

**RURAL MUNICIPALITY  
OF  
WOODLANDS  
ZONING BYLAW**

**By-law no. 2648 / 14**

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# PART 1 – TITLE, INTENT, PURPOSE, RULES OF CONSTRUCTION, DEFINITIONS

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## 1.0. TITLE

This By-law shall be known and may be cited as "**The Rural Municipality of Woodlands Zoning By-law**".

## 1.1. INTENT AND PURPOSE

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

- a. Ensure general conformance with the objectives and policies of the *Rural Municipality of Woodlands Development Plan*;
- b. Outline the powers and duties of Council, the Development Officer and / or Designated Officer, the landowner and / or developer as they relate to this By-law;
- c. Regulate the use and development of land and buildings by dividing the Municipality into zones;
- d. Prescribe permitted and conditional uses for land and buildings in each Zone; and
- e. Establish procedures for applying for and issuing building / development permits, non-conforming certificates, and zoning memoranda.

## 1.2. 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, Municipal Act, Buildings and Mobile Homes Act*, the Building, Electrical or Plumbing By-laws of the Rural Municipality of Woodlands (if any), and other appropriate Provincial Acts and Regulations;
- c. Words, phrases and terms neither defined within this By-law nor in the Building, Electrical or Plumbing By-laws of the Rural Municipality of Woodlands (if any) or other Acts shall be given their usual and customary meaning except where Council determines the context clearly indicates a different meaning;
- d. The phrase "**used for**" includes "**arranged for**", "**designed for**", or "**occupied for**";
- e. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction "**and**", "**or**" or "**either-or**", the conjunction shall be interpreted as follows:
  - i. "**and**" indicates that all the connected items, conditions, provisions or events shall apply in any combination.
  - ii. "**or**" indicates that the connected items, conditions, provisions or events shall apply singly or in any combination.
  - iii. "**either-or**" indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.
- f. The word "**includes**" 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.

### 1.3. DEFINITIONS

- 1.3.1. **Abut or abutting** means immediately continuous to or physically touching, and when used with respect to a site, means that the site physically touches upon another site or piece of land, and shares a lot line or boundary with it.
- 1.3.2. **Accessory use, building or structure** means a use, building or structure on the same zoning site with, and of a nature customarily incidental, subordinate to the principal use or structure. The single exception to the above includes accessory off-street parking facilities which may be permitted to locate elsewhere than on the same Zoning site with the building, structure or use served. Accessory uses to residential use, unless specifically allowed (such as a loft garage), cannot incorporate residential uses either of a permanent or temporary nature.
- 1.3.3. **Act** means *The Planning Act*, and amendments thereto.
- 1.3.4. **Aggregate** means quarry minerals that are used solely for construction purposes as a constituent other than in the manufacture of cement and includes sand, gravel, clay, crushed stone and crushed rock (see also Natural resource development).
- 1.3.5. **Aggregate extraction operation** means a zoning site including buildings and structures used for the removal, refinement and or processing of sand, gravel, clay, crushed stone and crushed rock (see also Natural Resource Development).
- 1.3.6. **Agri-business** means a commercial establishment that predominantly provides goods or services to the agricultural sector. Typical uses include new and used implement, farm equipment and machinery sales, service and rental, chemicals for crop protection and production, feed and fertilizer supply operations, livestock auction marts, grain terminals, commercial seed cleaning plants and storage and handling and / or processing for grains, vegetables and other crops. Anhydrous ammonia facilities are not included in this use class.
- 1.3.7. **Agricultural operations** means an agricultural, aquacultural, horticultural or silvicultural operation that is conducted in order to produce agricultural products on a commercial basis, and includes:
- a. The production and storage of crops, including grains, oils seeds, hay and forages, and horticultural crops including vegetables, fruit, mushrooms, sod, trees, shrubs and greenhouse crops;
  - b. The use of land for livestock operations and grazing;
  - c. The production of game animals, fur-bearing animals, game birds, bees and fish;
  - d. The processing necessary to prepare an agricultural product for distribution from the farm gate;
  - e. The operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or aerial application; and
  - f. The storage, use or disposal of organic wastes for agricultural purposes.
- 1.3.8. **Agricultural exhibition grounds** means a competitive or non-competitive exhibition of agricultural products and animals, and can include associated food and merchandise vendors, displays, entertainment and amusement.
- 1.3.9. **Agricultural industry** means the processing of raw food and animal products, including milk and cheese, for wholesale or direct sale purposes. This use class includes kill plants / abattoirs, rendering plants and like uses.
- 1.3.10. **Agriculture, specialized** means the use of land and sale of floriculture, horticulture, including market gardening, greenhouses, research facilities, orchards and tree farming and similar agricultural activities on a commercial basis.

- 1.3.11. Agri-tourism** means an agricultural establishment that provides a service to promote and educate the public about farming and agricultural activities. For the purposes of this by-law, an agri-tourism use is considered an accessory use, located on the same parcel as the farm and also includes the following uses: bed and breakfast, farm produce retail outlet, corn or hay mazes, petting zoo (subject to the livestock requirements in this by-law), hay rides, sleigh rides, buggy or carriage rides, seasonal activities, events related to the farm including farm tours, eating facilities and like uses. Facilities to provide for farm vacations, such as, but not limited to, camping and tenting grounds, are considered part of an agri-tourism use.
- 1.3.12. Aircraft landing strip / field** means any area of land or water that is used or intended for the landing or taking off of aircraft and any appurtenant areas which are used or intended for use of aircraft including landing strips or rights-of-way, taxiways, aircraft storage and tie-down areas, heliports, hangars and other related buildings and open spaces.
- 1.3.13. Alter or alteration** means a change, addition or modification to an existing building and / or structure and which can provide for the increase of the exterior dimensions with respect to height and area.
- 1.3.14. 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 / enlargement / extension on the exterior of a residential building, limited to structures such as an open porches, decks, stairs;
  - b. Alteration of interior partitions in all types of buildings;
  - c. Replacement of, or changes in, the capacity of utility pipes, ducts or conduits;
  - d. Changes or replacements in the structural parts of a building including:
    - i. Adding or enlarging windows or doors in exterior walls;
    - ii. Replacement of building facades; or
    - iii. Strengthening the load bearing capacity, in not more than ten percent (**10%**) of the total floor area, to permit accommodation of a specialized unit of machinery or equipment.
- 1.3.15. Amusement establishment** means a facility within any building, room or area having table games or electronic games played by patrons for entertainment. This Use Class includes arcades but does not include carnivals or indoor participant recreation services.
- 1.3.16. Anhydrous ammonia facility** means an area for the storage of anhydrous ammonia that is commonly used as a fertilizer, including sales and service.
- 1.3.17. Animal housing facility / confined livestock area** means a barn or an outdoor, non-grazing area where livestock are confined by fences or other structures (see also Livestock operation).
- 1.3.18. Animal and veterinary service** means a development used for the care and treatment of animals where the veterinary services primarily involve outpatient care, minor medical procedures and may include temporary boarding of animals for care and treatment. This Use Class includes pet clinics and veterinary offices.
- 1.3.19. Animal (other) production operation** means an operation where animals, other than livestock as defined in this bylaw, are kept for use, propagation or intended for profit.
- 1.3.20. Animal unit (a.u.)** means the number of animals of a particular category of livestock that will excrete 73.00 kg. (**160.93 lb.**) of nitrogen in a twelve (**12**) month period.
- 1.3.21. Apiculture** means the keeping and raising in apiaries of honey bees for honey production, crop pollination and bee stock production.
- 1.3.22. Artisan and craftsman establishment** means any business that produces and / or retails articles of artistic quality, effect or handmade workmanship. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking sculpting, printing and other associated activities.



- 1.3.23. **Asphalt plant** means a facility with equipment designed to heat, dry and mix aggregate with asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process.
- 1.3.24. **Asphalt plant, temporary** means an asphalt plant, as defined above, that is established in a rural, non-residential zone, on a temporary basis, to accommodate requirements for road construction via the approval of a conditional use order. Council may establish operating conditions to address potential impacts on adjacent uses.
- 1.3.25. **Auctioneering establishment** means a development specifically intended for the auctioning of goods and equipment, including temporary outdoor / indoor storage of such goods and equipment.
- 1.3.26. **Auctioneering establishment – livestock** means a facility intended for the auction sale of livestock, including associated temporary holding pens, manure and other associated facilities.
- 1.3.27. **Automated teller machine (ATM)** means a device that dispenses cash and conducts limited banking transactions for customers using a credit card, bank card, or other similar personal banking card (see also Drive-in).
- 1.3.28. **Automobile service station** means a development used for the retail sale of gasoline, other petroleum products, auto accessories, automobile and truck servicing, washing and repairing of vehicles. This use class also includes associated and accessory uses such as eating and drinking establishments, truck stops and similar uses.
- 1.3.29. **Automotive and recreational vehicle (RV) sales, service, rental and repair** means a development used for the sale, servicing, renting and mechanical repair of automobiles, motorcycles, snowmobiles, trailers, all-terrain vehicles (ATVs), boats and similar vehicles and / or the sale, installation or servicing of related parts and accessories. This Use Class includes associated and accessory uses including automobile dealerships, mobile home sales, motorcycle and recreational vehicle (RV) sales, transmission shops, muffler shops, tire shops, automotive glass shops, upholstery shops, car washes, body shops and similar uses.
- 1.3.30. **Bar and lounge** means a structure or part of a structure designed, maintained and operated primarily for the dispensing of alcoholic beverages and may include the selling of food and / or snacks. If the bar / lounge is part of the larger dining facility, it shall be defined as that part of the structure so designated and / or operated.
- 1.3.31. **Basement** means that portion of a building between a floor and ceiling that is located partly or completely underground.
- 1.3.32. **Bed and breakfast** means a home-based business operated as an accessory use to a single family residential use that provides temporary lodging (other than a hotel or motel) to guests for short periods of time, and that may also provide breakfast and other meals to guests. A bed and breakfast can also form part of an agri-tourism use.
- 1.3.33. **Boarding house** means a building or portion thereof (other than a hotel, motel, bed and breakfast or farm vacation facility) used for the purpose of providing meals and lodging for pay or compensation of any kind to persons other than members of the family occupying such dwelling.
- 1.3.34. **Brew pub** means a restaurant type establishment that includes a beer brewery, producing beer and ale products for sale and consumption on-site or, where permitted, for retail carryout sales. Brew pubs can also be accessory uses to hotel establishments, bar and lounge and similar operations.
- 1.3.35. **Broadcast and motion picture studio** means a development used for the production or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.
- 1.3.36. **Building, main or principal** means a building in which is conducted the principal use of the site on which it is situated.
- 1.3.37. **Building inspector** means the officer or employee of the Rural Municipality of Woodlands charged with the duty of enforcing the applicable municipal by-laws and provincial and national building codes or regulations.

- 1.3.38. Building / development permit** means a permit issued by the municipality authorizing the construction / development or alteration of all or part of any building or structure, excavation, in accordance with applicable codes and standards.
- 1.3.39. Bulk** means the following:
- a. The size, including height of building and floor area, of buildings or structures;
  - b. The area of the Zoning site upon which a building is located, and the number of dwelling units or rooms within such building in relation to the area of the Zoning site;
  - c. The location of exterior walls of buildings in relation to site lines to other walls of the same building, to legally required windows or to other buildings; and
  - d. All open areas relating to buildings or structures and their relationships thereto.
- 1.3.40. Bulk storage facility** means a place for the outdoor storage or tank storage of large quantities of raw materials or industrial related goods such as liquids, fuels, gases, minerals and like substances. This use does not include anhydrous ammonia facilities.
- 1.3.41. Business support service** means a development used to provide support services to businesses which are characterized by one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, office security, and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment rental, sales and repair establishment, which can also be considered accessory uses.
- 1.3.42. Camping and tenting grounds** means a parcel of land planned and improved to accommodate travel trailers, camping trailers, pick-up coaches, motorized homes, tents, tent trailers or other camping accommodations that are utilized for travel, recreational and vacation uses on a temporary / transient basis.
- 1.3.43. Carport** means a covered automobile parking space not completely enclosed by walls or doors. A carport is subject to all requirements pertaining to a **garage, private or garage, attached**.
- 1.3.44. Cemetery** means a development of a parcel of land, primarily a landscaped open space for the entombment of the deceased and may include, as accessory uses, the following: columbaria, crematoria, cineraria mausoleums and mortuaries, when operated in conjunction with and within the boundaries of such cemetery.
- 1.3.45. Child care service** means a development licensed by the Province of Manitoba to provide personal care and education to children. Typical uses include day care centres, day nurseries, kindergartens, nursery schools, preschools, play schools and similar uses.
- 1.3.46. Clinic** means a building for the purpose of consultation, diagnosis and treatment of patients by medical doctors, dentists, optometrists, chiropractors, chiropractors and other medical professionals, including qualified assistants. The building may include administrative offices and staff, waiting rooms, laboratories, pharmacies / dispensaries, operating room on an out-patient basis and similar uses.
- 1.3.47. Club, private** means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, recreational, business or fraternal organization, without on-site residences. Private clubs may include rooms for eating, drinking and assembly.
- 1.3.48. Commercial resort** means a commercial recreation establishment which may consist of one or more buildings containing single or multiple-family dwelling units, recreational, and service facilities which are used on an intermittent, seasonal or permanent basis. Other facilities which may form part of the resort development as accessory uses include: camping and tenting grounds, hotel, retail uses, eating and drinking establishment, marina, docks / boat ramps, golf course and other outdoor recreation facilities, game courts, recreation areas, trails and similar uses.
- 1.3.49. Commercial school** means a development used for training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, beauty cultures, dancing, music schools and similar uses.

- 1.3.50. Community / public recreation service** means a development for recreational, social or multiple purpose use with or without fixed seats and primarily intended for local community purposes. Typical uses include auditoriums, multi-use halls, community halls and community centres.
- 1.3.51. Community service club** means a non-profit corporation chartered by *The Canada Corporation Act* or *The Manitoba Corporations Act*, or an association consisting of persons who are bona fide members, which owns or leases land, a building or a portion thereof, the use of such premises being restricted primarily to meeting, community and related activities.
- 1.3.52. Conditional use** means the use of land or building which may be permitted in a Zone only at the discretion of Council, as provided for in *The Act*.
- 1.3.53. Condominium** means a condominium as established under the provisions of *The Condominium Act*.
- 1.3.54. Condominium, bare land unit** means a unit of land defined by delineation of its horizontal boundaries without reference to any buildings on a condominium plan. For the purposes of this by-law, a “**bare land unit**” is a bare land unit condominium plan, as defined in *The Condominium Act*, and shall be considered a zoning site.
- 1.3.55. Condominium, common elements** means, for the purposes of this By-law, those portions of “common elements” occurring within condominium development ordinarily used for the passage of vehicles, including roads, road allowances, streets, lanes and bridges, but not including walkways intended solely for pedestrian use, areas, for parking of vehicles or other green space, shall be considered:
- a. A “**street**” as defined herein where such thoroughfare is greater than thirty-three (33) ft. in width; and
  - b. A “**lane**” as defined herein where such thoroughfare is less than or equal to thirty-three (33) ft. in width.
- 1.3.56. Conservation use** means the use of lands which are intended to remain open in character with the priority use given to preservation of ecological uniqueness, wildlife production and / or natural features. Examples include wildlife management areas and areas devoted to such uses via easement agreements and may include non-commercial recreation uses such as trails and related accessory uses.
- 1.3.57. Contractor service**, means a development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which requires on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal contractor service use only.
- 1.3.58. Council** means the Council of the Rural Municipality of Woodlands.
- 1.3.59. Custom manufacturing establishment** means a development used for small scale on-site production of goods, including associated services. Examples include, but are not limited to, cabinet and custom furniture manufacturing, machine shops, upholstery shops, boat building and like uses.
- 1.3.60. Deck** means, for the purpose of this By-law, a platform, either free-standing or attached to a main residential building or other residential structure, but without a roof, that is supported by pillars, posts, or walls.
- 1.3.61. Density** means the total number of dwelling units divided by the total area of land to be developed, expressed in gross acres.
- 1.3.62. Development** means
- a. The construction of a building / structure on, over or under land, including works as defined in this By-law;
  - b. The change in the use or intensity of use of a building or land;
  - c. The removal of soil, aggregate, stone, minerals or vegetation from land; and
  - d. The deposit or stockpiling of soil or material on land and the excavation of land.
- 1.3.63. Development officer / designated employee** means the officer appointed by the Council of the Rural Municipality of Woodlands in accordance with the provisions of *The Act*.

- 1.3.64. Development / building permit** means a permit issued under the Zoning By-law authorizing development, and may include a building permit (see also Building / development permit).
- 1.3.65. Dock** means a platform used for the mooring of one or more private motorboats or other personal watercraft. This use class can include boat ramps and boat launching facilities.
- 1.3.66. Drive-in** means an establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles, which are driven onto the site where the customer may or may not receive service in the vehicle. This use class includes restaurants, coffee shops, **ATMs** and other similar uses, which can also be established as accessory uses.
- 1.3.67. Dwelling** means a building or portion thereof designed or used for residential occupancy by a single household that includes exclusive sleeping, cooking, eating, sanitation facilities and containing a separate means of ingress and egress. For the purposes of this By-law, the term dwelling includes structures commonly referred to as seasonal dwellings and / or cottages.
- 1.3.68. Dwelling, mobile home** means a dwelling unit designed for transportation after fabrication, whether on its own wheels or on a flatbed or other trailer, and which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy, being on the site on wheels, jacks or similar supports, or on a permanent foundation, and having been built in accordance with **C.S.A.** building regulations and *The Buildings and Mobile Homes Act*. For the purpose of this By-law, the removal of the wheels or permanent or semi-permanent attachment of a foundation to a mobile home dwelling shall not change the classification. This category includes used mobile home dwelling units;
- 1.3.69. Dwelling, modular home** means a building assembly or system of building sub-assemblies manufactured in its entirety, or in substantial part, off-site and transported to the point of use for installation on-site, with or without other specified components, as a finished building or as part of a finished building in accordance with **C.S.A.** building regulations. Modular homes need not have electrical, plumbing, heating, ventilation, insulation or other service systems, but when such systems are installed at the off-site manufacture or assembly point, they shall be deemed a part of such building or system of building assemblies.
- 1.3.70. Dwelling, multiple-family** means a building containing three (3) or more dwelling units, each unit designed for and used by not more than one (1) family and may include multiple-storey structures.
- 1.3.71. Dwelling, ready to move (RTM)** means a method of constructing a dwelling unit whereby all of its components have been assembled in an off-site manufacturing facility and transported to a site where it is anchored to a permanent foundation.
- 1.3.72. Dwelling, single-family** means a detached building designed for and used by not more than one (1) family.
- 1.3.73. Dwelling, stick built** refers to a mode of construction of a residential structure built from boards of lumber and other building materials in which a substantial amount of the required material and construction labour are brought together in final form at the foundation site.
- 1.3.74. Dwelling, two-family** means a detached or semi-detached building designed for and used by not more than two (2) families, each having exclusive occupancy of a dwelling unit.
- 1.3.75. Dwelling unit** means one (1) or more rooms in a building designed for one (1) or more persons as a single housekeeping dwelling unit with cooking, eating, living, sleeping and sanitary facilities.
- 1.3.76. Dwelling unit area** means the total floor area of the dwelling unit contained within the outside surface of the exterior walls, excluding the basement or other areas that are below grade (see also **floor area**).
- 1.3.77. Dwelling, used** means a building removed from an off-site foundation and transported to a site where it is anchored to a new and permanent foundation. Prior to transportation and placement on an engineer approved foundation, the used dwelling may require certification of an engineer or designated municipal representative as to structural integrity and approval of a conditional use order, which may include conditions addressing required interior / exterior renovation as deemed necessary by Council.

