detached accessory building or structure shall be located within a distance of 6 ft clear of all projects of a mobile/manufactured home, including a mobile/manufactured home on an adjoining space. Detached accessory buildings or structures shall be located only in the side or rear yard.

6.14 Standards for Mobile/Manufactured Home Parks

A mobile/manufactured home park must meet the following standards:

- a) There shall not be more than one mobile home located on a mobile home space in a mobile home park.
- b) Shall contain a minimum of 3 mobile/manufactured home spaces and shall have a minimum site width of 200 ft.
- c) Shall be provided with an adequate street lighting system and other services that the Development Officer deems necessary for public health and safety.
- d) A mobile/manufactured home park must provide an internal roadway with a driving surface a minimum of 16.5 ft wide with an all-weather surface that serves all dwellings that meets the municipal roadway lighting and surface water drainage standards
- e) Must provide clear identification of each dwelling space and its boundaries.

- f) Must provide a centrally located common park space or recreation area equivalent to a minimum area of 430 sq ft per dwelling space.
- g) Mobile/manufactured homes shall be located a minimum distance of 12 ft away from a storage compound or a common parking area and 20 ft from a service building in a mobile home park.
- h) An application for a mobile/manufactured home park must be accompanied with a detailed site plan, including:
 - i) location of the site boundaries
 - ii) foundations, pads, or mobile home sites
 - iii) accessory buildings
 - iv) internal roads
 - v) sidewalks and active transportation paths
 - vi) vehicle parking
 - vii) systems supplying electrical power, water, and sewage disposal.

Planned Unit Development

6.15 Standards for Planned Unit Developments

A planned unit development:

- a) May only be established on a zoning site or proposed development larger than 2 acres in size.
- b) 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 Rural Municipality of Yellowhead Development Plan, any applicable Secondary Plans, and the uses and standards in the zones adjacent to the site
- c) An application for a planned unit development shall be considered as a conditional use application, subject to the conditional use provisions of this By-law and *The Planning Act*.
- d) An application for a planned unit development must be accompanied with a detailed site plan, including:
 - i) location of the site boundaries.
 - ii) planned location, height, and types of use of buildings and structures.
 - iii) planned location of internal roads and entrances to site.

- iv) planned location of sidewalks and active transportation paths.
- v) planned locations of communal and public facilities and spaces.
- vi) planned locations of fencing, lighting, trees, shrubs, groundcover, and plantings.
- vii) planned location of vehicle parking.
- viii) planned location of systems supplying electrical power, water, and collection of sewage and waste.
- ix) lot grading.
- x) a list of all instances on the site where the bulk standards of the proposed buildings and structures do not comply with the requirements of this zoning by-law.
- xi) other information as required by the Council.

Portable Garages

6.16 Standards for Portable Garages

The installation of a portable garage shall be allowed as an accessory use. Portable garages are subject to the following rules:

- a) A portable garage is not allowed within the required front yard of a site.
- b) A portable garage must meet the requirements for accessory building side and rear yard requirements.
- c) A portable garage must not exceed the height restrictions for accessory buildings in the zone in which it is located.
- d) A portable garage must not exceed 200 sq ft in area.
- e) A portable garage must be placed on a driveway or parking space.
- f) A portable garage must be kept in good condition (any rip in the fabric must be repaired).
- g) A maximum of one portable garage is allowed on a site in all zones, except AG and AL.

Secondary Suites

6.17 Standards for Secondary Suites

Secondary suites are only permitted if they comply with the following regulations:

- a) Not more than one secondary suite shall be permitted on a single zoning site.
- b) A minimum of one off-street parking space must be provided for each secondary suite, in addition to the parking required for the principal building.
- c) The maximum floor area of the secondary suite shall not exceed 860 sq ft or 40% of the total habitable floor space of the principal building (whichever is the lesser).
- d) Detached secondary suites must follow the setback standards for accessory buildings and structures in the Siting Table.

Sewage Treatment Sites (Lagoon)

6.18 Standards for Sewage Treatment Sites (Lagoon)

A mutual separation distance of 1,000 ft shall be maintained between a dwelling and a sewage treatment site or lagoon.