- 1.3.78. Eating and drinking establishment** means the sale to the public of prepared foods for consumption within the premises or off the site. This use class includes concession stands, licensed drinking establishments, brew pubs, restaurants, cafes, coffee shops, delicatessens, tea rooms, banquet catering, lunchrooms, drive-in food service, ATMs and other similar uses which may also be established as accessory uses (see also drive-in, brew pub).
- 1.3.79. Education service** means a development which is privately or publicly supported or subsidized involving public assembly for educational, training or instructing purposes, and includes administration offices required for the provision of such services on either the same site or elsewhere on the same zoning site. This Use Class includes public and private schools, community colleges, technical and vocational schools and associated administrative offices and dormitories, which may also be established as accessory uses.
- 1.3.80. Equestrian establishment** means a facility engaged in the training of horses, including the operation of a horse riding academy, horse riding stables and like uses for private use and / or remuneration.
- 1.3.81. Environmental impact statement** means a study prepared in accordance with established procedures to identify and assess the impacts of development on a specified feature or system.
- 1.3.82. Fabric covered structure** means a pre-manufactured structure consisting of wood framing, tubular metal, or tubular plastic frame, covered with fabric, reinforced plastic, vinyl, or other sheet material and intended for storage purposes.
- 1.3.83. Family** means one (1) person or two (2) or more persons voluntarily associated, plus any dependents, living together as an independent, self-governing single housekeeping unit.
- 1.3.84. Farm building / structure** means:
- a. Associated with and located on land devoted to the practice of farming; and
  - b. Used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, such as barns, produce storage buildings, milking centres, piggeries, poultry houses, grain bins, silos, machinery sheds, farm workshops, feed preparation centres, manure storages, greenhouses and garages not attached to a farm residence.
- 1.3.85. Farm produce outlet** means a building or structure where farm produce is sold in season.
- 1.3.86. Farmers market / outdoor market** means a defined area of land where spaces or stalls are rented, leased or provided for the outdoor sales of fresh fruit, produce, food products, meat and fish items, plants and flowers, baker goods, dairy products, crafts and similar products. Accessory uses include necessary buildings and other infrastructure to accommodate these uses.
- 1.3.87. Fleet service** means a development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. This use class includes taxi and bus services, messenger and courier services.
- 1.3.88. Flood level** means the one (1) in three hundred (300) year design flood level, the level of a known flood exceeding the one (1) in three hundred (300) year flood level or a level as determined to be appropriate by Council in consultation with the appropriate provincial or other government department having jurisdiction.
- 1.3.89. Flood risk area** means:
- a. The land adjacent to a lake, river or stream which is divided into two (2) parts: the floodway and the floodway fringe. The floodway includes the area where the majority of floodwaters pass. The floodway fringe includes the area outside the floodway which requires approved flood protection measures due to periodic flooding or inundation by floodwaters, or
  - b. Upland areas where periodic ponding due to excess precipitation and / or spring melt occurs.
- 1.3.90. Floor Area (as applied to bulk regulations)** means the sum of the gross horizontal areas of the several floors of all buildings and structures on the zoning site, measured from the exterior faces of the exterior walls or from the centreline of party walls. In particular, the floor area of a building or buildings shall include (see also **dwelling unit area**):

- a. Basements when used for residential, commercial or industrial purposes, but not including spaces used for storage or the housing of mechanical or central heating equipment, and accessory off-street parking spaces;
  - b. Floor space used for mechanical equipment (with structural headroom of six (6) feet or more) except equipment, open or enclosed, located on the roof;
  - c. Elevator shafts and stairwells at each storey, except shaft and stair bulkheads and exterior unroofed steps or stairs; and
  - d. Penthouses, mezzanines, attics where there is structural headroom of seven (7) feet or more.
- 1.3.91. Forestry use** means the general raising, harvesting and cutting of wood. This use includes sawmills and related uses, including accessory structures.
- 1.3.92. Fuel tank storage** means a tank for the storage of petroleum products or other flammable liquids as part of a commercial / industrial use, which is incidental to the primary use of the premises. Any such structure shall meet all legal requirements as per appropriate *Acts / Regulations*.
- 1.3.93. Funeral service** means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services. This Use Class includes funeral homes, undertaking establishments, cremation and interment services and related accessory uses.
- 1.3.94. Game farm** means a development where elk, wild boar, bison, etc. are held in captivity, pursuant to *The Livestock Industry Diversification Act* and *The Wildlife Act*. This use class also includes petting zoos and similar uses, which can also be established as an accessory use.
- 1.3.95. Garage, attached** means an accessory building used for the parking or temporary storage of private passenger motor vehicle and other personal property which is attached to, and forms part of a dwelling structure and is subject to all yard requirements of the main building.
- 1.3.96. Garage, private or carport** means a detached accessory structure used for the parking or temporary storage of private passenger motor vehicles and the incidental storage of other personal property only.
- 1.3.97. Gas bar** means a development used for retail sale of gasoline, other petroleum products, incidental auto accessories and can include accessory uses such as car washes, the sale of convenience food items, **ATMs** and like uses. This use class does not include an automobile service station.
- 1.3.98. General storage** means the general disposition of articles (goods, wares, equipment or merchandise) for safe-keeping or future use. In order to constitute storage, articles must be left outdoors on a parcel for a period exceeding thirty (30) days. Articles appurtenant to the residential use of a property are exempt.
- 1.3.99. Government service** means a development providing municipal, provincial or federal government services directly to the public. Typical uses include government offices, taxation office, courthouses, postal distribution office, correctional centres and jails, manpower and employment offices, social services offices and similar uses.
- 1.3.100. Grade, building lot** means the average level of finished ground adjoining a building or structure at all exterior walls, as applied to the determination of building or structure height, and as determined by the Development Officer.
- 1.3.101. Greenhouse / nursery** means a structure and / or associated land and accessory uses that are used for the sale of or growing of sod, bushes, trees, vegetables or other gardening, landscaping or orchard stock, including wholesale operations.
- 1.3.102. Group home** means a residence that is licensed under an *Act* of the Parliament of Canada or the Province of Manitoba for the accommodation of less than five (5) persons, exclusive of staff or receiving family, living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical conditional, or legal status, require a group living arrangement for their well-being.
- 1.3.103. Group residence** means a group home for five (5) or more residents.

**1.3.104. Guest cottage** means a secondary accessory detached building located on the same site as the main dwelling / residential use which provides secondary and incidental accommodation for family members and guests. Guest facilities can include a loft garage as defined in **section 1.3.166**. Guest cottage and loft garage facilities in the “**RRTL**” and “**RREC**” *Zones* shall not contain kitchen facilities and be limited in size as listed in the Accessory Use Tables for the noted *Zones*. Associated approved wastewater facilities can be attached to the main residential / dwelling use.

**1.3.105. Height** means:

- a. With reference to buildings and structures, including accessory structures, the vertical distance measured from grade to the highest point of the roof surface; and
- b. With reference to landscaping, fencing and landscape walls, means the vertical distance between the average level of finished grade within three (3) feet of the landscaping, fencing and landscaping walls and the top of such structures.

**1.3.106. Home based business** means a small business or enterprise, which may include such uses as retail sales, contractor yards or small trucking enterprises, which may be permitted on a zoning site or in a dwelling, when accessory, secondary and incidental to the principal residential use of the zoning site or dwelling and when owned and operated by the occupant of the dwelling. A home business may include hired employees (see also **home industry** and **home occupation**).

**1.3.107. Home day care** means the provision of child care services (see **child care service**) in a family dwelling unit in which the owner or tenant resides, including the children of the owner or tenant, not over twelve (12) years of age. The number children shall not exceed eight (8), with access to an outdoor recreation area. All such operations must comply with appropriate provincial regulations.

**1.3.108. Home industry** means non-offensive light manufacturing activities that may be permitted as a secondary use in addition to the principal use, subject to the following criteria:

- a. The principal use on the site shall be established as agricultural with a residence and be the permanent residence of the owner / operator;
- b. Is carried on by the members of the residential unit and may include the employment of other persons;
- c. The second use will not generate unacceptable amounts of noise, odour or traffic, create unsightly appearances or other disturbances that may be deemed by Council as unsuitable; and
- d. The proposed use will not create a potential for conflict with activities that would normally occur in the affected *Zone*.

Home industries shall generally include, but not be limited to, the following: farm-related sales and service, machinery and auto repair, welding, carpentry and other trades and similar uses.

**1.3.109. Hobby farm** (see **residential related farm**).

**1.3.110. Home occupation** means a use which (see also home based business, home industry):

- a. Is carried on in a dwelling unit or mobile home or its permitted accessory building;
- b. Is carried on solely by the members of the residential unit without the employment of other persons;
- c. Is incidental to or secondary to the use of the dwelling unit or mobile home;
- d. Has no exterior display, no exterior storage of materials, and no other exterior indication of the home occupation or variation of the residential character of the principal or accessory building, except as may be provided for in the By-law;
- e. In the opinion of the Council is not offensive, obnoxious or creates a nuisance; and
- f. Does not cause the generation of undue traffic and congestion in the neighbourhood; and

Home occupation uses shall generally include, but not be limited, to the following: home day care services; business, professional or organization offices; crafts and hobbies; private tutoring or lessons; hair stylists; massage therapy and other like uses.

- 1.3.111. Hotel** means a building or part thereof wherein accommodation is provided for transient lodgers, in any individual room or apartment, with or without cooking facilities, including motels, motor inns, tourist lodges and similar uses. Permitted accessory uses include: restaurants, licensed beverage rooms, brew pubs, banquet halls, ballrooms, amusement establishments and meeting rooms.
- 1.3.112. Indoor participant recreation service** means a development providing facilities within an enclosed building for sports and active recreation where patrons are predominately participants. Typical uses and accessory uses include athletic clubs, health and fitness clubs, curling, roller-skating and hockey rinks, swimming pools, bowling alleys, paintball games, racquet clubs and similar uses.
- 1.3.113. Industrial, general** means processing and manufacturing uses, including the manufacturing of products from extracted or raw materials, recycled and secondary materials and including the bulk storage and handling of such products and materials. This classification includes: food manufacturing, beverage and tobacco product manufacturing, textile mills, textile product mills, apparel manufacturing, leather and allied product manufacturing, wood product manufacturing, chemical manufacturing, plastics and rubber products manufacturing, non-metallic mineral product manufacturing, primary metal manufacturing, fabricated metal product manufacturing, manufacturing research facilities, truck terminals and similar uses. This use class also includes storage, repair, servicing or loading trucks, transportation trailers and / or buses, automotive repair, eating and drinking areas, gas bar, retail sales, and service station as accessory uses.
- 1.3.114. Industrial vehicle and equipment sales / service / rentals** means a development used for the sale, rental and repair of heavy vehicles, machinery or mechanical equipment typically used in building and roadway construction, manufacturing, assembly and processing operations and agricultural production.
- 1.3.115. Information technology use** means the development, design, manufacture, packaging, storage or shipping of computer software, web hosting and data processing service and the design or research of computer, electronic and communication equipment. Uses such as server farms and like uses are included in this definition.
- 1.3.116. Institutional residence** means a development which is intended for the training, treatment, rehabilitation, housing, care and / or supervision of persons requiring medical assistance. This use class includes nursing homes, personal care homes, senior citizen homes, residential care homes, rehabilitation homes and similar uses.
- 1.3.117. Lane** means a street not over thirty-three (33) feet in width.
- 1.3.118. Livestock** means animals or poultry not kept exclusively as pets, excluding bees, and, for the purpose of this By-law, limited to the following animals: alpaca, bison (plains and wood), cattle, horses (which may also be part of an equestrian establishment), chickens, chinchilla, ducks, emu, geese, goats, mink, llama, ostrich, pigs, rabbits, sheep, turkeys and wild boar.
- 1.3.119. Livestock operation** means a permanent or semi-permanent facility or non-grazing area where livestock producing ten (10) a.u. or more, are kept or raised, either indoors or outdoors, and includes all associated manure storage facilities. The following are not included:
- a. An operation for the slaughter or processing of livestock;
  - b. An operation for the grading or packing of livestock or livestock products;
  - c. An operation for transporting livestock or livestock products;
  - d. A livestock auction mart;
  - e. An agricultural fair; and
  - f. A livestock sales yard where livestock are kept for no longer than three (3) days.



- 1.3.120. Loading space** means an off-street space or berth on the same zoning site with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or material and which has access to a street, lane or other appropriate means of access.
- 1.3.121. Manufacturing facility** means a facility in which the main use is the production, compounding, processing, crating, bottling, packing, or assembling of raw or pre-processed materials including refining, smelting, forging, stamping, blanking, punch-pressing or the manufacturing of chemical products.
- 1.3.122. Manure storage facility** means the following:
- a. An earthen manure storage facility built primarily from soil and constructed by excavating or forming dikes, and used for storing or treating livestock manure; and
  - b. Non earthen manure storage structures including molehills and tanks.
- Manure storage facilities do not include:
- i. A field storage site;
  - ii. A collection basin;
  - iii. A gutter or concrete storage pit used to store liquid or semi-solid manure for less than thirty (30) days; and
  - iv. A temporary composting site for manure.
- 1.3.123. Marina** means a public commercial dock or basin providing secure moorings for motorboats and other watercraft. This Use Class includes the sale of fuel, boating supply, repair and other facilities.
- 1.3.124. Medical treatment service** means a development providing room, board, surgical and other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences. Typical uses include hospitals, sanatoriums, nursing homes, convalescent homes and similar uses.
- 1.3.125. Mini warehouse and self-storage** means a totally enclosed and fenced facility that provides storage space to the general public on a for-hire basis. Mini warehouses and self-storage areas also include storage for recreational vehicles, boats and other vehicles. No other business or service may be allowed to operate out of a rented storage space.
- 1.3.126. Motel** means a building or part thereof, not over two (2) storeys in height wherein sleeping accommodation is provided for transient lodgers and in which there is an exit from each room or suite of rooms directly to the outdoors with access to grade level (see also hotel). Accessory uses can include restaurants, bars and lounges, brew pubs, banquet halls, ballrooms and meeting rooms.
- 1.3.127. Natural resource development** means a development for the on-site removal, extraction, washing, crushing, mixing and primary processing of raw material found on or under the site, or accessible from the site. Typical uses in this class include gravel pits, sandpits, quarries and stripping of topsoil and peat moss.
- 1.3.128. Non-conforming use** means any lawful use of a building, structure or land, or portion thereof, which does not conform to any one (1) or more of the applicable use requirements of the Zone in which it is located, either on the effective date of this By-law, or amendments hereto (also referred to as a non-conformity).
- 1.3.129. Non-conforming building or structure** means any lawful building or structure that does not comply with one (1) or more of the applicable site requirements on the effective date of this By-law or amendments hereto (also referred to as a non-conformity).
- 1.3.130. Non-conforming site or parcel** means any lawful site or parcel of land that does not comply with the site area, width or depth requirements of this By-law, or amendments hereto, and was on record in the Land Titles Office and in separate ownership prior to the effective date of this By-law, or amendments hereto (also referred to as a non-conformity).
- 1.3.131. Normal high water mark** means the high water mark identified on a plan of subdivision or survey as may be filed in the Land Titles Office. Where such information is unavailable, the high water mark means the point where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the watercourse or lake a character distinct from that of the banks thereof in respect to vegetation as well as in respect to the nature of the soil itself.

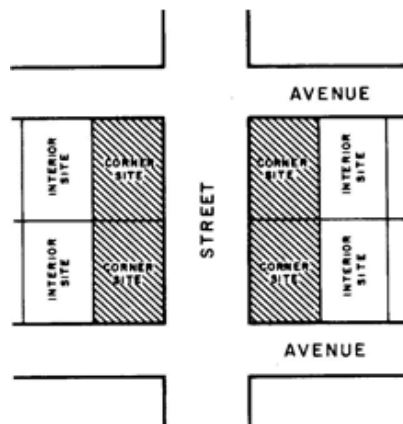
- 1.3.132. Nuisance** means, when used with reference to a development, a use which, by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise, vibration, smoke, dust or other particular matter, odour, toxic or non-toxic matter, radiation hazards, fire or explosive hazards, heat, glare, unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which in the opinion of Council may be or become hazardous or injurious in regards to health or safety, or which adversely affects the amenities of the neighbourhood or interferes with or may interfere with the normal enjoyment of any land, building or structure.
- 1.3.133. Outdoor amusement establishment** means a permanent commercial development providing facilities for entertainment and amusement activities which primarily take place out of doors and where patrons are primarily participants. Typical uses include amusement parks, outdoor concert facilities, go-cart tracks, racetracks, moto-cross and all-terrain vehicles (**ATVs**), miniature golf and similar uses.
- 1.3.134. Outdoor participant recreation service** means a development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. Typical uses include golf courses, driving ranges, ski hills, water slides, sports fields, skate board park, rock climbing facilities, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming and wading pools, bowling greens, paintball games, shooting ranges, recreational facilities including snowmobile trails and similar uses. Required buildings and storage structures are also considered accessory uses.
- 1.3.135. Owner** means a person who is owner of a freehold estate in the municipality and includes a person who is an owner jointly with another person, and a person who is registered under *The Condominium Act* as the owner, as defined in that *Act*, of a unit under that *Act*.
- 1.3.136. Parking area, private** means an open area of land other than a street or lane or an area within a structure used for the parking of vehicles.
- 1.3.137. Parking area, public** means a parking area used for the temporary parking of vehicles and is available for public use whether free, for compensation or as an accommodation for clients, customers, employees or visitors.
- 1.3.138. Parking space** means a space on a parking area, public parking area or Zoning site for the temporary parking or storage of a vehicle. A parking space shall be a minimum of ten (**10**) feet in width and twenty (**20**) feet in length and shall have adequate provision for vehicular entry, exit and maneuverability.
- 1.3.139. 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.
- 1.3.140. Patio** means a structure with either a solid or open roof not exceeding fifteen (**15**) ft. in height covering a platform or deck area which is accessory to a residential or commercial use. Patio covers may be detached or attached to another building or structure.
- 1.3.141. Permitted use** means the use of land, buildings or structures provided in this Zoning By-law for which a building / development permit shall be issued upon the application having been made, if the use meets all the requirements of this By-law.
- 1.3.142. Personal care home** means a multiple-unit dwelling or building containing individual rooms where people live and are dependent on personal care, including assisted living development.
- 1.3.143. Personal service shop** means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons without limiting the generality of the foregoing. This use class includes barber shops, beauty parlors, hair-dressing shops, coin-op laundry, valets and depots for collecting dry cleaning and laundry and similar uses which can also be considered accessory uses.
- 1.3.144. Pet cemetery** means a development of a parcel of land for the burial of domesticated animals (pets), including associated structures.
- 1.3.145. Place of assembly** means a public or privately owned auditorium, hall or similar facility developed for the purpose of accommodating groups of persons for meetings, exhibitions, shows, trade fairs, public meetings, banquets, conference meetings and similar activities.