Shipping Containers

6.19 Standards for Shipping Containers

A shipping container must adhere to the following standards:

- a) A shipping container used for storage must meet the requirements for accessory buildings in the zone in which it is located. Shipping containers, when stacked, must not exceed the maximum height for accessory buildings for the zone.
- b) A shipping container is no more than 20 ft in length, 8 ft wide, and 8 ½ ft in height.
- c) No more than one shipping container is permitted per lot in residential zones.
- d) A shipping container used as a dwelling must meet the requirements for dwelling units in the zone in which it is located.
- e) A shipping container may be used for temporary storage or emergency purposes, provided it meets the requirements for temporary buildings and structures in this By-law.
- f) A shipping container must not be used for advertising, building identification, or any other signage.
- g) A truck trailer is a shipping container.

Short-Term Rentals

6.20 Standards for Short-Term Rentals

Short Term Rentals are only permitted if they comply with the following regulations:

- a) The short-term rental is shared with the primary occupants of the dwelling.
- b) If the short-term rental is within a household without the full-time primary occupants, (i.e., within a vacant dwelling) it is considered a Conditional Use that requires Council approval.
- c) All short-term rentals require a permit from the Rural Municipality of Yellowhead, which must be renewed every 3 years.
 - i) Permits no longer apply when a dwelling changes owner.

Solar Collector

6.21 Standards for Solar Collectors

A Solar Collector must meet the following standards:

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

Swimming Pools and Hot Tubs

6.22 Swimming Pools and Hot Tubs

Swimming pools, hot tubs, and similar structures with a water depth of greater than 4 ft, shall be allowed as a permitted accessory use to a residential use (including when located on a farm), recreational, or commercial development provided that:

- a) they meet the siting requirements of accessory structures for the zone in which they are located.
- b) the pool area is protected by a fence with lockable gates and a minimum height of 6 ft to prevent unauthorized entry. The fence and gate must be constructed so as to prevent a child from crawling underneath.
- c) hot tubs must be protected with a cover capable of being locked.
- d) a development permit is required under this By-law for pools, hot tubs, and similar structures with a water depth of 2 ft or greater.
- e) nothing in this subsection shall relieve any such structure from complying with the requirements under the local Building By-law or applicable provincial regulations including *The Buildings and Mobile Homes Act* and *The Public Health Act*.

Urban Farms

6.23 Standards for Urban Farms

An urban farm must meet all of the following standards:

- a) A development permit application for an urban farm that involves any of the following activities must be accompanied with a plan that addresses how the activities will be managed to mitigate impacts on surrounding land uses and natural systems:
 - i) the processing of food produced on site.
 - ii) the use of heavy equipment such as tractors.
- b) Greenhouses, compost structures, hoop houses, and similar structures are permitted as accessory structures, provided they conform to the applicable bulk requirements for accessory buildings and structures for the relevant zone.
- c) Compost must be maintained in a way that limits nuisance odours to adjacent properties.
- d) An-site sales are limited to sales of goods produced on site.

Wind Energy Generating System Tower (Commercial)

6.24 Standards for Wind Energy Generating System Tower (Commercial)

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

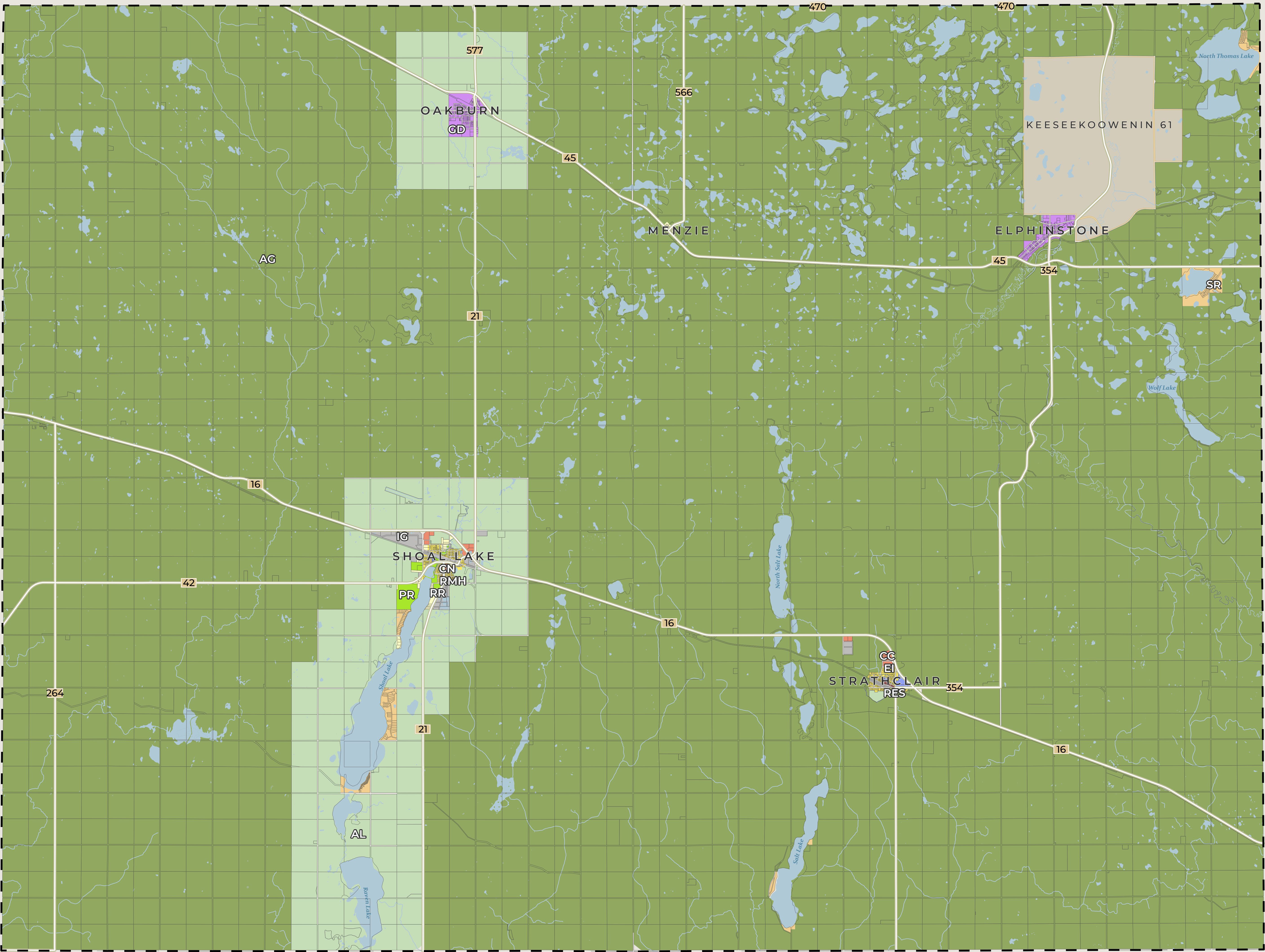
- e) It is set back no less than 1.5 times the **total turbine height** from the property line and any public road or railway right of way.
- f) It is set back no less than 100 ft from a water body or waterway.
- g) The minimum separation distance between a **commercial wind energy generating system**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

SCHEDULE A: RURAL MUNICIPALITY OF YELLOWHEAD ZONING MAPS



ZONING: RURAL MUNICIPALITY OF YELLOWHEAD

- Rural Municipality of Yellowhead Boundary
- First Nations Reserve Boundary
- Zone**
- AG - Agricultural General
- AL - Agricultural Limited
- IG - Industrial
- EI - Educational and Institutional
- CC - Commercial Corridor
- CN - Commercial Neighbourhood
- RES - Residential
- RMH - Residential Mobile Home
- RR - Rural Residential
- SR - Seasonal Recreational
- PR - Parks, Recreation, and Open Space
- GD - General Development