- 1.3.146. Planned unit development** means a land development project planned as an entity in accordance with a unitary site plan that permits flexibility in siting of buildings, mixture of land uses, lot sizes, useable open spaces and can include the preservation of significant natural features appropriate to the Zone where such use is located.
- 1.3.147. Private club** means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences. Private clubs may include rooms for eating, drinking and assembly.
- 1.3.148. Processing use** means a development used for the extraction, treatment, preparation, packaging, transportation, handling and storage of raw materials and other minerals. Typical uses include concrete batching plants, water bottling plants and like uses, including all accessory structures and facilities associated with the collection, extraction, storage, transfer and transportation requirements.
- 1.3.149. Professional, financial and office support service** means a development primarily used for the provision of professional management, administration, consulting and financial services. Typical uses include lawyer, accountant, engineer and architect offices; real estate and insurance firm offices; clerical, secretarial, employment, call services and similar office support services; banks, credit unions, loan offices and similar financial uses; general office / administration buildings and other similar uses, which can also be considered as accessory uses.
- 1.3.150. Protective and emergency service** means a development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of emergency equipment and vehicles. Typical uses in this class include police stations, fire stations, ambulance services and ancillary training facilities, which can be considered accessory to the main use.
- 1.3.151. Public building** means a building owned and operated by a public entity, including provincial, federal and municipal governments, for recreational, cultural and administrative purposes.
- 1.3.152. Public facility** means facilities that are open to, and serve the general public, including medical and health-related offices, parks, recreation complexes, community halls and centres, and like public uses.
- 1.3.153. Public / private library / cultural exhibit** means a development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums, art galleries and similar uses, which can also be considered accessory uses.
- 1.3.154. Public park / recreation area** means a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and human-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland. Facilities can be privately owned, publicly operated or operated by other organizations pursuant to arrangements with owners of the land. Typical uses include tot lots, band shells, interpretive centres, picnic grounds, pedestrian trails and paths, trail systems including hiking, skiing, snowmobile, ATV trails, golf courses landscaped buffers, playgrounds, water features, public docks, boat launching facilities, amphi-theatres, athletic fields and similar uses.
- 1.3.155. Public utility service** means any system, works (as defined in this By-law), plant, pipeline, equipment / buildings or services and facilities available at approved rates to or for the use of the public, and includes all such carried on by or for the owner of a public utility or a Municipality or the Province of Manitoba. Typical uses include sanitary landfill sites, sewage treatment plants, sewage lagoons, garbage transfer and compacting stations, recycling / waste collection centre, composting sites, water treatment plants, lift stations, waste recycling plants, communication facilities including telephone, wireless or television and like uses, but does not include solar energy and wind generation stations / systems.
- 1.3.156. Quarry, aggregate, mineral and topsoil extraction** means an area, pit or quarry from which aggregate, stone, minerals, including peat and soil, are removed / extracted.
- 1.3.157. Rapid-drive through vehicle service** means a development providing rapid cleaning, lubrication, maintenance and / or repair services to motor vehicles, where the customer typically remains in the vehicle or waits on the premises. Typical uses include automatic or coin operated car and truck washes, rapid lubrication shops or specialty repair establishments, which can also be considered accessory uses.

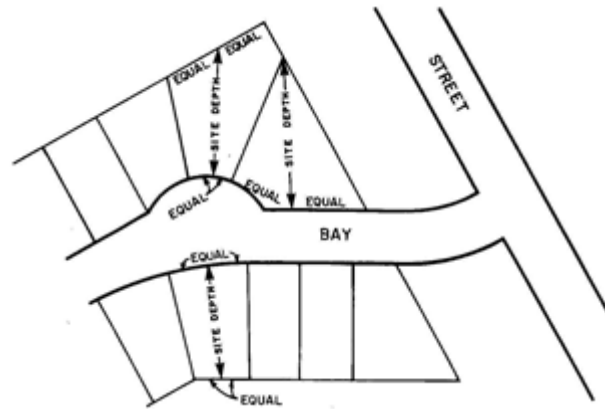
- 1.3.158. Recycling / waste collection centre, private** means a use that serves as a drop-off point for temporary storage and processing of recoverable resources such as newspapers, glassware, plastics, and metals, etc. This use category does not include a salvage yard.
- 1.3.159. Religious facility** means a building / structure for place of worship and related activities. Typical uses include churches, chapels, mosques, temples, synagogues, convents and monasteries. Accessory uses can include associated schools, day-care facilities, parish halls, and like uses. Associated cemeteries are not considered part of a religious facility and require the approval of a conditional use as may be listed in the Bulk Requirement Tables.
- 1.3.160. Repair** means the renewal or reconstruction of any part of an existing structure for the purpose of its maintenance or restoration.
- 1.3.161. Repair service, household** means a development used for the provision of repair services to goods, equipment and appliances. This use class also includes electrical, plumbing, heating, painting, radio, television and appliance repair shops, furniture refinishing, upholstery shops and similar uses as well as the accessory sale of goods, where all materials are kept within an enclosed building.
- 1.3.162. Residential care facility** means the use of a building for the purpose of providing lodging, meals, care and supervision or transitional services to persons not related by blood, marriage or adoption to the operator nor to each other.
- 1.3.163. Residential-related farm** means a development for small scale, residential-related agricultural pursuits that are accessory to rural residential uses (also referred to as a hobby farm). This Use Class shall be developed so that it will not unduly interfere with the general enjoyment of adjacent property and on which an apiary can be established and livestock, can be kept for personal use only, including limits on the number of livestock to a maximum as provided for in the appropriate Bulk Requirement Table.
- 1.3.164. Retail sales / service / repair** means developments used for the following:
- a. Sale of goods and services including, but not limited to: warehouse sales / storage, groceries, clothing, drugs, pharmaceutical and personal care items, furniture and appliances, building supply / hardware / lumber, automotive parts and accessories, printed matter, confectionary, tobacco, beverages, including sales of alcoholic beverages, bakeries, catering services and associated service / repair, which may also be considered accessory uses;
  - b. Associated services and repair including postal, film processing, movie rentals and similar uses; and
  - c. Outdoor storage of goods as part of the retail operation, including lumber.
- Developments used for the sale of gasoline (automobile service station, gas bar), automotive and recreational vehicle sales, agri-business, industrial vehicle and equipment sales and sexually oriented businesses are not included in this use class.
- 1.3.165. Salvage operation / yard** means an open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to metals, paper, rags, rubber tires and bottles. This Use Class includes an automobile wrecking or dismantling yard and includes such uses established entirely within an enclosed building. Accessory uses can include related activities including body shops and similar uses.
- 1.3.166. Secondary suite** can mean any of the following:
- a. A private, self-contained unit within a dwelling, occupied by only one (1) family. A secondary suite shall contain associated bathroom facilities, kitchen, living and sleeping areas and can share a number of features with the rest of the house. Shared facilities may include a yard, parking area, a hallway, laundry and storage space;
  - b. A **basement suite**, providing all building code requirements with respect to windows and access requirements are satisfied;
  - c. A **garden suite** as an accessory permanent separate (second) dwelling unit that is not attached to the principal residence, but is located on a lot containing an existing single-family dwelling; and

- d. A **garage, loft** as an accessory garage suite dwelling unit located above a detached accessory garage above grade; or a single storey accessory dwelling attached to the side or rear of a detached garage at grade. A garage suite is accessory to a building in which the principal use is a detached single family dwelling unit. A garage suite shall not include cooking and food preparation facilities. Plumbing facilities shall utilize approved separate wastewater treatment facilities (i.e. separate holding tank) or sewer connection for the exclusive use of the detached unit which are separate from those of the principal dwelling located on the same zoning site. A garage suite shall have an entrance separate from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure and shall include an include an emergency second exit for the second floor. A loft, garage is also referred to as a carriage house.

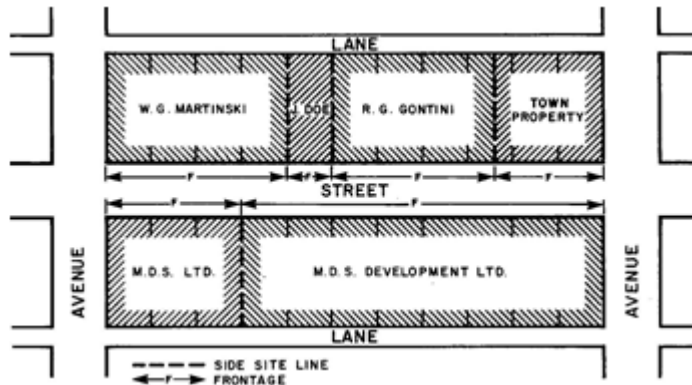
- 1.3.167. **Separation distance** means a distance to be maintained between two (2) uses, measured from the nearest points of any affected structure. For example, the separation distance to a livestock operation to a dwelling not part of the operation would be measured the nearest of all structures of the livestock operation, including accessory buildings and manure storage structures, to the limits of the dwelling unit and not from the limits of each respective holding / zoning site.
- 1.3.168. **Shipping containers** means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers, bodies of transport trailers or straight truck boxes, but does not include a motor vehicle used as an accessory storage structure.
- 1.3.169. **Shopping centre / strip mall** means a group of commercial establishments planned, developed and managed as an integrated unit. These can include, but not be limited to, groups of stores, services, associated facilities, eating establishments, business support offices, financial institutions, warehouse sales and similar commercial uses utilizing common facilities such as parking, landscaping, signing and loading areas. Separate buildings and parcels of land may be considered as part of the shopping centre / strip mall if they are served by mutual parking and other agreements. Each separate business / use, as part of a shopping centre / strip mall, will requires compliance with Bulk Table requirements with respect to listed permitted / conditional uses for the affected zone.
- 1.3.170. **Sign** means any writing (including letter, word or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), banner, pennant or any other figure of similar character which is a structure or any part thereof, or is attached to, painted on or in any other manner represented on or in a building or other structure and is used to identify, direct attention to, or advertise.
- 1.3.171. **Site, area** means the computed area contained within the site lines of a zoning site.
- 1.3.172. **Site, corner** means a site situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred and thirty-five (135) degrees.



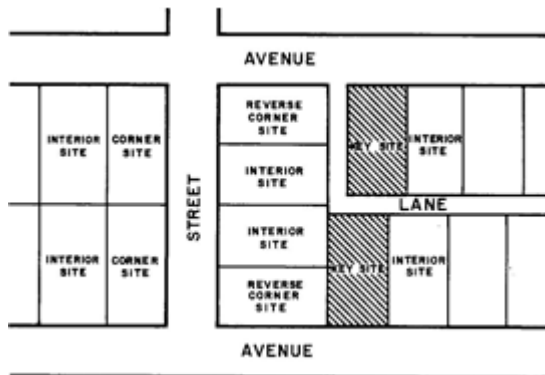
- 1.3.173. **Site coverage** means the combined area of all buildings or structures on the site as a percentage of the site area, measured at the level of the lowest storey above grade, and including all enclosed and insulated decks, sunrooms, porches and verandas, but excluding seasonal non-insulated structures, open or covered, such as decks, screened porches or verandas, patios at grade, steps, uncovered walks, wheel chair ramps, cornices, eaves and similar projections.
- 1.3.174. **Site, depth** means means the horizontal distance between the centre points in the front and rear site lines.



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



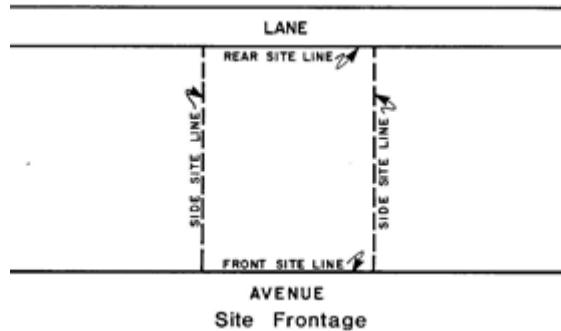
- 1.3.176. **Site, interior** means a site other than a corner site or a through site.
- 1.3.177. **Site, key** means the first site to the rear of a reversed corner site.



- 1.3.178. **Site line definitions** are as follows:

- a. **Front site line** means that boundary of a site located along an existing or designated street, public road, lane or right-of-way. For a corner site the Development Officer may select the front site line, except where an interior site abuts the corner site, in which case the front site line shall be that line which is the continuation of the front site line of the interior site;
- b. **Rear site line** means that boundary of a site which is most nearly parallel to the front site line and in the case of a site in which the side site lines intersect, such as a triangular site, a line ten (10) feet in length within the site, parallel to and at the maximum distance from the front site line;
- c. **Side site line** means any boundary of a site which is not a front or rear site line; and

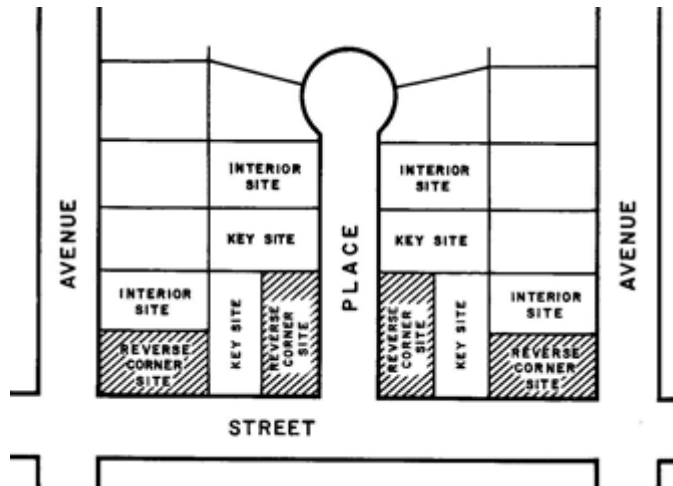
Where an irregular shaped site cannot have its site lines defined herein, the front, rear and side site lines shall be determined by the Development Officer / designated employee.



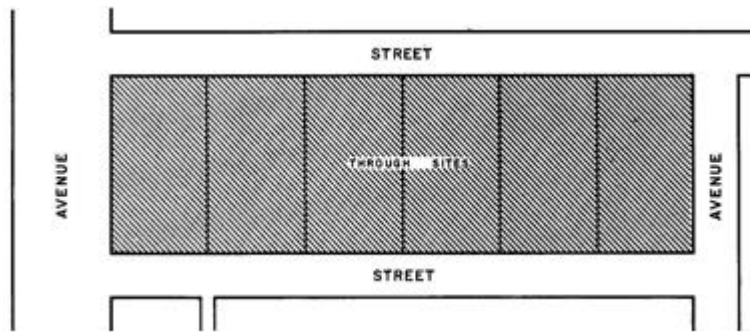
1.3.179. **Site requirements** means some or all of the following:

- a. The **area** of the zoning site upon which a building is located, and / or the number of dwelling units or rooms within such building in relation to the area of the zoning site;
- b. The **location** of exterior walls of buildings in relation to site lines, other walls of the same building, legally required windows, and/or other buildings;
- c. All **open areas** relating to buildings or structures and their relationship thereto; and / or the **size**, including height and floor area, of buildings or structures.

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



1.3.181. **Site, through** means a site having a pair of opposite site lines along two (2) more-or-less parallel streets. On a through site, both street lines shall be deemed the front site lines.

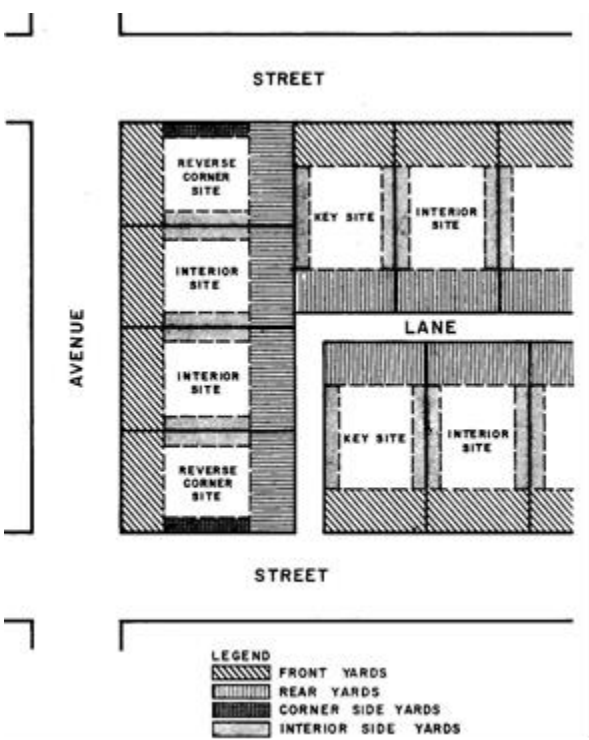
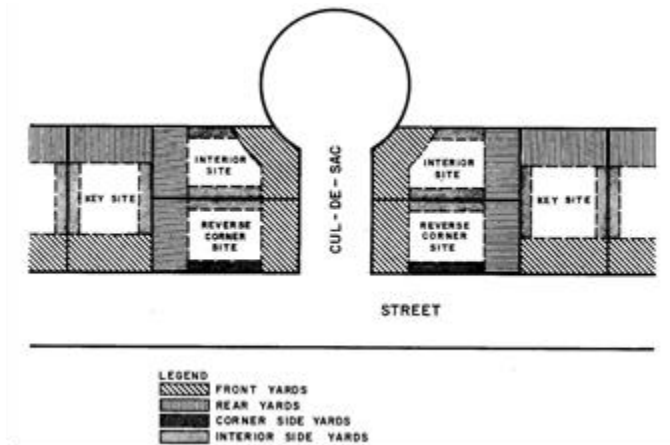


- 1.3.182. Site, width** as it pertains to sites rectangular in shape, means the horizontal distance between the side site lines. For all other sites, including pie-shaped and other irregular shaped sites, the site width shall be determined by the council, development officer or designated employee. For the purposes of this zoning bylaw, Council approval of the subdivision which creates the parcel shall be deemed approval of the site width.
- 1.3.183. Site, zoning** means a parcel of land with frontage on a street, lane, right-of-way, or access by other legal means and of at least sufficient size to provide the minimum requirements for use, area, and required yards. A zoning site can include two (2) or more lots / parcels / certificates of title where a building straddles all or parts of these lands. In this case, only the minimum yard requirements of the periphery of the structure to the limits of the combined holding need to be met.
- 1.3.184. Small animal breeding and boarding establishment** means a development used for the breeding, boarding or training of small animals normally considered as animals, domesticated (pets) as defined in this By-law. Typical uses include kennels and pet boarding, pet day-care and similar uses, which may also be considered accessory uses.
- 1.3.185. Solar energy generation station / system** means a device or group of devices that convert solar energy into electrical energy for generation of power for sale by a public or commercial enterprise, including all associated accessory facilities.
- 1.3.186. Solar energy generation, private use** means a small-scale device or group of devices that converts solar energy to electrical energy for primarily private residential, commercial or industrial use including all associated accessory facilities such as, but not limited to, access roads, collector and feeder lines, substations, etc.
- 1.3.187. Spectator entertainment establishment** means a development providing facilities within an enclosed building or outdoor area / stage, specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures. Typical uses include auditoria, cinemas, theatres, amphitheatres and similar uses. Accessory uses can include eating and drinking establishments and retail sales.
- 1.3.188. Storage compound** means a development used exclusively for temporary outdoor storage of goods and materials. Where such storage of goods and materials requires the erection of permanent structures or the material alteration of the existing state of the land, these will be considered an accessory use. Automobile wrecking and recycling facilities and salvage yards are not allowed in this use class.
- 1.3.189. Street** means a public roadway having a right-of-way greater than thirty-three (33) feet in width that affords the principal means of access to abutting land.
- 1.3.190. Structure** means anything constructed, built or erected with a fixed location on or below the ground, or attached to something having a fixed location on the ground and includes buildings, walls, fences, signs, billboards, poster panels, light standards and similar items.
- 1.3.191. Sunroom** means an accessory structure attached to a residence that is designed with a roof and walls that allows sunlight to warm the interior.
- 1.3.192. Surface water** means a body of flowing or standing water, whether naturally or artificially created, including but not limited to a lake, river, creek, spring, drainage ditch, roadside ditch, reservoir, swamp, wetland and marsh, including ice on any of them, but not including a dugout on the property of an agricultural operation.



- 1.3.193. Swimming pool / hot tub, private** means an artificially constructed basin, lined with concrete, fiberglass, vinyl or like material that is capable of containing a water depth greater than twenty-four (24) inches and that is located on the property of a single-family dwelling.
- 1.3.194. Transport terminal** means a development where commercial passenger vehicles pick up and discharge fare-paying passengers. This use can be accessory to an automobile service station, eating and drinking establishments and like uses.
- 1.3.195. Travel trailer, including motor homes, tent trailers, and similar vehicles** means a self-propelled vehicle or vehicles without motive power designed to be drawn by a motor vehicle to be used as a transient living accommodation, facility for travel, recreation, business, trade, vacation and construction work, which is designed for frequent moves, but not for long term residential occupation. Travel trailers are capable of being licensed under *The Highway Traffic Act*.
- 1.3.196. Trucking operation** means the use of land, buildings or structures for the purpose of storing, repairing, servicing or loading of trucks, transportation trailers and / or buses. This use class includes automotive repair, eating and drinking areas, gas bar, retail sales and service stations, which can be considered accessory uses.
- 1.3.197. Use** means:
- a. Any purpose for which a building or other structure or parcel of land may be designed, arranged, intended, maintained or occupied; or
  - b. Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.
- 1.3.198. Warehouse** means:
- a. A building or structure used for or intended to be used for the bulk storage and distribution facilities of goods, merchandise or material; and / or
  - b. A building intended for the wholesale storage or distribution of goods or products with associated retail sales.
- 1.3.199. Wayside pit and quarry** means a temporary pit or quarry opened and used by a public road authority solely for the purposes of a project such as a road construction contract that is not located on the road right-of-way.
- 1.3.200. Wind energy generation station / system** means a device or group of devices such as wind chargers, windmills, or wind turbines, including towers, that convert wind energy into electrical energy for generation of power for sale by a public or commercial enterprise, including all associated accessory facilities such as, but not limited to, access roads, collector and feeder lines, substations, etc.
- 1.3.201. Wind turbine, private use** means a small scale wind turbine generator tower that converts wind energy into electrical energy for primarily private residential, commercial or industrial use, including associated accessory facilities.
- 1.3.202. Works** means all buildings, walls, bridges, trestlework, dams, canals, locks, tunnels, subways, wharves, piers, ferries, viaducts, aqua-ducts, embankment of streams, ditches, culverts, drains, sewers, vaults, mines, wells, roads, pavements, sidewalks, pathways, pedestrian decks or tunnels, street railways, towers, poles, lines and equipment of transportation, telephone, hydro or transit systems, harbours, docks, booms, excavations and fabric made, built, constructed, erected, enlarged, repaired, improved, formed or excavated by means of, or with the aid of, human skill and human, animal or mechanical labour.
- 1.3.203. Yard** means an open area, on the same zoning site containing a building or structure which is unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted, as specified in the bulk table for the affected zone and includes the following, and as illustrated in the sketch below:
- a. Required yard means a yard extending along a site line to a depth or width measured from the site line;
  - b. Required front yard means a yard extending along the full length of the front site line between the side site lines;

- c. Required rear yard means a yard extending along the full length of the rear site line between the side site lines;
- d. Required side yard means a yard extending along the side site line from the front yard to the rear yard.



## PART II – ADMINISTRATION

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### 2.0. SCOPE

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

### 2.1. AREA AFFECTED

The Area to which the Zoning By-law shall apply shall be all of the Rural Municipality of Woodlands.

### 2.2. INTENT AND PURPOSE

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

- a. Implement the objectives and policies of the *Rural Municipality of Woodlands Development Plan*;
- b. Define and limit the powers and duties of the Council, the Development Officer and / or the Designated Officer; and
- c. To regulate the following:
  - i. All buildings and structures erected hereafter;
  - ii. All uses of buildings, structures and land established hereafter;
  - iii. All structural alterations and relocations of existing buildings and structures occurring hereafter;
  - iv. All enlargements or additions to existing buildings, structures or uses; and
  - v. All changes of use of land, buildings or structures.

### 2.3. RESPONSIBLE AUTHORITY

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

### 2.4. RESPONSIBILITIES OF COUNCIL

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

- a. Considering the adoption or rejection of proposed amendments or the repeal of this By-law;
- b. Administering and enforcing the provisions of this By-law and the provisions of *The Planning Act*, where applicable;
- c. Considering the adoption of amendments to or the repeal of this By-law;
- d. Considering and issuing variance orders;
- e. Approving or rejecting conditional use applications, and may revoke the authorized conditional use for any violation of any additional conditions imposed by it; and
- f. Establishing a schedule of fees via a special By-law.

### 2.5. AMENDMENTS

#### 2.5.1. PROCEDURE

Subject to the procedure required under *The Act*, an amendment may be initiated by a resolution of intention by the Council, or by application of one or more owners of the property or their agents within the area proposed to be changed. An application to amend the Zoning By-law, together with all required information and fees, shall be made on a prescribed form to Council.

#### 2.5.2. DECISION OF COUNCIL

If Council approves the application, it shall proceed with the adoption of the amendment in accordance with the provisions of *The Act* and shall include a public hearing

### **2.5.3. OBJECTIONS**

When an objection to a Zoning By-law or amendment is received subsequent to second reading having been given, a further objection may be filed with the Rural Municipality of Woodlands as required in *The Planning Act*.

### **2.5.4. DEVELOPMENT AGREEMENTS**

Where an application is made for the amendment of this by-law Council may require the owner to enter into a zoning / development agreement. Development agreements may be registered in the Land Titles Office in the form of a caveat on the title and may be discharged when the requirements or conditions of the agreement have been met.

## **2.6. CONDITIONAL USES**

### **2.6.1. INTENT**

The development and execution of this by-law is based upon the division of *The Area* into zones, within which zones the use of land, buildings and structures in relation to the land are substantially compatible. There are certain uses deemed conditional uses which, because of their unique characteristics, cannot properly be classified in any particular zone or zones without consideration of the impact of those uses upon neighbouring land and of the public need for the particular use at the particular location.

### **2.6.2. APPLICATION**

An application for a conditional use order shall be processed and approved or rejected in accordance with the provisions of *The Planning Act* and shall include a public hearing.

### **2.6.3. FILING AN APPLICATION**

An application for a conditional use order shall be made to Council or the designated employee or officer and must be in the form and accompanied by a site plan and any supporting material and fees required by Council.

### **2.6.4. DECISION**

An application for a conditional use order shall be processed and approved or rejected in accordance with the provisions of *the Planning Act*.

### **2.6.5. EXPIRY OF CONDITIONAL USE APPROVAL**

The approval of council in accordance with the provisions of *The Planning Act* shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decision. The conditional use order may be extended for an additional period not longer than twelve (12) months, if an application for extension is received before the initial deadline.

### **2.6.6. EXISTING CONDITIONAL USE**

Where a use is classified as a conditional use under this by-law or amendments hereto and legally exists as a permitted or conditional use at the date of the adoption of this by-law or amendments hereto, it shall be considered as an existing conditional use.

### **2.6.7. CHANGES TO AN EXISTING CONDITIONAL USE**

Any change in a conditional use shall be subject to the provisions of this section and the appropriate provisions of *The Planning Act*.

### **2.6.8. REVOKING A CONDITIONAL USE PERMIT**

Council may revoke an approved conditional use permit for a violation of any conditions imposed

## **2.7. VARIANCE ORDERS**

### **2.7.1. APPLICATION**

Any person may apply for an order varying specific provisions of the By-law in accordance with the provisions of *The Planning Act*.

## **2.7.2. FILING AN APPLICATION**

An application for a variance order shall be made to Council or the designated employee or officer and must be in the form and accompanied by any supporting material and fees required by Council.

## **2.7.3. DECISION**

An application for a variance order shall be processed and approved or rejected in accordance with the provisions of *The Planning Act* and shall include a public hearing.

## **2.7.4. EXPIRY OF VARIANCE ORDER APPROVAL**

The approval of council in accordance with the provisions of *The Planning Act* shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decision. The variance order may be extended for an additional period not longer than twelve (12) months, if an application for extension is received before the initial deadline.

## **2.7.5. MINOR VARIANCES**

The designated employee or officer may, in accordance with the provisions of *The Planning Act*, make an order that varies the height, distance, area, size or intensity of use requirements and the number of parking spaces, by no more than ten percent (10%). The applicant may appeal the order of the designated employee or officer to Council.

## **2.8. DESIGNATED EMPLOYEE OR DEVELOPMENT OFFICER**

### **2.8.1. DUTIES AND POWERS**

The designated employee or development officer, as appointed by the Council of the Rural Municipality of Woodlands, may:

- a. Issue a development / building permit where the development of land, buildings or structures conforms to the adopted Development Plan, the requirements of this By-law and amendments thereto and any other by-law, subject to the provisions of **the** Development / Building Permit section;
- b. Enter any buildings or premises at all reasonable hours in the performance of their duties with respect to this By-law;
- c. Issue building / development permits for the temporary use of buildings, structures or land;
- d. Issue zoning memoranda or such other documents necessary for the administration and enforcement of this By-law;
- e. Approve minor variances with respect to any height, distance, area, size or intensity of use and the number of required parking spaces by no more than ten percent (10%) in accordance with the provisions of *The Planning Act*; and
- f. Shall refer, with his / her recommendations to Council, all applications for building / development permits involving:
  - i. Amendments to this by-law;
  - ii. New conditional uses and changes to conditional uses;
  - iii. Variances from zone requirements in excess of that authorized in this By-law;
  - iv. Matters requiring the specific approval of Council pursuant to this By-law; and
  - v. Any other items which may require Council's attention.

## **2.9. DEVELOPMENT PERMIT / BUILDING PERMIT**

### **2.9.1. PERMIT REQUIRED**

The owner or his agent shall obtain all necessary permits as required by the Council and other government agencies, including, permits from either the Highway Traffic Board, or the Province for any structures, building setbacks or access located within the control areas of Provincial highways. An application for a development permit / building permit is required for the following:

- a. The erection or construction or placement of any building, structure or shed more than one hundred and eight (108) sq. ft. (10 sq. m.) in area, or light standards, excepting fences and private reception equipment;

- b. The construction of an open deck, regardless of height;
- c. The addition, extension, structural alteration or conversion of any building or structure;
- d. The relocation or removal or demolition of any building or structure, excepting any non-taxable farm building, more than one hundred and fifty (**108**) sq. ft. (**10 sq. m.**) in size;
- e. The establishment of a temporary use as outlined in **section 3.16.**;
- f. A change in land use, building or structure; and
- g. Any general landscaping activity which affects lot grading requirements and impacts adjacent landowners or municipal drainage, including driveway, parking pad, patio construction, excavation, the raising of sites by fill, changes in drainage and similar activities

## **2.9.2. REQUIREMENTS**

In addition to the requirements of any By-law of the Rural Municipality of Woodlands or any other provincial regulations, all applications for a building / development permit shall include all relevant information required by Council. No person shall erect, locate, relocate, use or occupy any building, land or structure contrary to any building / development permit or the material furnished in support of the application.

## **2.9.3. DEVELOPMENT / BUILDING PERMIT NOT REQUIRED**

The following developments shall not require a development / building permit; however, such developments must comply with all provisions of this By-law, any other applicable By-laws of the Rural Municipality of Woodlands and all required provincial setbacks and / or permits:

- a. The use of land for agricultural activities such as crop and forage production, grazing, but not including livestock production operations;
- b. The carrying out of work or maintenance or repair to any building or structure, provided that such works do not include structural alterations or major renovations;
- c. The carrying out by the Rural Municipality of Woodlands of any operation for the development of, including construction, repair, inspection or maintenance of that part of a public works placed in or upon a public works easement, public reserve or road;
- d. The erection, placement, enlargement, structural alteration, relocation or use of any building or structure, not exceeding one hundred and eight (**108**) sq. ft. (**10 sq. m.**) that is normally incidental or accessory to a dwelling as the principal building or use;
- e. The erection of private reception equipment, including satellite dishes, towers and similar uses, as accessory uses;
- f. General landscaping, including the construction of private driveways, parking pads, patios, excavation that does not change lot grading requirements, impact neighbouring property or municipal drainage;
- g. The planting or removal of trees and hedges intended as a shelterbelt or buffer;
- h. The construction or erection of signs as allowed in this By-law; and
- i. The operation of a home occupation, home business or home industry as defined in this By-law provided that a conditional use order has been obtained, where listed as a requirement.

## **2.9.4. WITHHOLDING DEVELOPMENT / BUILDING PERMITS**

The designated employee or officer may withhold issuing a development / building permit:

- a. As provided for in *The Planning Act*;
- b. That could result in a violation of this By-law or any By-law of the Rural Municipality of Woodlands; or
- c. To any person who has failed to pay any fees due and owing to the Rural Municipality of Woodlands.

## **2.9.5. SUSPENSION OR REVOCATION OF DEVELOPMENT / BUILDING PERMITS**

The Development Officer may suspend or revoke a development / building permit where:

- a. The applicant fails to comply with the conditions of issuance of a permit; or

- b. Any person undertakes or causes or permits any development on a site contrary to the terms or conditions of a permit.

#### **2.9.6. EXISTING DEVELOPMENT / BUILDING PERMITS**

Unless otherwise provided for herein, development / building permits issued prior to the effective date of this By-law shall be considered valid for the purpose of this By-law provided all conditions under which the permit was issued are complied with.

#### **2.10. BUILDING / STRUCTURE TO BE MOVED**

No existing building or structure over one hundred and fifty (150) square feet in area shall be moved in whole or in part to any other location unless every portion of the building or structure is made to conform to all the regulations of this By-law applying to the *Zone* in which it is to be located and the owner or his agent has first obtained a development / building permit and a conditional use order pursuant to *The Planning Act*.

#### **2.11. NON-CONFORMING USES, PARCELS, BUILDINGS OR STRUCTURES**

A non-conforming use, parcel, building or structure shall be regulated in accordance with and subject to the provisions of *The Planning Act*, unless otherwise provided for herein.

##### **2.11.1. CONTINUANCE OF LAWFULLY EXISTING NON-CONFORMITIES**

All buildings and structures, parcels of land, including parcels created without subdivision approval as per provisions of the Act, and uses of land that lawfully existed before the enactment of this Zoning By-law are deemed to conform to the site and use requirements of the *Zone* in which the buildings and structure, parcels of land or uses of land are situated. Any expansion, addition, relocation or reconstruction of the said buildings and structures or change in use shall:

- a. Conform to the site and use requirements of the zone in which they are located unless varied by a variance order; or
- b. In cases where buildings or structures erected prior to the effective date of this By-law having an existing yard less than required under the provisions of the applicable Bulk Requirement Table, may be altered or added to provided that such alteration or addition does not further reduce the existing yard.

##### **2.11.2. INCIDENTAL ALTERATIONS**

Incidental alterations that do not increase the non-conformity and otherwise conform to this by-law may be made to an existing building that does not conform to the Zoning By-law, pursuant to *The Planning Act*.

##### **2.11.3. REPAIR OR REBUILDING**

Pursuant to the provisions of *The Planning Act*, where a building that does not conform to the provisions of this Zoning By-law is damaged or destroyed to an extent of fifty percent (50%) or more of the replacement value of the building above its foundation, said building must not be repaired or rebuilt except in conformity with this By-law and any approved variance order.

##### **2.11.4. NON-CONFORMING PARCEL**

If the size or dimensions of an existing parcel of land do not conform to the Zoning By-law, the owner of the land may:

- a. Use the land for any use permitted under the By-law; and
- b. Construct or alter a building on the land if all requirements of the By-law, such as yards, building height and floor area, are met.

##### **2.11.5. DISCONTINUANCE OF NON-CONFORMING USE**

If the use of land or the intensity of the use of land does not conform to the Zoning By-law and the non-conformity has been discontinued for more than twelve (12) consecutive months, the land must not be used after that time except in conformity with the Zoning By-law.

##### **2.11.6. NON CONFORMITY MAY BE ALTERED BY VARIANCE ORDER**

Council may permit the following alterations to an existing non-conformity by variance order in accordance with *The Planning Act*.

- a. Construction on a non-conforming building beyond that permitted under **section 2.11.2.** above;
- b. An increase in the intensity of an existing non-conforming use, other than a variance to increase the number of animal units in a non-conforming livestock operation;
- c. The repair or rebuilding of a non-conforming building that has sustained more damage than permitted under **section 2.11.3.** above; or
- d. The extension of the twelve (12) month time limit under **section 2.11.5.** for not more than twelve (12) additional months.

Where any of the above variances do not result in the elimination of the non-conformity, the subject building, structure, use or parcel shall retain its non-conforming status as per **section 2.11.1.**

## **2.12. ZONING MEMORANDUM**

Upon request, Council will issue a zoning memorandum that states whether or not a building, parcel, or use appears to conform to the Zoning By-law. Application for a zoning memorandum must be in the form and be accompanied by any supporting material and fees, as required by Council.

## **2.13. INTERPRETATION AND APPLICATION**

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements to satisfy the intent and purpose as set forth herein.

## **2.14. RELATION TO OTHER BY-LAWS**

Whenever provisions of any By-law of the Rural Municipality of Woodlands or any other requirement of the Provincial or Federal Government impose overlapping regulations over the use of land or buildings or bulk requirements or contain any restrictions covering any of the same subject matter contained herein, the most restrictive or highest requirement shall govern.

## **2.15. UNDEVELOPED ROAD ALLOWANCE**

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

## **2.16. RESPONSIBILITIES OF THE OWNER**

Neither the granting of a building / development permit nor the approval of the drawing and specifications nor inspection shall in any way relieve the owner of the responsibility of complying with the requirements of this By-law or of any relevant By-laws of the Rural Municipality of Woodlands.

## **2.17. ENFORCEMENT**

The enforcement of this By-law, or any resolution or order enacted by the Council under *The Planning Act* or any regulation made thereunder shall be in accordance with *The Planning Act*.

## **2.18. FEES**

Council shall, by By-law, establish a fee schedule for variance orders, zoning amendments, zoning memoranda, conditional use orders, non-conforming certificates and other appropriate documents.