The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

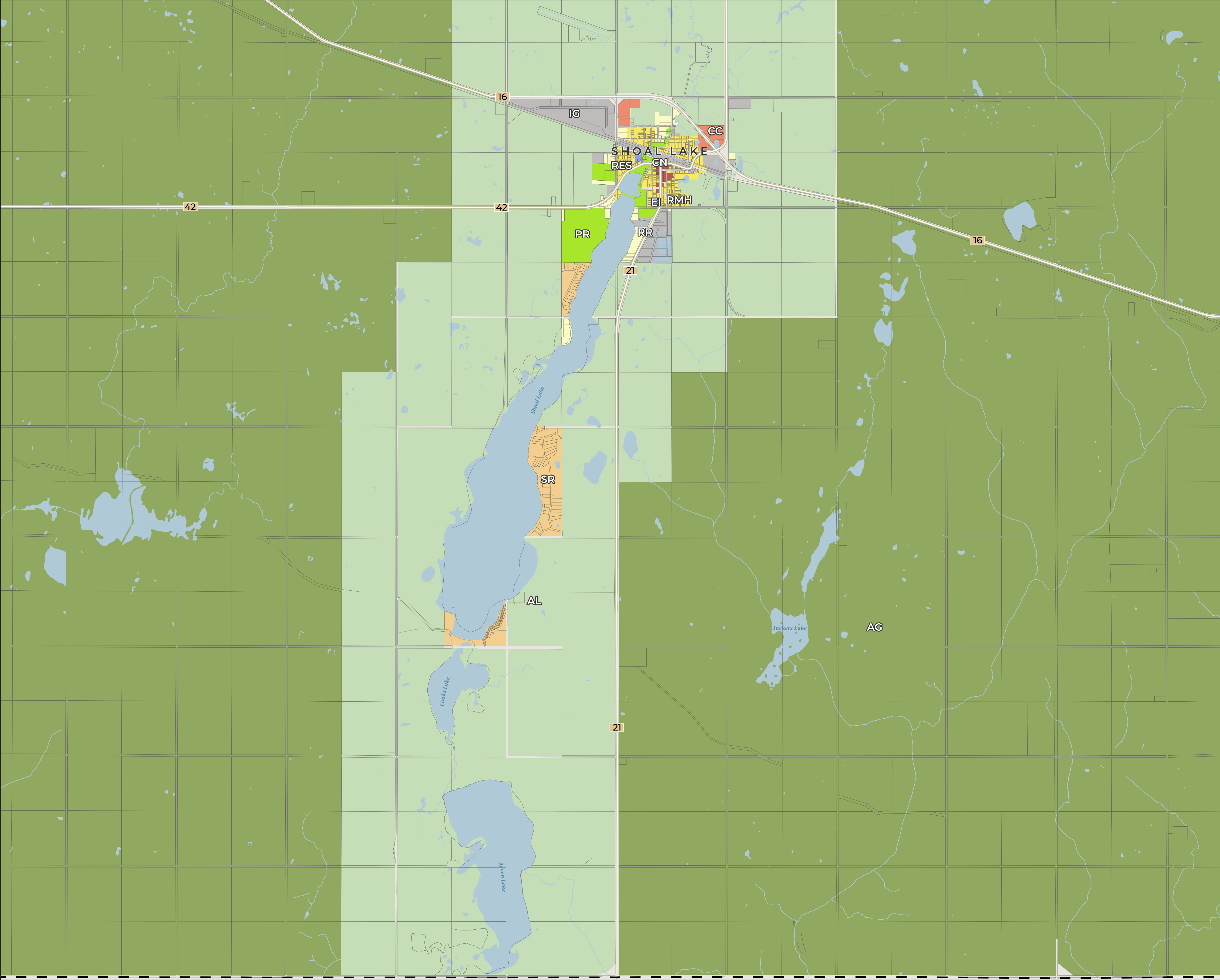
Data Sources:
- NRCAN
- Province of Manitoba
Coordinate System:
NAD 1983 UTM Zone 14N





ZONING: SHOAL LAKE: RURAL AREA












-  Rural Municipality of Yellowhead Boundary
- Zone
- AG - Agricultural General
 - AL - Agricultural Limited
 - IG - Industrial
 - EI - Educational and Institutional
 - CC - Commercial Corridor
 - CN - Commercial Neighbourhood
 - RES - Residential
 - RMH - Residential Mobile Home
 - RR - Rural Residential
 - SR - Seasonal Recreational
 - PR - Parks, Recreation, and Open Space