## PART III - GENERAL PROVISIONS

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### 3.0. REGULATIONS OF USE

The general provisions listed in this section shall apply to all Zones unless otherwise specifically stated. No land, building or structure shall be constructed, enlarged, placed, used or occupied except for a use that:

- a. Is listed in the *Zone* as a:
  - i. Permitted use development; or
  - ii. Conditional use development, subject to approval of the subject conditional use order;
- b. Is listed as a permitted, permitted by conditional use or requiring a resolution of council, an accessory use, building or structure; or
- c. Has been granted an appropriate variance order as per provisions of *The Planning Act*; or
- d. Has been approved by a resolution of Council where listed as “**as determined by Council**” in a Bulk Requirement Table or where a resolution of Council is otherwise required.

### 3.1. ONE (1) MAIN DWELLING / USE PER ZONING SITE

Except where otherwise provided for in this By-law (e.g. planned unit development, multiple-family units, additional dwelling allowed as an accessory or conditional use), there shall be only one (1) main building or one (1) main use on a zoning site. For example, a residential zoning site shall contain only one (1) single-family dwelling or one (1) two-family dwelling and their accessory buildings, structures and uses.

### 3.2. MULTIPLE USES OF A ZONING SITE

When permitted, and where any land or building is used for more than one (1) purpose or use, all provisions of the By-law relating to each use shall be satisfied. Where there is a conflict such as in the case of site area and frontage, the higher or more stringent requirements shall prevail. The requirements providing for the maximum site coverage shall also prevail. This provision applies to all zones.

### 3.3. AIRCRAFT LANDING STRIPS

All buildings and structures, when being located in proximity to licensed aircraft landing strips, whether on the same property or adjoining property, shall be governed by the applicable federal and provincial regulations.

### 3.4. EXCAVATION AND STRIPPING

For the purposes of this Section of the By-law, a person wishing to excavate or strip land:

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

### 3.5. DEMOLITION AND REMOVAL OF BUILDINGS OR STRUCTURES

Where a development permit has been obtained for the demolition or removal of a building or structure, all demolition, removal of debris, filling of excavations or basements and re-grading of the site shall be undertaken within ninety (90) days from the date of issuance of said permit. This period may be extended for a further ninety (90) days, at the discretion of the Development Officer, due to unusual circumstances such as weather conditions and road restrictions.

### 3.6. PROVINCIAL PROTECTED AREA: WILDLIFE MANAGEMENT AREAS AND COMMUNITY PASTURES

For details on land use for lands located within the Lake Francis and Inwood Wildlife Management Areas and the Woodlands Community Pasture, as shown on **Zoning Map 1**, Manitoba Conservation should be contacted.

### 3.7. FLOOD RISK AREAS AND HAZARD LANDS

In considering development permits and / or building permits, Council may, prior to the issuance of a development permit and / or a building permit, consult with the Department of Conservation, and other departments of the provincial government. Development is subject to the following:

- a. No permanent building shall be constructed or placed in the vicinity of a lake, river, watercourse or body of water on land that has been identified by the province as being subject to a flood hazard or would be inundated by the one (1) in three hundred (300) year flood level in three (3) years, or by the level of a recorded flood exceeding this level, unless it is demonstrated to the satisfaction of Council, in consultation with appropriate Provincial authorities, that:
  - i. Proper measures will be taken to protect the building from flooding; and
  - ii. That access to the property is on a developed public road to a standard and elevation that meets with provincial flood protection measures.
- b. No permanent building shall be constructed or placed on hazard lands which may be subject to subsidence or erosion by water or damage by ice or may be marshy or unstable, or may be otherwise unsuitable or hazardous by virtue of its soil, topography, or elevation unless it is demonstrated to the satisfaction of Council, in consultation with appropriate Provincial authorities, that proper measures will be taken to deal with the unsuitability or hazard;
- c. Notwithstanding any provisions of this By-law, the Development Officer may refuse to issue a development permit and/or a building permit for the following:
  - i. Where Council has reason to believe that the proposed development is located on land that is subject to one or more of the hazards identified in this section; and
  - ii. For any drainage works to be undertaken on private lands where Council has reason to believe that such works would create an adverse effect on adjacent public or private lands or where adjacent drains are insufficient to accommodate the added run-off.
- d. The Development Officer may require a development permit applicant and / or a building permit applicant to provide, at his / her own expense, such flood levels, elevations, geotechnical data or other information as may be required to arrive at a rational decision with respect to issues identified above; and
- e. Building levels are compliant with the municipal lot grading by-law, if applicable.

### 3.8. SECONDARY SUITES

It is the intent of this section to provide some general standards for the establishment of a secondary suite, being an additional dwelling unit for occupancy. Only owner-occupiers of the principal dwelling are permitted to create secondary suites, subject to the following:

- a. The approval of a conditional use order is required where listed in a Bulk Requirement Table;
- b. The secondary suite shall have a maximum floor area of eight hundred and fifty (850) sq. ft. or as otherwise listed in an accessory use table, and be connected to hydro, sewer and water services;
- c. If the secondary suite is a detached dwelling unit, it shall blend in with adjacent residential dwellings; and
- d. The additional dwelling unit, if attached, shall conform to the bulk requirement table requirements as outlined for the main residential use; if detached, shall conform to the accessory use table of the zone within which the secondary suite is to be established.

### 3.9. CONDOMINIUM DEVELOPMENTS

Condominium developments are characterized by individual ownership of dwelling or land units and common ownership of all other property including buildings and structures or parts thereof, open space, roadways, pathways and equipment held by the condominium corporation. Condominium developments shall be regulated by the following provisions:

- a. In bare land unit condominium developments, each bare land unit, as defined in *The Condominium Act*, which is delineated by horizontal land boundaries, shall be considered a zoning site as defined in this by-law, for the purposes of determining site area and width, yards and other requirements;
- b. In bare land unit condominium developments, common elements, as defined in the said *Act*, which will be ordinarily used for the passage of vehicles or pedestrians including roads, road allowances, streets and lanes but not including pedestrian walkways or off-street vehicle parking areas, shall be considered:
  - i. A **street**, where such thoroughfare is over thirty-three (33) feet in width; and
  - ii. A **lane**, where such thoroughfare is not over thirty-three (33) feet in width.
- c. In condominium developments where the individual dwelling units within a building form the condominium units, the development shall be considered as a multiple-family dwelling. That is, the individual condominium units within the building shall be considered as dwelling units within a multiple-family dwelling (apartment block or townhouse) for the purposes of this By-law, and the building containing the condominium units shall be considered as a multiple-family dwelling for the purposes of meeting bulk requirements;

- d. Condominium developments that propose a phasing of additional condominium development on the same zoning site shall:
  - i. Require appropriate approval of Council as to development /building permit requirements prior to construction and may also require subdivision approval as per requirements of the *Planning Act* and *Condominium Act*; and
  - ii. Shall form part of a Planned Unit Development or be approved as a Planned Unit Development, where applicable.

The provisions of the Bulk Requirement Table for the Zone in which the development is to be located, as well as all other regulations and requirements of this By-law shall also apply.

### 3.10. PLANNED UNIT DEVELOPMENTS

A planned unit development is primarily a major land development project that, because of its size or complexity, high density, mixture of land uses or other unusual characteristics, is planned as a single entity in accordance with an overall site plan. There are many possible innovative projects that can occur within a Planned Unit Development, including, but not limited to the following:

- a. Comprehensive redevelopment, including mixed use projects;
- b. Condominium developments that propose a mixture of different land uses;
- c. Townhouse and apartment projects containing two or more principal buildings and characterized by diverse designs;
- d. Alternative subdivision layouts characterized by an open space nature, clustered developments, preservation of natural features, separation of pedestrian and vehicular systems, staggered setbacks, diverse housing types and models and reduced amount of land devoted to streets and public works; and
- e. Shopping centres, commercial and industrial developments utilizing common elements to address common needs including parking, access, etc.

An application for the establishment of a Planned Unit Development shall be accompanied by the following information:

- i. Those requirements normally required for the issuance of a development / building permit as outlined in **section 2.11.**; and
- ii. An impact statement, engineering study or such information as Council may consider necessary for the review of the proposal.

### 3.11. LIVESTOCK OPERATIONS

All livestock operations in the “**RA**” *Rural Area Zone* shall be based upon the intensity of use as measured by animal units (**a.u.**) as defined for different species of livestock in **TABLE 4.9** and shall adhere to mutual separation distances as outlined in **TABLE 4.8**.

#### 3.11.1. CONDITIONAL USE GUIDELINES

- a. The owner / applicant must demonstrate that sufficient land is available to accommodate for the spreading of manure produced by the operation; and
- b. Livestock operations three hundred (**300**) animal units (**a.u.**) and greater in size, in addition to the required conditional use, will also require a Technical Review from the provincial Technical Review Committee. Development applications will be evaluated on the basis of the recommendation from these reviews.
- c. Council may impose the following conditions on an application for a livestock operation:
  - i. Recommendations of the Technical Review Committee; and
  - ii. Measures intended to reduce odours from the operation including the establishment of a cover on the manure storage facility and / or the requirement of shelterbelts around the manure storage facility,
- d. Council may also require a development agreement regarding one or more of the following matters:
  - i. Timing of construction;
  - ii. Control of traffic;
  - iii. Construction and maintenance of roads, fencing, landscaping, drainage works, shelterbelts; and / or

- iv. Payment of a sum of money to council to be used to construct any of the items mentioned in **clause iii.** above.

### **3.12. SEPARATION DISTANCE REQUIREMENTS FOR ESTABLISHMENT OF ANHYDROUS AMMONIA STORAGE FACILITIES, WASTE DISPOSAL GROUNDS AND SEWAGE LAGOONS**

Conditions of approval to establish anhydrous ammonia storage facilities, waste disposal grounds and sewage lagoons must confirm compliance with the following setbacks as per *Manitoba Regulation no. 150 / 91* (or as amended) and Council requirements:

- a. Three thousand two hundred and eighty (**3,280**) feet from any body of water;
- b. One thousand three hundred and twelve (**1,312**) feet from any cemetery, and from any potable water well;
- c. Additional requirements for **anhydrous ammonia storage** include:
  - i. Two thousand six hundred and twenty-five (**2,625**) feet from residential areas, schools, hospitals or other institutions;
  - ii. Three hundred and twenty-eight (**328**) feet from an individual residence; and
  - iii. Three hundred and twenty-eight (**328**) feet from the edge of a right-of-way of a highway.
- d. Additional requirements for **waste disposal grounds** include:
  - i. One thousand three hundred and twelve (**1,312**) feet from any dwelling; and
  - ii. Three hundred and twenty-eight (**328**) feet from the nearest edge of the right-of-way of any public road.
- e. Additional requirements for **sewage lagoons** include:
  - i. One thousand five hundred (**1500**) feet from any centre of population; and
  - ii. One thousand (**1000**) feet from an individual residence.

### **3.13. QUARRY / AGGREGATE / MINERAL OPERATIONS**

- a. Development of land on high quality or useable deposits of quarry / aggregate / minerals shall be limited to non-intensive agriculture such as grazing, cropping forestry, temporary uses or other uses that will permit access to the resource, in accordance with the *Rural Municipality of Woodlands Development Plan*;
- b. A development permit shall be required for quarry / aggregate / mineral extraction operations or for the expansion of an existing extraction operation and shall include:
  - i. In the case of Crown quarry minerals, proof of issuance of a Provincial Lease or Casual Permit under The *Mines Act*;
  - ii. A plan showing areas and means of disposing of overburden and routes for hauling the minerals; and
  - iii. A site plan showing the precise plan of operation, the manner in which extraction or development will occur, the means of visual buffering and noise and dust protection, and the intended use(s) of the site upon completion of the extraction phase.
- c. Council shall, prior to issuance of the above permit, consult with the appropriate provincial department;
- d. In order to mitigate the negative effects of windrow burning and the impact on municipal drainage, a development permit shall be required for the clearing and development of peat land from its natural state for agricultural or other development purposes as a mineral extraction use, subject to approval of a conditional use permit, as noted in the appropriate zones;
- e. Council shall protect future mineral extraction areas by requiring a four hundred and ninety-two (**492**) ft. (**150 m.**) no-development buffer around high quality deposits shown on **STOP-CAUTION-GO** maps as may be provided and available by the appropriate government department responsible for mineral resources; and
- f. As a condition of approving the conditional use order, Council may require that a development agreement be entered into.

### **3.14. ACCESSORY BUILDINGS AND USES PERMITTED**

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

- a. Where the accessory building is attached to a main building it shall be subject to, and shall conform to, all regulations of this By-law applicable to the main building;

- b. No detached accessory building shall be located closer than ten (10) feet, measured wall to wall, to any main or accessory building or structure, except as provided for herein and except as provided for by variance;
- c. In no instance shall an accessory building be located within a dedicated easement or right-of-way except as provided for by said easement or right-of-way;
- d. Excluding farm buildings and related structures, no accessory building shall be erected prior to erection of the main building except where it is necessary for the storage of tools and materials for use during construction of the main building, as provided for in **section 3.16.**; and
- e. Where a through site has a depth of less than two hundred (200) feet, an accessory building which meets the requirements of the zone in which it is located, may be located in one of the required front yards, provided such building is set back from the nearest site (street) line a distance of not less than the minimum front yard requirement of abutting parcels or sites along the same site (street) line; and
- f. To determine the need for a building / development permit, see section 2.9.

### 3.15. THROUGH SITE – MAY BE TWO (2) SITES

A through site having a depth of two hundred (200) feet or may be assumed to be two (2) sites with the rear line of each approximately equidistant from the front site lines, provided all area and yard requirements are complied with.

### 3.16. TEMPORARY BUILDINGS AND USES

Notwithstanding any provisions elsewhere contained in this By-law, the Council may permit, subject to such conditions as it may see fit to impose, and for a period of time determined by Council, the temporary use of lands, buildings or structures not in conformity with the requirements of this By-law, if, in Council's opinion, the amenity or sanitary conditions of property in the vicinity will not be adversely affected thereby. If the proposed use occurs within the control area of a Provincial Trunk Highway (P.T.H.) or Provincial Road (P.R.), a permit from the Highway Traffic Board or the appropriate government department responsible for highways will be required in addition to a development / building permit for the subject temporary building / use. A development / building permit shall be obtained for the following temporary buildings, structures and uses:

- a. A structure for temporary storage of construction materials or equipment, both incidental and necessary for construction on the same *zoning site*, subject to the issuance of a development / building permit for both a principal **commercial, industrial or multiple-family residential use** and the temporary use. Temporary buildings and structures shall not exceed one thousand (1000) square feet in area and one (1) storey or fifteen (15) feet in height; and
  - i. May be used as office space for the contractor or developer;
  - ii. Shall not be used for human habitation, except as temporary accommodation for a caretaker or watchman;
  - iii. Shall not be detrimental to the health, safety, convenience and general welfare; and
  - iv. Issuance of a permit may be subject to such additional requirements as may be required by Council.
- b. The establishment of temporary asphalt, concrete batching plants and wayside pits and quarries to accommodate highway construction are subject to requirements as listed in the appropriate Bulk Requirements Table. The approval of a conditional use order allowing such use may include conditions of Council to establish appropriate operating criteria to mitigate potential impacts on adjacent uses;
- c. The placing, erection or construction of a private garage or shed structure for storage purposes prior to completion of construction of a main single-family and two-family residential use, provided a development / building permit has been obtained for said dwellings and construction of the main use has been completed to the foundation stage; and
- d. Where a travel trailer, as defined in **PART I**, is used for temporary accommodation during construction of a one-family or two-family dwelling;
- e. Each development / building permit issued for a temporary building, structure or use shall be valid for a period as determined by Council and shall be subject to such terms, conditions and fees as may be set by Council. The provisions of this section shall apply to all Zones, except as noted above.

### 3.17. AREA AND YARDS: GENERAL REQUIREMENTS

The following area and yard requirements shall apply in all zones, unless otherwise modified by this By-law:

- a. No parcel of land under separate ownership after this Zoning By-law becomes effective, shall be reduced in any manner below the minimum site area, size or dimensions required by this section;

- b. No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this section shall be considered as providing a required yard or open space for any other building; nor shall any required yard or other required open space on any adjoining site be considered as providing a required yard or open space on a site whereon a building is to be erected;
- c. Where an accessory building forms part of the main building (for example, an attached garage), said accessory building shall be deemed part of the main building for yard requirement purposes;
- d. No building or structure shall be permitted on a corner site, when such building or structure is to be oriented in such a manner as to reduce the front yard requirement on the street on which such corner site has its frontage at the time the By-law comes into force;
- e. Yard requirements on sites fronting, flanking or backing onto Provincial Roads (**P.R.**) and Provincial Trunk Highways (**P.T.H.**) shall be in keeping with the setback requirements or control line of said roads, as established by and in consultation with the appropriate government department having jurisdiction. If proposed yards do not meet these requirements, appropriate permits will be required from the Highway Traffic Board and the government department having jurisdiction for Highways, in addition to appropriate variation orders from the municipality; and
- f. Where sites comprising forty percent (**40%**) or more of the entire frontage of the block (excluding reverse corner sites) are developed with buildings, the average front yard depths established by such buildings shall establish the minimum front yard depths for the entire frontage of the block provided such average is less than the minimum front yard required in the Zone in which the site is located.

### 3.17.1. SPECIAL YARD PROVISIONS FOR COMMERCIAL AND INDUSTRIAL ZONES

Notwithstanding any other requirements elsewhere provided in this By-law, special provisions to the zones outlined below are applicable as follows:

- a. In "**CG**" and "**CH**" *Commercial Zones*:
  - i. In the case of a permitted commercial use within which a dwelling unit is provided, there shall be:
    - A. For principal dwellings: minimum required side yards of five (**5**) feet and a minimum required rear yard of twenty-five (**25**) feet or as otherwise required in an accessory use table;
    - B. For an accessory building to the permitted dwelling unit, the side yard minimum shall be five (**5**) feet or as otherwise required in an accessory use table.
  - ii. For a main building:
    - A. A minimum side yard of five (**5**) feet adjacent to any *Residential Zone*; and
    - B. In the case of a corner site, the side yard minimum shall be ten (**10**) feet on the street side of a corner lot, if the adjacent interior site is abutting any *Residential Zone*.
  - iii. For a main building without a dwelling unit:
    - A. A rear yard minimum of ten (**10**) feet adjacent to public land (including public lanes); and
    - B. A rear yard minimum of twenty (**20**) feet not adjacent to public land.
- b. In "**MG**" **INDUSTRIAL GENERAL ZONES**:
  - i. Minimum required yards for a site abutting any *Residential Zone*:

Front yard	35 ft.
Side yard	30 ft.
Rear yard	30 ft.

- ii. There shall be no yard requirements for any yard abutting a railway right-of-way; and
- iii. For corner sites, the required side yard on the flanking street shall be a minimum of ten (10) feet.