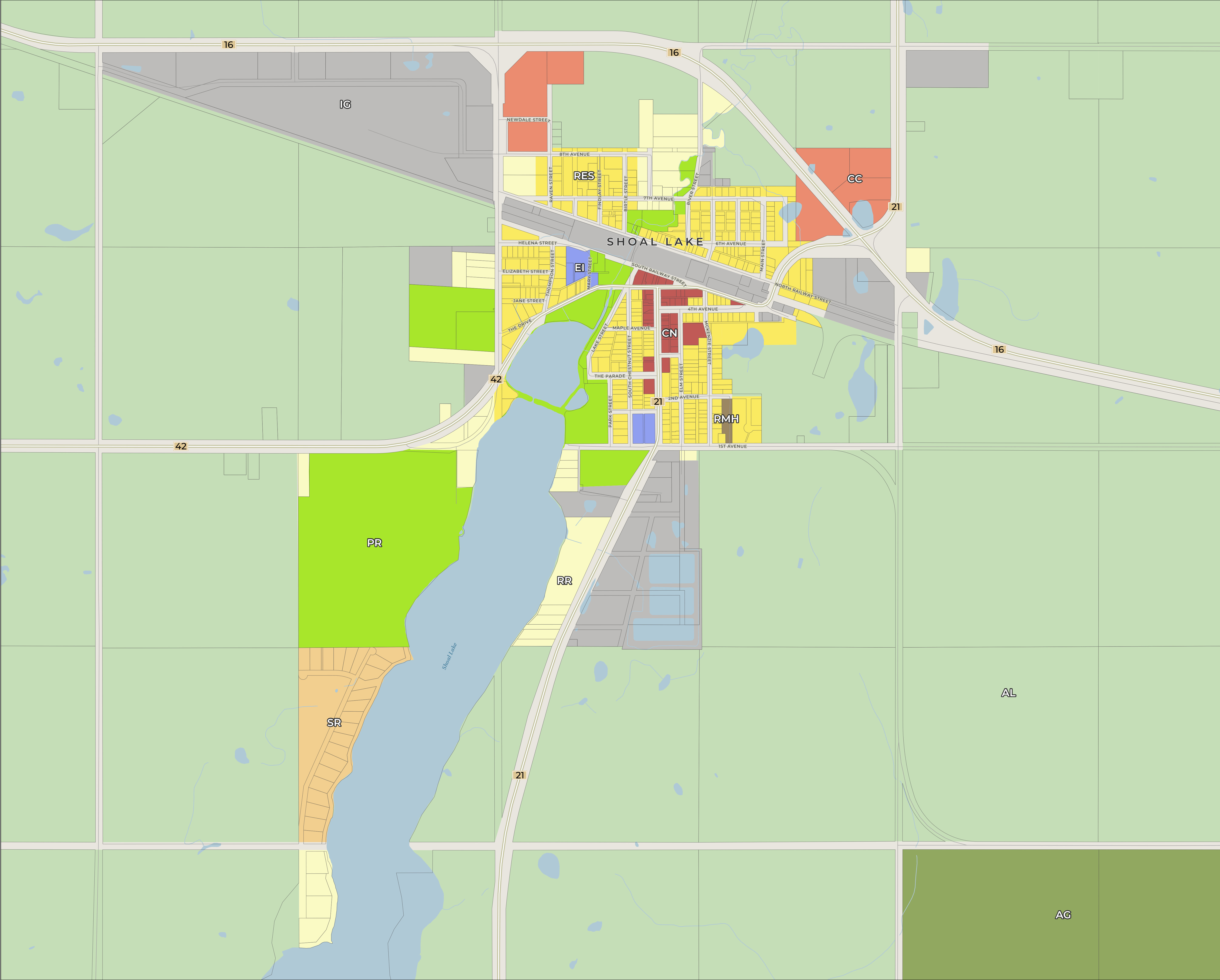




**ZONING:
SHOAL LAKE:
URBAN AREA**

 Rural Municipality of Yellowhead Boundary
Zone

-  AG - Agricultural General
-  AL - Agricultural Limited
-  IG - Industrial
-  EI - Educational and Institutional
-  CC - Commercial Corridor
-  CN - Commercial Neighbourhood
-  RES - Residential
-  RMH - Residential Mobile Home
-  RR - Rural Residential
-  SR - Seasonal Recreational
-  PR - Parks, Recreation, and Open Space



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Coordinate System:
NAD 1983 UTM Zone 14N

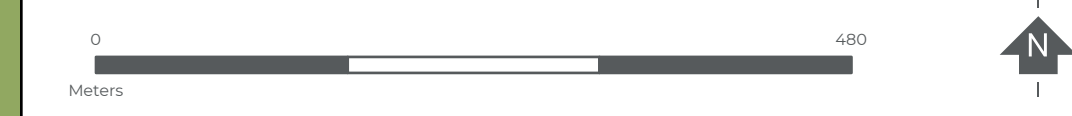
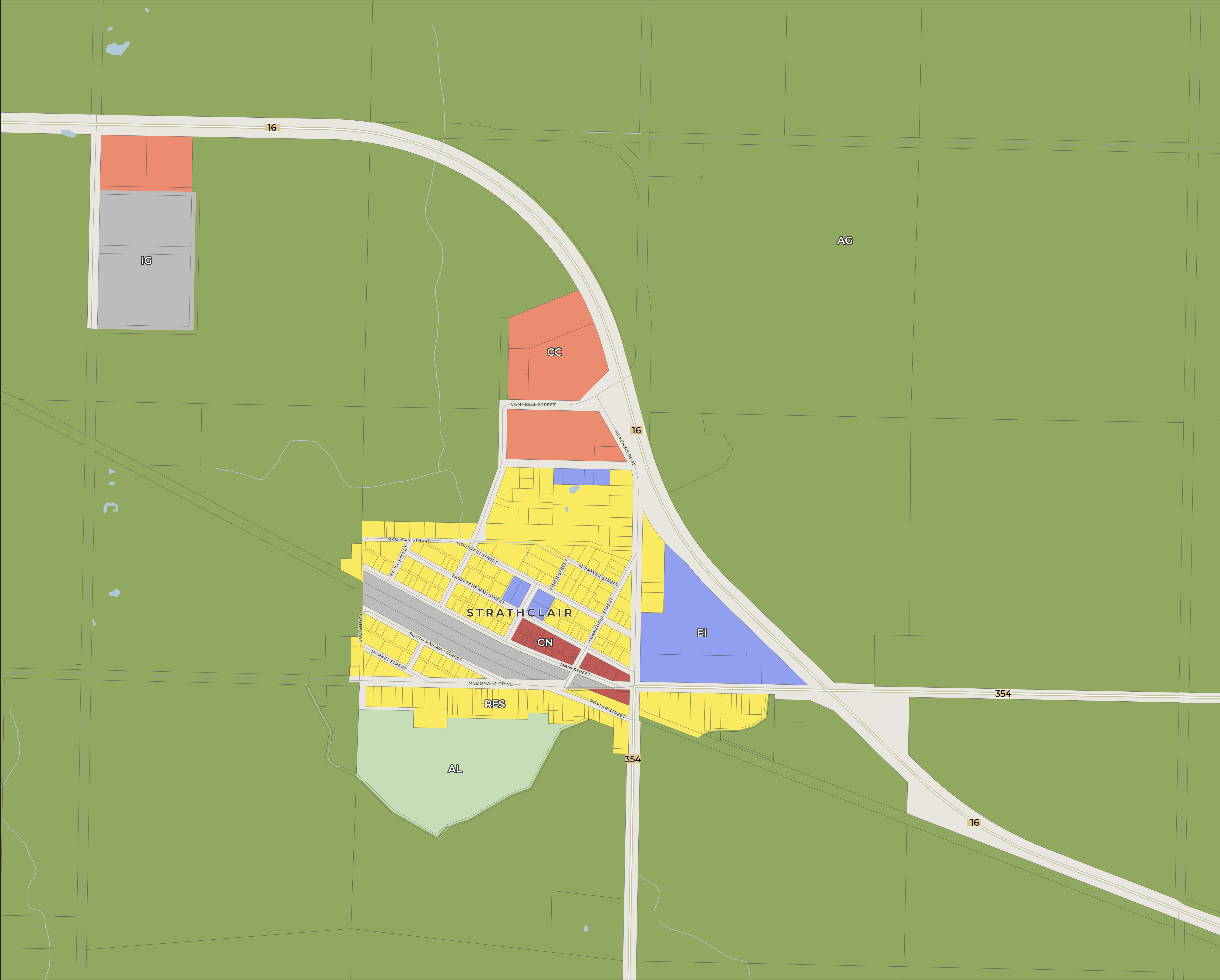




ZONING:

STRATHCLAIR

- Rural Municipality of Yellowhead Boundary
- Zone
- AG - Agricultural General
- AL - Agricultural Limited
- IG - Industrial
- EI - Educational and Institutional
- CC - Commercial Corridor
- CN - Commercial Neighbourhood
- RES - Residential