### 3.17.2. PROJECTIONS INTO YARDS APPLICABLE TO ALL ZONES

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

- a. Architectural features such as chimneys, bay windows, alcoves, canopies and awnings, which are included as part of the main building may project into a required front, side or rear yard, distance of not more than three (3) feet, provided that the width of such side yard is not reduced to less than three (3) ft.;
- b. Eaves and eaves troughs (gutters) may project into any required front, side or rear yard, a distance of not more than three (3) feet, provided that in no case shall an eave project within three (3) feet of a side site line;
- c. Open, unenclosed porches, platforms, landing places, stairways or balconies, not covered by a roof or canopy and not including decks, may extend or project into a required **front, side or rear yard** not more than eight (8) feet or to the limit of the required yard if the required yard is less than eight (8) feet;
- d. Wheel chair ramps, to a maximum of four (4) ft. in width, may project into any required front, side or rear yard, provided that in no case shall such a structure project within two (2) ft. of a required yard;
- e. Residential decks (open), to a maximum of six and one-half (6 ½) ft. in height may extend into a required rear or side yard to within five (5) ft. of the rear and side site line;
- f. Openwork ornamental fences, hedges, landscape architectural features or guard railing, for safety protection, may be located in any required front yard if maintained at a height no more than three and one-half (3 ½) feet above the average ground level adjacent thereto. An openwork type railing not more than three and one-half (3 ½) feet in height may be installed or constructed on any balcony, stairway, platform or landing place noted in **a.** and **c.** above. Please note: should Building Code requirements differ from the above, Code requirements shall apply;
- g. Fences and hedges shall not exceed a height of six and one-half (6 ½) feet above the finished grade. A fence or hedge shall be permitted in any required front yard in which case the height shall not exceed three (3) feet for a distance equal to the front yard requirement of the affected zone;
- h. Landscape features such as trees, shrubs, flowers or plants shall be permitted in any required front, side or rear yard provided they do not produce a hedge effect contrary to the provisions of **f.** above;
- i. Name plates, bulletin boards or signs appertaining to the prospective sale, lease or rental of the premises on which they are located as permitted in this By-law, shall be allowed in any required front, side or rear yard;
- j. A satellite dish, to a maximum of three (3) ft. in diameter as an accessory use, shall be permitted in any required yard. Satellite dishes greater than three (3) ft. in diameter may only be located in the rear yard. The location of such a dish shall not create a shadow on adjoining property; and
- k. The above structures or features shall not be located and maintained so as to preclude complete access at all times about a main building. Gates or other suitable openings at least three (3) feet in width shall be deemed adequate for such access.

### 3.18. NOXIOUS OR OFFENSIVE USE

Notwithstanding anything herein contained, no use shall be permitted in any zone which may be noxious or offensive by reason of the emission or production of odour, dust, refuse matter, wastes, vapour, smoke, gas, vibration or noise, unless such use is specifically permitted in that zone or measures satisfactory to Council are undertaken to mitigate or eliminate such effects. Where necessary, all *Environment Act* and / Department of Labour approvals will be obtained as required.

### 3.19. DEVELOPMENT IN PROXIMITY TO BULK STORAGE FACILITIES

In considering development permits and / or building permits for development in proximity to any existing bulk storage facility, Council shall, prior to the issuance of a development permit and / or building permit, consider whether setbacks and other development restrictions are necessary to ensure the health and safety of its citizens, the environment and the use or enjoyment of other lands. Council may impose such setbacks and requirements as it deems necessary and may require a risk assessment from the developer as part of its consideration.

### 3.20. SIGN REGULATIONS

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

- a. No sign or sign structure shall be erected at any location where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device;
- b. No sign or sign structure shall be located in such a manner as to materially impede the view of any street or highway intersection, or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad grade crossing;
- c. No rotating beam or beam shall be used in connection with any sign display; nor shall any flashing illumination resembling an emergency light be used for such purposes;
- d. No flashing sign shall be permitted in or within three hundred (**300**) feet of any *Residential* or *General Development Zone* or Provincial Road (**P.R.**) or Provincial Trunk Highway (**P.T.H.**);
- e. All signs and sign structures shall be kept in repair and in proper state of preservation. Signs which are in disrepair or have become obsolete because of discontinuance of the business, service or activity, and have not been removed or relocated within thirty (**30**) days following such condition, may be removed by the Municipality at the owner's expense;
- f. Where a sign has two (**2**) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (**2**) such faces are placed back to back and are at no point more than two (**2**) feet from one another;
- g. It shall be unlawful to erect or maintain any sign on, over or above land or right-of-way belonging to the Municipality unless such right is established by agreement with the Municipality, and all signs shall adhere to all the requirements of the zone in which they are located;
- h. The placing of advertising, business or identification signs within the control lines (from the edge of the right of way) and control circles at intersections of Provincial Trunk Highways (**P.T.H.**) or a Provincial Road (**P.R.**) shall require a permit from the appropriate authority;
- i. No sign shall be erected closer than two (**2**) feet to the front or side property line;
- j. No advertising sign or other type of display sign shall be constructed in any zone without the approval of Council, excepting the following:
  - i. Signs posted by, or required by, a duly constituted government body, including traffic or similar regulatory devices, legal notices or warnings at railroad crossings;
  - ii. Signs posted by public authorities in the performance of their duties;
  - iii. Flags or emblems of a political, civic, educational or religious organization;
  - iv. Temporary signs announcing a campaign, drive or event related to **clauses i., ii. and iii.** above;
  - v. Temporary signs, as may be authorized by Council for not more than two (**2**) months at a time by written permit, which shall show the size, shape, content, height, type of construction and location of such signs;
  - vi. **"No trespassing"** signs not exceeding three (**3**) square feet;
  - vii. Bulletin board signs of religious organizations or other community facilities, upon the same site and not exceeding eighteen (**18**) square feet in area;
  - viii. Memorial signs or tablets;
  - ix. Temporary construction signs when placed on construction sites and not exceeding thirty-two (**32**) sq. ft.;
  - x. Signs required for direction and convenience of the public including signs which identify rest rooms, entrances or exits, not exceeding five (**5**) sq. ft. in area; and



- xi. Real estate signs not exceeding ten (10) sq. ft. which advertise the sale, rental or lease of a building, structure, site or part thereof.

### 3.20.1. ADDITIONAL SIGNS ALLOWED

- a. In the “**GD**” *General Development Zone*:
  - i. In the case of a single-family or a two-family dwelling, there shall be not more than one (1) lighted or unlighted identification sign for each dwelling unit and each sign shall not exceed two (2) square feet in sign surface area;
  - ii. There shall be not more than one (1) lighted or unlighted identification sign not exceeding twelve (12) sq. ft. in sign surface area for each multiple family dwelling or residential care facility;
  - iii. For a home based business associated with a residential use, one (1) lighted or unlighted sign not exceeding thirty-two (32) sq. ft. in area;
  - iv. In the case of any other permitted or approved conditional uses, there shall not be more than one (1) lighted or unlighted business or identification sign not exceeding eighteen (18) sq. ft. in sign surface area; and
  - v. The number and location of advertising signs shall be determined and approved by Council. Where permitted, each advertising sign shall not exceed two hundred (200) sq. ft. in sign surface area.
- b. In the “**RG**”, “**RG1**”, “**RR**”, “**RRTL**”, and “**RMH**” *Residential Zones*:
  - i. In the case of a single-family dwelling, a two-family dwelling or mobile home (where allowed), there shall not be more than one (1) lighted or unlighted identification sign for each dwelling unit and each sign shall not exceed two (2) sq. ft. in sign surface area;
  - ii. For a home based business, one (1) lighted or unlighted sign not exceeding eighteen (18) sq. ft. in area;
  - iii. There shall not be more than one (1) lighted or unlighted identification sign not exceeding twelve (12) sq. ft. in sign surface area for each multiple-family dwelling, including an institutional home and group residence; and
  - iv. In the case of any other permitted or conditional uses, there shall not be more than one (1) lighted or unlighted business or identification sign or bulletin board, not exceeding eighteen (18) sq. ft. in sign surface area.
- c. In the “**RA**” *Rural Area Zone*:
  - i. Not more than two (2) lighted or unlighted identification signs, each not exceeding twenty-five (25) sq. ft. in sign surface area, shall be permitted for any building or use;
  - ii. Bulletin boards shall not be greater than one hundred (100) sq. ft. in sign surface area and shall not be located closer than ten (10) feet to any site line where a yard is required;
  - iii. Not more than one (1) lighted or unlighted business sign, not exceeding thirty-two (32) sq. ft. in sign surface area, shall be permitted for any commercial or industrial use permitted; and
  - iv. The number and location of advertising signs in excess of the above shall be determined and approved by Council. Where permitted, each advertising sign shall not exceed four hundred (400) sq. ft. in sign surface area.
- d. In the “**CG**” *COMMERCIAL GENERAL* and “**RREC**” *Rural Recreation Zones*:
  - i. One (1) lighted or unlighted fascia business or identification sign, the total sign surface area not exceeding thirty-two (32) sq. ft.;
  - ii. One (1) lighted or unlighted free-standing business or identification sign having a maximum height not exceeding thirty (30) feet with no part of such sign being located nearer to any site line than one (1) ft. and the total sign surface area not to exceed thirty-two (32) sq. ft.;
  - iii. One (1) lighted or unlighted free-standing business or identification sign not exceeding forty (40) sq. ft. in sign surface area may be erected on the roof of the building containing the business it identifies. The sign shall not be in addition to a fascia sign but as an alternative thereof; and

- iv. The number and location of advertising signs on a site in excess of the above shall be approved by Council. Where approved, each advertising sign shall not exceed two hundred **(200)** sq. ft. in sign surface area.
- e. In the “**CH**” *COMMERCIAL HIGHWAY Zone*:
  - i. One (1) lighted or unlighted business or identification sign, the total sign surface area not exceeding one hundred (100) sq. ft., for any building or use permitted;
  - ii. Any identification or business sign permitted above may be attached to the face or roof of a building or structure or it may be a free-standing sign; and
  - iii. The number and location of advertising signs on a site in excess of the above shall be approved by Council. Where approved, each advertising sign shall not exceed two hundred **(200)** sq. ft. in sign surface area.
- f. In the “**MG**” *Industrial General* and “**RCI**” *Rural Commercial / Industrial Zones*:
  - i. One (1) lighted or unlighted business or identification sign not exceeding a total sign surface area of one hundred (100) sq. ft., for any permitted building or any approved conditional use;
  - ii. Any identification or business sign permitted in **clause (i)** above may be attached to the face or roof of a building or structure or it may be a free-standing sign; and
  - iii. The number and location of advertising signs in excess of the above shall be determined and approved by Council. Where permitted, each advertising sign shall not exceed two hundred **(200)** sq. ft. in sign surface area.

### 3.21. LOADING REQUIREMENTS

Except as hereinafter provided, the following regulations and requirements shall apply in all *Zones* to ensure an adequacy of loading spaces and areas.

#### 3.21.1. LOADING SPACE SURFACE AREA

The driveways, loading and unloading areas shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete, or Portland cement binder and with provisions for drainage facilities designed in such a manner that there will be no free flow of water unto either adjacent properties or public sidewalks.

#### 3.21.2. ACCESS

Access to loading or unloading areas shall be by means of a driveway at least twenty (20) feet wide contained on the site in which the spaces are located and leading to a street, lane or legal right-of-way located within the *Zone* in which the use is located.

#### 3.21.3. LOADING SPACES

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

- a. Each loading or unloading space shall be at least thirty (30) feet long, twelve (12) feet wide and have a vertical clearance of at least fourteen (14) feet;
- b. Off-street loading spaces shall not be permitted in a required front yard; and
- c. The number of loading spaces in relation to the square footage of the subject building shall be as outlined in **TABLE 3.2: MINIMUM LOADING SPACES** below:

**3.21.4. TABLE 3.1: MINIMUM LOADING SPACES**

<b>TABLE 3.1: MINIMUM LOADING SPACES</b>	
<b>FLOOR AREA OF BUILDING OR OPEN AIR STORAGE</b>	<b>MINIMUM LOADING SPACE</b>
Up to and including five thousand ( <b>5,000</b> ) sq. ft.	One ( <b>1</b> ) loading space
Five thousand and one ( <b>5,001</b> ) sq. ft. to fifteen thousand ( <b>15,000</b> ) sq. ft.	Two ( <b>2</b> ) loading spaces
Fifteen thousand and one ( <b>15,001</b> ) to forty thousand ( <b>40,000</b> ) sq. ft.	Three ( <b>3</b> ) loading spaces
Over forty thousand ( <b>40,000</b> ) sq. ft.	Three ( <b>3</b> ) loading spaces plus one ( <b>1</b> ) space for each additional twenty-five thousand ( <b>25,000</b> ) sq. ft. or portion thereof

**3.22. PARKING SPACE REQUIREMENTS, DIMENSIONS AND DESIGN**

All parking areas and parking spaces shall be maintained with a stable surface, which is treated so as to prevent the raising of dust or loose particles. Such areas shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt, concrete, Portland cement binder or other Council approved material and also include provisions for drainage facilities. The following standards also apply:

- a. Parking areas shall be provided with at least one entrance and one exit for vehicles, and driveways and aisles for the removal of a vehicle without the necessity of moving any other vehicle,;
- b. All accessory off street parking spaces shall be on the same site as the main building or use served;
- c. Each parking space shall have a vertical clearance of at least seven (**7**) feet from the floor or grade;
- d. An accessory off-street parking space shall be nine (**9**) feet wide and twenty (**20**) feet long;
- e. An accessory off street parking area must be provided with a parking driveway having a minimum of width of ten (**10**) feet and access to a street, lane or other legal access;
- f. Parking spaces shall be provided as per **TABLE 3.2: MINIMUM PARKING REQUIREMENTS APPLICABLE TO ALL ZONES** and as per design specifications shown on **TABLE 3.3: PARKING SPACE REQUIREMENTS**:

3.22.1. TABLE 3.2: MINIMUM PARKING REQUIREMENTS APPLICABLE TO ALL ZONES

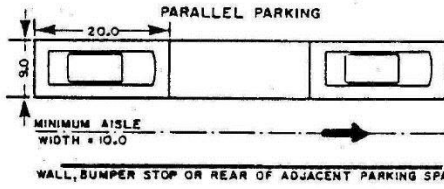
<b>TABLE 3.2: MINIMUM PARKING REQUIREMENTS APPLICABLE TO ALL ZONES</b>	
<b>USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
Bed and Breakfast Facilities, Guest Houses	One (1) space for each guest / lodger room
Banks	One (1) space for each four hundred (400) sq. ft. of floor area
Camping and tenting grounds	One (1) space for each site
Commercial resorts	One (1) space for each camping, dwelling site provided plus required spaces for retail / eating and drinking uses
Dwelling Units: single and two-family	One (1) space for each dwelling unit provided
Dwellings: Multiple-family	One and one-quarter (1 ¼ ) spaces, rounded to the nearest whole number, for each dwelling unit
Eating and drinking uses	One (1) space for each one hundred (100) sq. ft. of floor area
Hotels, Motels	One (1) space for each guest room, plus parking spaces for retail use, office, as required in this <b>TABLE</b>
Industrial or Manufacturing	One (1) space for each employee
Office support services	One (1) space for each four hundred (400) sq. ft. of floor area
Religious Facilities, Community Centres, Halls, Clubs, Auditoriums, Arenas, Stadiums, Recreation Centres and Facilities	One (1) space for each three (3) seats provided
Recreational areas such as picnic grounds	One (1) space for each picnic table
Retail or Wholesale retail	One (1) space for each four hundred (400) sq. ft. of floor area
Schools, Hospital	One and one-quarter (1 ¼ ) spaces (rounded to the nearest whole number) for each employee
Warehouses or Outside Storage	One (1) space for each three (3) employees
Wholesale	One (1) space for each four hundred (400) sq. ft. of floor area

- g. Where parking areas are provided in any commercial, industrial or open space / recreational zone and lighting facilities are provided, such lights shall be so shielded and directed as to reflect away from adjoining residential areas;
- h. Where a parking area is situated along a site line which coincides with the boundary of a residential use and is not separated by any street, public land or watercourse, a buffer of a design acceptable to the Council shall be provided;
- i. No sign shall be erected except as follows:
  - i. Signs for the direction of traffic within the parking area; and
  - ii. Directional signs of not more than twenty (20) sq. ft. in area at each point of entrance and exit.

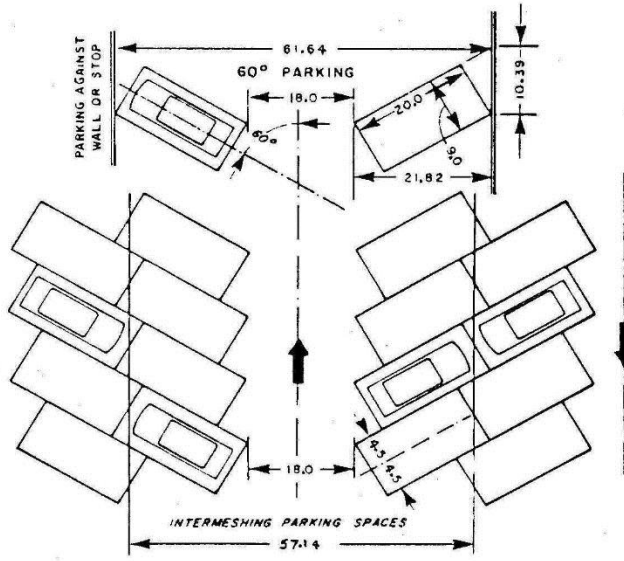
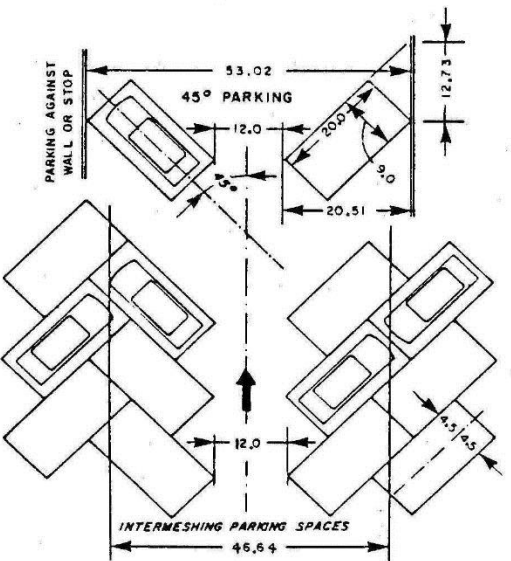
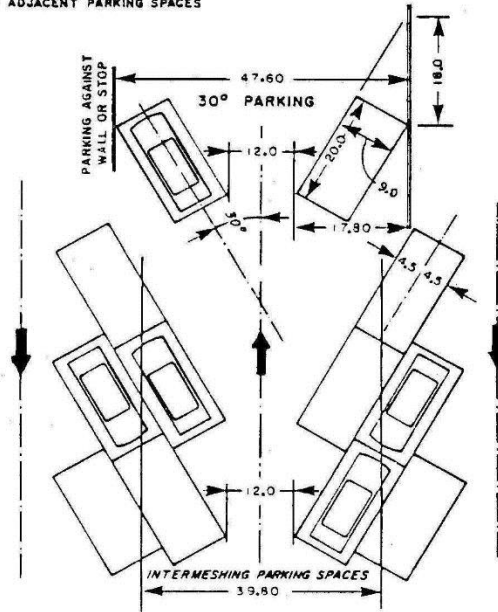
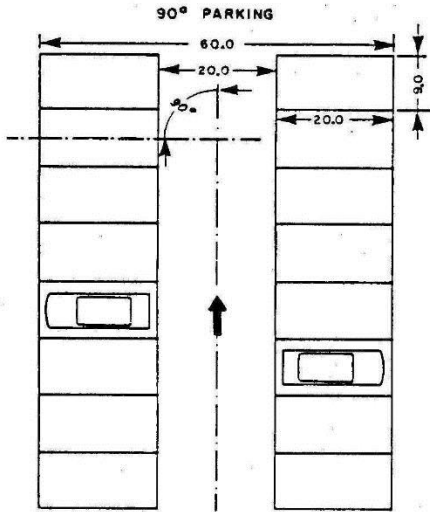
Such signs may bear the name of the business if the parking area is connected thereto;
- j. If required for a parking area, no building shall be erected except one (1) shelter for attendants and such shelter shall not exceed twelve (12) feet in height or one hundred (100) sq. ft. in area.

### 3.22.2. MINIMUM PARKING SPACE REQUIREMENTS

#### MINIMUM PARKING SPACE REQUIREMENTS



NOTE:  
ALL DIMENSIONS ARE IN FEET  
OR DECIMALS OF A FOOT.



➡ DENOTES TRAFFIC FLOW

**3.23. HANDICAP PARKING SPACES**

A portion of the required parking spaces as outlined in **section 3.19**. shall be provided for the physically handicapped in accordance with **TABLE 3.2** (please note that should other *Regulations / Acts* provide for greater requirements, the *Act / Regulation* shall apply):

**3.23.1. TABLE 3.3: HANDICAP PARKING SPACE REQUIREMENTS**

<b>TABLE 3.3: HANDICAP PARKING SPACE REQUIREMENTS</b>	
<b>TOTAL REQUIRED PARKING SPACES</b>	<b>REQUIRED HANDICAP PARKING SPACES</b>
4 - 30	1
31 - 75	2
76 - 125	3
126 - 200	4
Greater than (>) 200	four (4) spaces + one (1) for every one hundred (100) spaces of fraction thereof in excess of two hundred (200)

Required off-street parking spaces for handicapped persons shall be located at the main entrance of the principal buildings and:

- a. Be nine (9) feet in width and include a five (5) ft. wide adjacent access aisle. Two (2) stalls may be served by one (1) access aisle;
- b. Have provision for an accessible route to the handicapped persons parking, having a width of three (3) ft. The minimum width requirement applies to curb ramps, sidewalks and built up curb ramps. Accessible ramps must be located adjacent to the access aisle, not in the parking stall; and
- c. Each handicapped parking stall must include signage reserving the parking space for use by persons with disabilities.

**3.24. ENTRANCES AND EXITS FOR AUTOMOBILE SERVICE STATIONS, PUBLIC PARKING AREAS, DRIVE-IN ESTABLISHMENTS AND ALL VEHICLE SALES**

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

Minimum width of an entrance or exit	<b>20 ft.</b>
Minimum width of a combined entrance and exit	<b>25 ft.</b>
Maximum width of an entrance or exit	<b>40 ft.</b>
Maximum width of a combined entrance and exit	<b>60 ft.</b>
Minimum distance between any part of an entrance, exit and the intersection of street site lines or the intersection of a street site line and a side site line on a public lane	<b>30 ft.</b>
Minimum distance between entrances and exits	<b>30 ft.</b>

A barrier at least three (3) feet in height on or near all street site lines shall be maintained to prevent vehicles from entering or leaving the property other than by way of permitted entrance and exits as noted in this section.

For proposals that front onto a Provincial Road (P.R.) and / or a Provincial Trunk Highway (P.T.H.), appropriate permits will also be required. Please note that requirements of these jurisdictions may differ, which would replace the above requirements upon approval.

### 3.25. HOME BASED BUSINESSES

Home-based businesses are governed by the conditions imposed by Council as part of the conditional use application. The following rules apply:

- a. A home based business shall be conducted by a person or persons residing in the dwelling;
- b. Persons employed or otherwise engaged in the business who do not reside in the dwelling may not exceed:
  - i. Five (5) in the “RA” and “RR” Zones; and
  - ii. Two (2) in the “GD”, “RG”, “RG1” and “RMH” Zones.
- c. The processing or outside storage of goods or materials within the “GD”, “RG”, “RG1” and “RMH” Zones is not allowed;
- d. Not more than thirty percent (30%) of the total floor area of buildings on the site, to a maximum of six hundred (600) sq. ft. may be devoted to the business;
- e. For signs associated with a Home Business Use, see **section 3.19.1.**;
- f. A Home Based Business shall not generate undue traffic or congestion, adversely affect the amenity and convenience of the neighbourhood, or create a nuisance, and if located in the vicinity of a Provincial Trunk Highway (P.T.H.) or Provincial Road (P.R.), the use shall not impair the safe and efficient operation of the highway. If there is a potential for the use to generate a large amount of truck traffic the provincial department responsible for highways shall be requested to review proposals to determine what, if any, impact the development may have on the provincial highway system.

### 3.26. BED AND BREAKFAST FACILITIES

For the purposes of this By-law, a bed and breakfast facility is not considered a home based business. A bed and breakfast facility shall comply with the following regulations:

- a. There shall be no exterior display or advertisement larger than four (4) sq. ft. in area, provided that no sign shall be illuminated and any sign must be compatible with the character of the area;
- b. The bed and breakfast facility shall not generate vehicular traffic or parking that is in excess of what is normally characteristic of the neighbourhood;
- c. The bed and breakfast facility shall be operated by a live-in owner as a secondary use only, have a maximum of eight (8) accommodation units, and shall not change the principal residential character or external appearance of the dwelling;
- d. Guest stays are limited to less than twenty-eight (28) days;
- e. Meals shall be limited to the occupants of the dwelling and resident guests with no cooking facilities allowed in guest rooms;
- f. Catering to social functions is not permitted; and
- g. In addition to the parking regulations for the primary use, one (1) additional on-site parking space shall be provided for each accommodation unit in accordance with **section 3.21.**

### 3.27. SUBDIVISION OF LAND

Approval of a subdivision of land is subject to the provisions contained in *The Planning Act* and the policies contained within the *Rural Municipality of Woodlands Development Plan* and amendments thereto. Parcels or lots resulting from said subdivision must:

- a. Conform with the site area and site width requirements as set forth in the Bulk Requirement Tables for the zone in which the subject parcels or lots are located; and
- b. Be approved for variance orders and / or conditional use orders, where required.

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

### 3.28. SUBDIVISION OF ATTACHED DWELLINGS

A site with a two-family, multiple-family or townhouse (row-type) dwelling may be subdivided into two (2) or more sites provided that:

- a. Any new site line shall, where possible, be a straight line between the front and rear site lines, located in such a manner that the party wall of two adjacent units shall form part of the new site line;

- b. Each site created shall have frontage on a street, public lane or other means of legal access as may be approved by Council;
- c. Each site created shall provide not less than one (1) on-site parking space having access directly to either a street, public lane or other legal access as per b. above;
- d. The permitted use for each site created shall be for one (1) semi-detached or attached single family dwelling and permitted accessory uses only. Conversion of an approved single family dwelling under this clause to a two-family dwelling shall not be allowed
- e. All applicable provisions of the Rural Municipality of Woodlands Building By-law shall be complied with; and
- f. Any new site created pursuant to this subsection shall have a minimum site area of two thousand (2,000) sq. ft. and a minimum site width of twenty (20) ft. No side yard is required along the party wall.

### **3.29. PUBLIC MONUMENTS AND STATUARY**

Nothing in this By-law shall be so interpreted as to interfere with the maintenance or erection of monuments, statuary, and similar structures providing that such structures do not interfere with site lines for traffic.

### **3.30. PUBLIC UTILITY SERVICES**

Nothing in this By-law shall be so interpreted as to interfere with the construction, maintenance and operation of the facilities of any public utility service, as defined by this By-law, or protective and emergency service such as police and fire protection, provided that the requirements of such public utility or protective and emergency service is of a standard compatible with the adjacent area as determined by Council or the Development Officer. Any building or structure erected in any zone for this purpose shall comply with the yard and area requirements applicable to the affected zone.

### **3.31. SITES REDUCED BY PUBLIC UTILITY SERVICE OR CREATION OF ROAD / STREET**

A site area, site width or required yard reduced below the minimum requirements of this By-law by virtue of a public works, creation of a public road / street unassociated with subdivision development or public utility service shall be deemed to conform to the requirements of this By-law.

### **3.32. CONNECTING TO MUNICIPAL SERVICES**

All principal buildings constructed on a site served by a public sewer, and / or water distribution system shall be connected to such services.

### **3.33. PROVINCIAL TRUNK HIGHWAYS AND PROVINCIAL ROADS**

All development proposed adjacent to Provincial Trunk Highways (**P.T.H.s**) and Provincial Roads (**P.R.s**) shall comply with the regulations and controls stipulated in the relevant legislation and / or regulations and other policies established by the appropriate provincial authorities.

### **3.34. WIND ENERGY GENERATION SYSEMS (WEGS)**

Prior to the construction of **WEGS**, plans illustrating the siting location of each **WEGS** device and associated works including accessory buildings or structures electrical lines (above or below ground), on-site roads and driveways providing access to the public road system must be submitted to the Municipality for site approval and shall conform to the following criteria:

- a. In addition to satisfying the minimum yard requirements, all **WEGS** shall be set back a minimum of one and one half (1 ½) times the total height of the **WEGS** from all dwelling units and accessory buildings;
- b. In addition to satisfying the minimum yard requirements, any new dwellings in the vicinity of a **WEGS** shall be separated a minimum of one and one half (1 ½) times the total height of the nearest adjacent **WEGS**;
- c. The total height of any **WEGS** shall be the distance measured between the ground to the uppermost point extension of any rotor blade;
- d. Any proposed **WEGS** sites located adjacent to a Provincial Trunk Highway (**P.T.H.**) or Provincial Road (**P.R.**) shall be circulated to the appropriate Provincial department responsible for highways for review and comment and shall be subject to the requirements of the regulations affecting those roadways;
- e. Proponents of **WEGS** are responsible for obtaining any required Federal and / or Provincial permits or approvals from any agencies and a copy of all must be provided to the Municipality;
- f. Where a proponent locates a **WEGS** on lands not under their ownership, they will be required to enter into an easement agreement with the owner of the property in order to secure on-going access to the **WEGS**;



- g. Where in the opinion of the Municipality, the setbacks or separation distances referred to in this section are not sufficient to reduce the potentially negative impact of **WEGS** due to the proposed number or density of **WEGS**, the existing number or density of other uses in the general vicinity, the proximity to a public road or any other reason that the Municipality believes is relevant, Council may increase / decrease the required setbacks and separation distances.

### 3.35. PRIVATE SWIMMING POOLS AND HOT TUBS

This section applies to private and semi-private swimming pools, hot tubs and similar structures when accessory to a residential use:

- a. Outdoor pools and hot tubs shall comply with yard requirements for accessory buildings and uses as set forth in the affected *Zone*. In no case shall an outdoor pool or hot tub be located closer than five (5) feet to any side or rear site line;
- b. All outdoor pools and hot tubs shall be completely enclosed with a fence or other suitable barrier constructed or erected;
- c. The fence / barrier shall have a minimum height of six (6) ft. including gates, which shall be self-closing and equipped with a lockable latch to prevent unauthorized entry;
- d. There shall be no openings other than an entry to a building at a gate and it shall be so constructed as to prevent a child from crawling under either the fence or gate;
- e. Where a chain link fence is used, the outside surface of the enclosure shall be relatively smooth so as not to provide foot or toe holds;
- f. The enclosure surrounding an outdoor pool shall be maintained in good repair;
- g. Open decks and open stairways associated with the outdoor pools or hot tubs may project to within two (2) ft. of any side or rear site line;
- h. Semi-private pools, which are not located on the property of a single-family dwelling and used solely by the occupant of said dwelling or his guests, are subject to the regulations governing swimming pools under *The Public Health Act*; and
- i. **Nothing in this Section shall relieve any such structure from complying with spatial, structural, electrical, plumbing, health and safety or separation requirements contained in regulations under *The Building and Mobile Homes Act*, *The Public Health Act* or other applicable statutes.**

### 3.36. FUTURE ROAD ALLOWANCE DEEMED EXISTING

No building or structure shall be erected upon any land acquired by the Rural Municipality of Woodlands or any other Federal or Provincial government agency and which has been designated for a future road allowance. Any development adjacent to said future road allowance shall comply with the requirements of the By-law as if the said future road allowance was already in existence.

### 3.37. DEVELOPMENT ADJACENT TO RAILWAY RIGHT-OF-WAY

Any new residential development to be established adjacent to a railway right-of-way shall incorporate a public reserve strip having a minimum width of fifty (50) ft. adjacent to such a right-of-way

### 3.38. HEIGHT LIMITATION

The height of any ornamental dome, chimney, tower, electrical or telephone transmission line, television or radio mast, steeple, water storage tank, electrical apparatus or agricultural structures such as silos shall be limited to ninety-nine (99) feet provided that no roof structure or any space above the height limit shall be permitted for the purposes of providing useable floor space. Structures must be set back an appropriate distance so that adjacent municipal (including government road allowances) and Provincial Road (P.R.) and Provincial Trunk Highway (P.T.H.) right of ways are not impacted should a failure occur.

# PART IV – ZONES

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## 4.0. ZONES

In order to carry out the intent and purpose set forth in **PART I – TITLE, INTENT, PURPOSE, RULES OF CONSTRUCTION, DEFINITIONS**, the following zones are hereby established, as identified in *The Rural Municipality of Woodlands Development Plan*:

### 4.0.1. RURAL ZONES

- a. “**RA**” **RURAL AREA ZONE** provides for a full range of agricultural and rural uses.

### 4.0.2. RESIDENTIAL ZONES

- a. “**RG**” **RESIDENTIAL GENERAL ZONE** provides for serviced single-family, two-family and multiple-family residential development in the Urban Areas of Warren and Woodlands;
- b. “**RG1**” **RESIDENTIAL GENERAL LARGE LOT ZONE** provides for serviced single-family residential development larger lots in the Urban Areas of Warren and Woodlands;
- c. “**RMH**” **RESIDENTIAL MOBILE HOME ZONE** provides for the establishment of mobile homes in a clustered setting;
- d. “**RR**” **RURAL RESIDENTIAL ZONE** provides for serviced and on-site serviced rural residential development in the municipality; and
- e. “**RRTL**” **RURAL RESIDENTIAL (Twin Lakes) ZONE** provides for residential and recreational development in the Twin Lakes beach area.

### 4.0.3. MIXED RESIDENTIAL / COMMERCIAL / INDUSTRIAL ZONES

- a. “**GD**” **GENERAL DEVELOPMENT ZONE** provides areas for a mixture of residential, commercial and industrial uses in the Rural Settlement Centres of Marquette and Lake Francis.

### 4.0.4. RURAL RECREATION ZONE

- a. “**RREC**” **RURAL RECREATION ZONE** provides for recreational development in the designated rural areas of the municipality.

### 4.0.5. URBAN INSTITUTIONAL AND OPEN SPACE ZONES

- a. “**OR**” **OPEN SPACE / RECREATION ZONE** provides for open space and recreational uses in the Urban areas of Warren and Woodlands.
- b. “**I**” **INSTITUTIONAL ZONE** provides for institutional uses in the Urban areas of Warren and Woodlands.

### 4.0.6. URBAN / RURAL COMMERCIAL AND INDUSTRIAL ZONES

- a. “**CH**” **COMMERCIAL HIGHWAY ZONE** provides for commercial development adjacent to major transportation routes requiring larger site areas;
- b. “**CG**” **COMMERCIAL GENERAL ZONE** provides for commercial development within core areas of the Urban Areas of Warren and Woodlands;
- c. “**MG**” **INDUSTRIAL GENERAL ZONE** provides for industrial development in the Urban areas of Warren and Woodlands; and
- d. “**RCI**” **RURAL COMMERCIAL / INDUSTRIAL ZONE** provides for commercial / industrial uses to accommodate and address provisions of **section 3.4.3.** of the *Rural Municipality of Woodlands Development Plan*.

## 4.1. ZONING MAP

The location and the boundaries of the zones listed in section 4.0. are shown on the Zoning Maps attached hereto and marked as **MAPS 1, 2, 3, and 4** of this By-law.

## **4.2. REGISTERED PLANS**

All plan references on the Zoning Maps pertain to registered plans filed in the Winnipeg Land Titles Office or Director of Survey Plans filed with the Director of Surveys.

## **4.3. GENERAL PROVISIONS**

The general provisions applying to all zones are contained within this **PART**. Also applying to these zones are the provisions of **PART I - INTENT, PURPOSE, RULES OF CONSTRUCTION, DEFINITIONS, PART II - ADMINISTRATION, PART III - GENERAL PROVISIONS** and the attached Zoning Maps.

## **4.4. INTERPRETATION OF REGULATIONS**

In their interpretation and application, the provisions of this **PART** shall be held to be the minimum requirements to satisfy the intent and purpose as set forth in section 1.2.

## **4.5. ZONING MAP – INTERPRETATION**

The location and boundaries of the zones listed in section 4.0. above are shown upon the Zoning Maps attached hereto and marked as **Maps 1** and **2**, which form part of this By-law. All notations, references and other information shown thereon, together with any amendments made by amending By-laws from time to time thereon, together with any amendments to boundaries in the case of street, lane or public utility right-of-way closings, as provided in section 4.9., shall be as much a part of this By-law as if the matters and information set forth in the said Zoning By-law were fully described herein. In the interpretation of the boundaries of the zones as shown on the Zoning Maps, the following rules shall apply:

- a. Coloured areas 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; and
- 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.

If a street, lane, government road allowance or public utility right-of-way, as shown on the Zoning Maps is lawfully closed, the land formerly comprising the street or lane, government road allowance or right-of-way shall be included within the zone of the adjoining land; however, if the said street or lane, government road allowance or right-of-way was a zoning boundary between two (2) 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.

## **4.6. INTERPRETATION OF DEVELOPMENT PLAN BOUNDARIES**

Where a change in land use or amendment to the Zoning By-law is proposed and the majority, but not all of the subject lands fall within the appropriate development plan category, the subject lands shall be deemed to fall within the boundaries of the appropriate development plan category so as not to necessitate an amendment to the development plan.

## **4.7. BULK REQUIREMENT AND ACCESSORY TABLES**

### **4.7.1. USE CLASS DEFINITIONS**

- a. The Use Classes, as used in the Bulk Requirement and Accessory Use Tables, group individual land uses into a specified number of classes, with common functional or physical impact characteristics and define the range of uses which are permitted or conditional within the various Zones of this By-law;

- b. Typical uses listed in the tables, which may be defined in **PART I**, are not intended to be exclusive or restrictive. Reference should be made to the definition of the Use Class in determining whether or not a use is included within a particular Use Class; and
- c. Where a specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two (2) or more Use Class definitions, the Development Officer may deem that the use conforms to and is included in that Use Class and considered to be the most appropriate in character and purpose. In cases of disagreement, approval shall be verified via resolution of Council.

#### 4.7.2. TABLE STRUCTURES

The Bulk Requirement and Accessory Use Tables applicable to each zone of this By-law are intended to regulate the use and development of land within that zone. These Tables have been constructed in such a manner that most requirements for uses are listed on the table, including bulk regulations such as site areas, site widths and yards. All listed uses / use classes are subject to the provisions contained in each of the respective Tables, subject to the following:

- a. Uses / use classes not listed are **not permitted**;
- b. Any use listed as a "**P**" **Permitted Use** in a given zone may be developed on any site within that zone provided all requirements are complied with;
- c. Any use listed as a "**C**" **Conditional Use** shall require application for and approval of a conditional use order as per regulations set forth in **PART II – ADMINISTRATION** and as provided for in *The Planning Act*. Approval may be subject to additional conditions as determined by Council;
- d. Where the term "**as required by Council**" is used in the Tables, it shall be interpreted to mean a condition attached to a conditional use order where listed as "**C**" **Conditional Use**; and by resolution of Council where listed as a "**P**" **Permitted Use**.