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Data Sources:
- NRCAN
- Province of Manitoba
Coordinate System:
NAD 1983 UTM Zone 14N








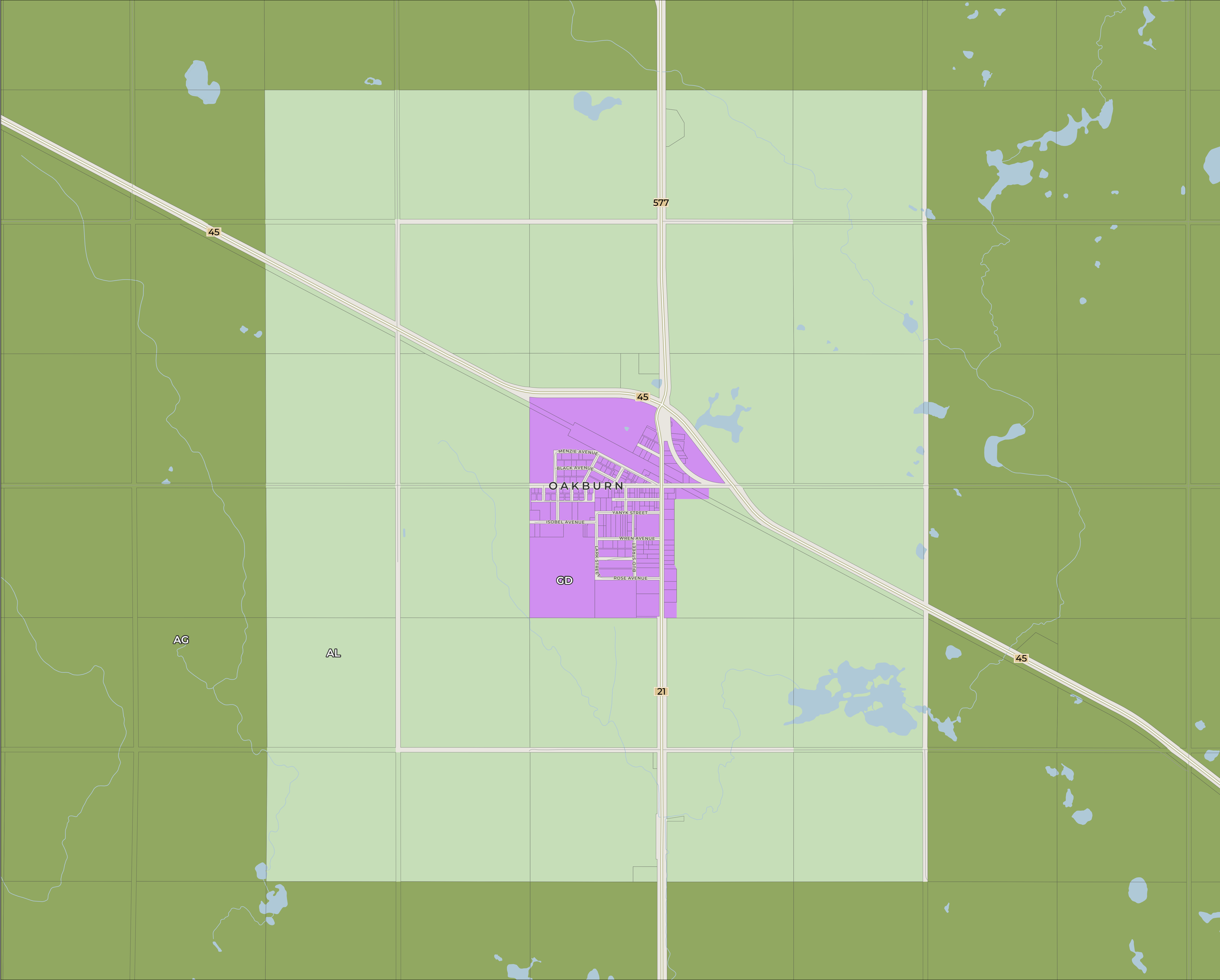
ZONING :

OAK BURN

 Rural Municipality of Yellowhead Boundary

Zone

-  AG - Agricultural General
-  AL - Agricultural Limited
-  GD - General Development



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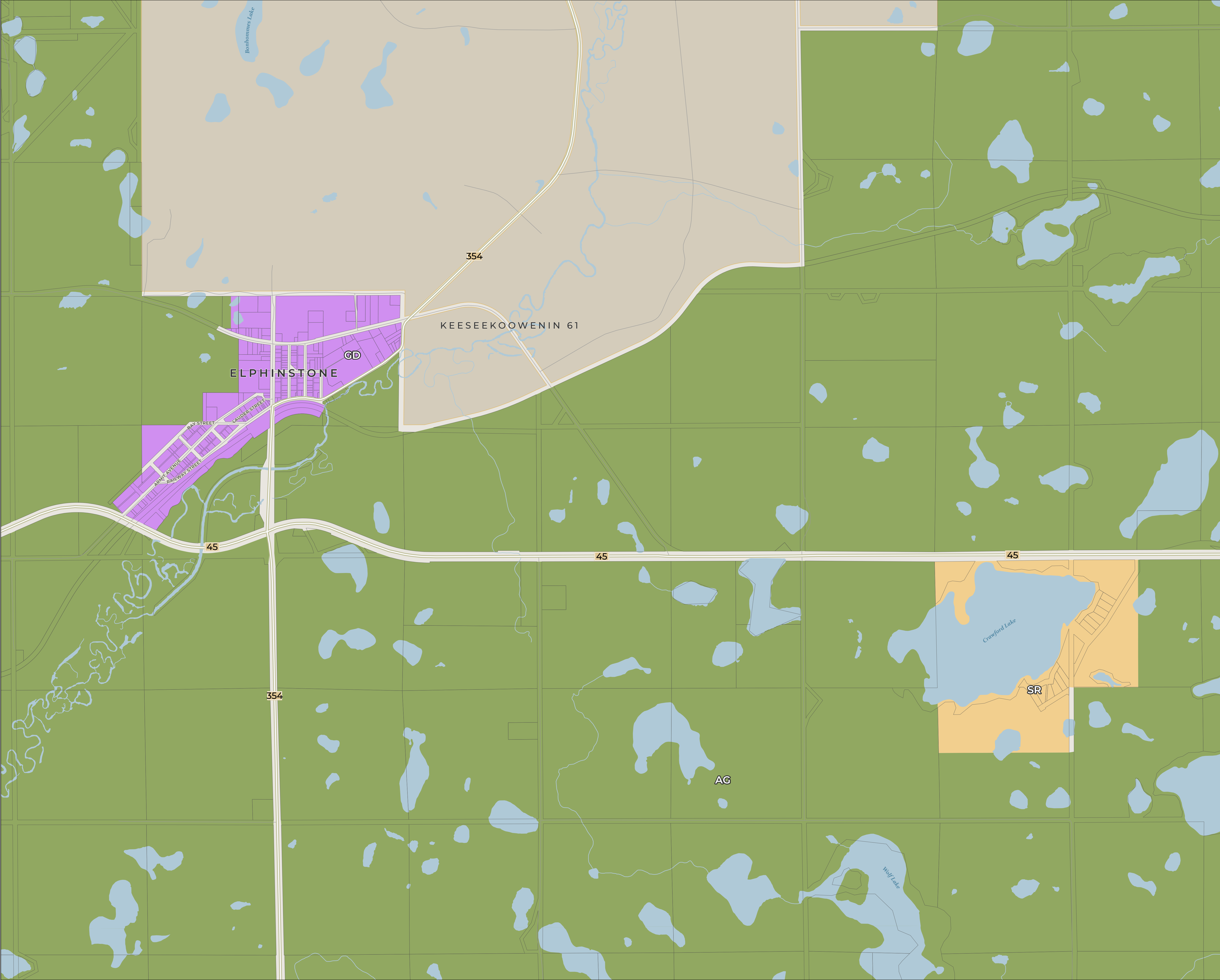




ZONING:

ELPHINSTONE

-  Rural Municipality of Yellowhead Boundary
-  First Nations Reserve Boundary
- Zone
-  AG - Agricultural General
-  SR - Seasonal Recreational
-  GD - General Development



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Data Sources:
- NRCAN
- Province of Manitoba
Coordinate System:
NAD 1983 UTM Zone 14N