#### 4.7.3. RETENTION OF BULK REQUIREMENTS

- a. It shall be the continuing obligation of the owner to maintain the minimum site area, yards and other open spaces required herein for any use as long as it remains in existence;
- b. The minimum site area, yards and other open spaces allotted to a use as per requirements of this By-law shall not, by virtue of change of ownership, or for any other reason, be used to satisfy the yard, other open space, or minimum site area requirements for any other uses;
- c. All yards and other open spaces required for any use shall be located on the same site as the use; and
- d. No building or structure shall be permitted on a corner site when such building or structure is to be oriented in such a manner as to reduce the front yard requirement on the street on which such corner site has its frontage at the time this Zoning By-law becomes effective.

#### 4.8. BULK USE AND REQUIREMENT TABLES BY ZONE

4.8.1. TABLE 4.1: “GD” GENERAL DEVELOPMENT ZONE USE AND BULK REQUIREMENTS

TABLE 4.1: “GD” GENERAL DEVELOPMENT ZONE USE AND BULK REQUIREMENTS								
USE / USE CLASS  “P” Permitted “C” Conditional	REQUIREMENTS							
	Acres (ac), Square feet (sf), Feet (ft), Percentage (%)							
	MINIMUM					MAXIMUM		
	Site Area (ac) (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)	Site Coverage (%)	
Accessory uses	see TABLE 4.2							
Agri-business	C	20,000 sf	90	35	15	25	30	40
Agriculture industry	C	20,000 sf	90	35	15	25	30	40
Animal and veterinary service	C	20,000 sf	90	35	15	25	30	40
Auctioneering establishment	C	20,000 sf	90	35	15	25	30	40
Automobile service station	C	20,000 sf	90	35	15	25	30	40
Automated teller machine (ATM)	P	20,000 sf	90	35	15	25	15	40
Automotive and recreational vehicle (RV) equipment sales, service and repair (see also section 3.23. for entrance and exit requirements)	C	20,000 sf	90	35	15	25	30	40
Bar and lounge	C	20,000 sf	90	35	15	25	30	40
Broadcast and motion picture studio	C	20,000 sf	90	35	15	25	30	40
Bulk storage facility <sup>2</sup>	C	20,000 sf	90	35	15	25	30	40
Business support service	P	20,000 sf	90	35	15	25	30	40
Camping and tenting grounds (see TABLE 4.20)	P	2 ac	200	35	15	25	30	40
Cemetery	C	20,000 sf	90	35	15	25	15	40
Child care services	P	20,000 sf	90	35	15	25	30	40
Clinic	P	20,000 sf	90	35	15	25	30	40
Commercial school	C	20,000 sf	90	35	15	25	30	40
Community / public recreation service	P	as determined by Council						
Community service club	C	20,000 sf	90	35	15	25	30	40
Contractor service	C	20,000 sf	90	35	15	25	30	40
Custom manufacturing establishment	C	20,000 sf	90	35	15	25	30	40
Drive-in	C	20,000 sf	90	35	15	25	30	40
Dwelling <sup>3</sup> : single-family: stick built, modular, RTM, used, mobile home	P	20,000 sf	90	35	15	25	30	40
Dwelling: multiple-family	C	20,000 sf	90	35	15	25	30	40
Dwelling <sup>2</sup> : two-family including modular, RTM, used and mobile home	P	20,000 sf	90	35	15	25	30	40
Education service	P	20,000 sf	90	35	15	25	30	40
Eating and drinking establishment	P	20,000 sf	90	35	15	25	30	40
Farmers market / outdoor market	P	20,000 sf	90	35	15	25	15	40
Fleet service	C	20,000 sf	90	35	15	25	30	40
Funeral service	C	20,000 sf	90	35	15	25	30	40

<sup>1</sup> Locations adjacent to a Provincial Trunk Highway (P.T.H.) or Provincial Road (P.R.) require that yards meet regulatory requirements.

<sup>2</sup> At a minimum, setback distances shall meet all provincial and federal requirements

<sup>3</sup> The minimum dwelling unit area of a single family or each unit of a two-family dwelling shall be six hundred (600) sq. ft.

**TABLE 4.1: “GD” GENERAL DEVELOPMENT ZONE USE AND BULK REQUIREMENTS**

USE / USE CLASS  “P” Permitted “C” Conditional	REQUIREMENTS							
	Acres (ac), Square feet (sf), Feet (ft), Percentage (%)							
	MINIMUM					MAXIMUM		
	Site Area (ac) (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)	Site Coverage (%)	
Gas bar	C	20,000 sf	90	35	15	25	15	40
General storage	C	20,000 sf	90	35	15	25	30	40
Government service	P	as determined by Council						
Group home	P	20,000 sf	90	35	15	25	30	40
Greenhouse / nursery	C	20,000 sf	90	35	15	25	30	40
Hotel / motel	C	20,000 sf	90	35	15	25	30	40
Indoor participant recreation service	P	20,000 sf	90	35	15	25	30	40
Industrial general	C	20,000 sf	90	35	15	25	30	40
Industrial vehicle / equipment sales / service (see also <b>section 3.23</b> for entrance and exit requirements)	C	20,000 sf	90	35	15	25	30	40
Information technology use	C	20,000 sf	90	35	15	25	30	40
Manufacturing facility	C	20,000 sf	90	35	15	25	30	40
Medical treatment service	P	20,000 sf	90	35	15	25	30	40
Mobile home park (for bulk requirements, see <b>TABLE 4.3</b> )	C	as determined by Council						
Mini warehouse and self-storage	C	20,000 sf	90	35	15	25	30	40
Mobile and / or ready to move (RTM) home sales and service, including on-site construction	C	20,000 sf	90	35	15	25	30	40
Outdoor participant recreation service	C	20,000 sf	90	35	15	25	30	40
Outdoor amusement establishment	C	20,000 sf	90	35	15	25	30	40
Parking area public / private	C	20,000 sf	90	35	15	25	15	40
Personal care home	P	20,000 sf	90	35	15	25	30	40
Personal service shop	P	20,000 sf	90	35	15	25	15	40
Pet cemetery	C	20,000 sf	90	35	15	25	15	40
Place of assembly	P	20,000 sf	90	35	15	25	30	40
Planned unit development (see also <b>section 3.10.</b> )	C	as determined by Council						
Private club	P	20,000 sf	90	35	15	25	30	40
Processing use	C	20,000 sf	90	35	15	25	30	40
Professional, financial / office support service	P	20,000 sf	90	35	15	25	30	40
Protective and emergency service	P	as determined by Council						
Public facility	P	20,000 sf	90	35	15	25	30	40
Public park, recreation area	P	as determined by Council						
Public / private library and cultural exhibit	P	20,000 sf	90	35	15	25	30	40
Public utility service	P	as determined by Council						
Rapid drive through vehicle service	C	20,000 sf	90	35	15	25	30	40
Recycling / waste collection centre, private	C	20,000 sf	90	35	15	25	30	40
Religious facility	P	20,000 sf	90	35	15	25	30	40
Residential care facility	P	20,000 sf	90	35	15	25	30	40
Repair service, household	C	20,000 sf	90	35	15	25	30	40

**TABLE 4.1: “GD” GENERAL DEVELOPMENT ZONE USE AND BULK REQUIREMENTS**

USE / USE CLASS  “P” Permitted “C” Conditional		REQUIREMENTS Acres (ac), Square feet (sf), Feet (ft), Percentage (%)						
		MINIMUM					MAXIMUM	
		Site Area (ac) (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)	Site Coverage (%)
		Retail sales / service / repair	<b>P</b>	20,000 sf	90	35	15	25
Shopping centre / strip mall	<b>P</b>	20,000 sf	90	35	15	25	30	40
Spectator entertainment establishment	<b>C</b>	20,000 sf	90	35	15	25	30	40
Subdivision of attached two-family dwelling (no yard required at common wall) (see also <b>section 3.27.</b> )	<b>P</b>	9,000 sf	40	35	15	25	30	40
Transport terminal	<b>C</b>	20,000 sf	90	35	15	25	30	40
Trucking operation	<b>C</b>	20,000 sf	90	35	15	25	30	40
Warehouse / warehouse sales / storage	<b>C</b>	20,000 sf	90	35	15	25	30	40

4.8.2. TABLE 4.2: “GD” GENERAL DEVELOPMENT ZONE ACCESSORY USES

TABLE 4.2: “GD” GENERAL DEVELOPMENT ZONE ACCESSORY USES									
USES  “P” - Permitted “C” - Conditional	REQUIREMENTS								
	MINIMUM				MAXIMUM				
	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Distance to other Buildings (ft)	No. of Buildings	Floor Area (sq ft)	Site Coverage (%)	Height (ft)	
<b>1. RESIDENTIAL RELATED ACCESSORY USES IN THE “GD” ZONE:</b> including accessory uses for residential uses as defined in <b>PART 1.3. DEFINITIONS</b> . For uses not listed below, yard requirements listed for the main use apply as per <b>TABLE 4.1</b> . For accessory uses in Mobile Home Parks, yard requirements apply as for the “RMH” Zone listed in <b>Table 4.5</b> .									
Bed and breakfast (see <b>section 3.25.</b> )	P	as required for the main use							
Clotheslines, flagpoles and similar structures	P	35	2	2	N / A		N / A		15
Decks / patios, open only (see also <b>section 3.15.2. d.)</b>	P	35	5	5	N / A		N / A		6 ½
Garage / carport including fabric structures	P	35	5	5	10	4	N / A	15	20
Home day care	P	N / A							
Home based business	C	N / A							
Pet animal enclosures / dog houses, personal / private use	P	35	15	25	10	4	N / A		15
Outdoor heating appliances: chimney must be equal in height with neighbouring residential chimney(s)	P	35	15	5	10	1	N / A		N / A
Parks and recreational use related structures for operation, maintenance and administration uses	P	as determined by Council							
Patios, covered, gazebos, sunrooms and like structures	P	35	5	2	10	N / A		15	15
Play / sports structures	P	35	5	2	N / A				15
Privacy fences / structures located within a zoning site	P	35	5	2	N / A				12
Reception equipment (private), incl. radio antenna towers and similar uses, private	C	35	20	20	N / A				99
Satellite dishes (see <b>section 3.17.2. i.)</b> <sup>4</sup>	P	35	20	20	N / A				15
Secondary suite (bulk requirements listed apply to detached dwelling units only, one (1) accessory d.u. allowed per zoning site (see also <b>section 3.8.</b> )	C	35	15	25	10	1	850	N / A	25
Sheds, including garden and tool sheds	P	35	5	5	10	4	N / A	15	15
Signs	see section 3.19.								
Solar energy or standby electrical generation system, private	P	35	5	25	N / A				15
Solid waste storage structures, private	P	5	5	2	N / A				15
Swimming pools, hot tubs and related structures, private	P	35	5	5	N / A				15

<sup>4</sup> Satellite dishes less than three (3) ft. in diameter can be located in all yards if attached to the main building



**TABLE 4.2: “GD” GENERAL DEVELOPMENT ZONE ACCESSORY USES**

USES  “P” - Permitted “C” - Conditional	REQUIREMENTS								
	MINIMUM				MAXIMUM				
	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Distance to other Buildings (ft)	No. of Buildings	Floor Area (sq ft)	Site Coverage (%)	Height (ft)	
Wind turbines, private (max. sixty (60) ft. in height)	P	60	60	60	10	N / A			60
Wind turbines, private (greater than sixty (60) ft. in height)	C	as determined by Council							
Other accessory uses as deemed appropriate for the zone by Council	C	as determined by Council							
<b>2. COMMERCIAL AND INDUSTRIAL RELATED ACCESSORY USES IN THE “GD” ZONE:</b> including accessory commercial and industrial related uses as defined for the main use in <b>PART 1.3 - DEFINITIONS</b> . For uses not listed below, yard requirements as listed for the main use apply as per <b>TABLE 4.1</b> .									
Automated teller machine (ATM)	P	35	5	25	N / A			15	
Dwelling <sup>2</sup> associated with commercial / industrial use, including second floor dwelling unit	C	35	as required for the main use						
Electrical generation system, backup	P	35	5	25	10	N / A			15
Garage / carport including fabric structure	P	35	5	5	10	4	N / A	15	20
Incinerators accessory to an approved use subject to appropriate regulatory approval, if required	C	as determined by Council							
Outdoor heating appliances: chimney must be equal in height with neighbouring residential and / or commercial / industrial chimney(s)	P	35	20	25	10	1	N / A		N / A
Patios, open or covered, as part of hotels and eating and drinking establishments	C	0	5	5	N / A			15	
Reception equipment, incl. radio antenna towers and similar uses, private (for satellite dishes, see below)	C	as determined by Council							
Satellite dishes (see <b>section 3.17.2. i.</b> ) <sup>3</sup>	P	35	20	20	N / A			15	
Shipping container storage structure	C	35	5	5	10	1	600	15	15
Signs	see section 3.19.								
Storage compound / area for goods used / produced / sold by an approved use listed in <b>TABLE 4.1</b>	C	as determined by Council							
Storage structure, including sheds	P	35	5	5	10	4	N / A	15	15
Swimming pools, hot tubs and related structures, commercial	P	35	5	5	N / A			15	
Solid waste storage structures	P	35	5	25	N / A			15	
Solar energy generation, private use	P	35	5	25	N / A			15	
Wind turbines, private (max. sixty (60) ft. in height)	P	60	60	60	10			N / A	
Wind turbines, private (greater than sixty (60) ft. in height)	C	as determined by Council							

TABLE 4.2: "GD" GENERAL DEVELOPMENT ZONE ACCESSORY USES								
USES  "P" - Permitted "C" - Conditional	REQUIREMENTS							
	MINIMUM				MAXIMUM			
	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Distance to other Buildings (ft)	No. of Buildings	Floor Area (sq ft)	Site Coverage (%)	Height (ft)
Other accessory uses as deemed appropriate for the zone by council	C	as determined by Council						

4.8.3.

4.8.3. TABLE 4.3: "RMH" MOBILE HOME PARKS ZONE BULK REQUIREMENTS

TABLE 4.3: MOBILE HOME PARKS ZONE BULK REQUIREMENTS	
MINIMUM SITE REQUIREMENTS / DEVELOPMENT REQUIREMENTS (SERVICED ONLY)	
Criteria	Minimum requirements feet (ft), square feet (sf)
Minimum site area	4000 sf
Minimum site width	40 ft
Minimum side to side clearance between mobile homes (including additions and attachments)	20 ft
Minimum end to end clearance between mobile homes	30 ft
Minimum mobile home dwelling unit area	600 sf
Minimum distance from mobile home to internal roadway and / or mobile home park boundary	30 ft
Minimum width of road right-of-way	40 ft
Minimum width of roadway surface	24 ft
Maximum number of mobile homes per site	1
Minimum number of parking spaces per site	1

**4.8.4. TABLE 4.4: “RR” RURAL RESIDENTIAL, “RRTL” RURAL RESIDENTIAL (Twin Lakes), “RG” RESIDENTIAL GENERAL, “RG1” RESIDENTIAL GENERAL LARGE LOT, “RMH” RESIDENTIAL MOBILE HOME AND “RREC” RURAL RECREATION ZONES USE AND BULK REQUIREMENTS**

<b>TABLE 4.4: “RR” RURAL RESIDENTIAL, “RRTL” RURAL RESIDENTIAL (Twin Lakes), “RG” RESIDENTIAL GENERAL, “RG1” RESIDENTIAL GENERAL LARGE LOT, “RMH” RESIDENTIAL MOBILE HOME AND “RREC” RURAL RECREATION ZONES USE AND BULK REQUIREMENTS</b>									
<b>USES / USE CLASSES</b> Permitted “P” Conditional “C” Not Permitted “-”		<b>Zone</b>	<b>REQUIREMENTS</b> Feet (ft), Square feet (sf), Acres (ac), Percentage (%)						
			<b>MINIMUM</b>					<b>MAXIMUM</b>	
			<b>Site Area</b> (sf) (ac)	<b>Site Width</b> (ft) <sup>1</sup>	<b>Front Yard</b> (ft) <sup>1</sup>	<b>Side Yard</b> (ft) <sup>1,5</sup>	<b>Rear Yard</b> (ft) <sup>1</sup>	<b>Height</b> (ft)	<b>Site Coverage</b> (%)
Accessory uses			see TABLE 4.5						
Camping and tenting grounds	P	RREC	2 ac	200	30	20	25	30	35
	C	RRTL	2 ac	200	30	20	25	30	35
Child care service	P	RG	10,000 sf	100	30	15	25	30	35
Commercial resort	P	RREC	2 ac	200	30	20	25	30	35
	C	RRTL	2 ac	200	30	20	25	30	35
Dwelling <sup>2</sup> , single-family: modular, RTM and stick built only	P	RR	2 ac	200	75	25	30	30	-
	P	RG	5,000 sf	50	30	10	25	30	40
	P	RG1	8,000 sf	75	30	10	25	30	40
	P	RRTL	12,000 sf	75	30	10	25	30	35
Dwelling <sup>2</sup> , single-family: mobile home only	C	RR	2 ac	200	75	25	30	30	-
	P	RMH	see TABLE 4.3						
	C	RRTL	12,000 sf	75	30	10	25	30	35
Dwelling <sup>2</sup> , single-family: used	C	RR	2 ac	200	75	25	30	30	-
	C	RG	5,000 sf	50	30	10	25	30	40
	C	RG1	8,000 sf	75	30	10	25	30	40
	C	RRTL	12,000 sf	75	30	10	25	30	35
Dwelling <sup>2</sup> , two-family	C	RG	5,000 sf	50	30	10	25	30	40
Dwelling, multiple-family	C	RG	10,000 sf + 1000 sf for each unit over 5	100	30	15	25	30	60
Eating and drinking establishment	C	RREC	15,000 sf	100	30	15	25	30	35
Education service	C	RG	as determined by Council						
Group home	P	RR	2 ac	200	75	25	30	30	-
	P	RG	5,000 sf	50	30	10	25	30	40
	P	RG1	8,000 sf	75	30	10	25	30	40
Institutional residence	C	RG	10,000 sf	100	30	15	25	30	60
Marina	C	RRTL	15,000 sf	100	30	15	25	30	35
Medical treatment service	C	RG	10,000 sf	100	30	15	25	30	60
Mobile home parks	P	RMH	80,000 sf	200	30	20	25	30	40

<sup>5</sup> Side yards on the street side of a corner or reverse corner site shall be fifteen (15) ft. in the “RG” and “RG1” Zones; seventy-five (75) ft. in the “RR” Zone

**TABLE 4.4: “RR” RURAL RESIDENTIAL, “RRTL” RURAL RESIDENTIAL (Twin Lakes), “RG” RESIDENTIAL GENERAL, “RG1” RESIDENTIAL GENERAL LARGE LOT, “RMH” RESIDENTIAL MOBILE HOME AND “RREC” RURAL RECREATION ZONES USE AND BULK REQUIREMENTS**

USES / USE CLASSES Permitted “P” Conditional “C” Not Permitted “-”	Zone	REQUIREMENTS Feet (ft), Square feet (sf), Acres (ac), Percentage (%)														
		MINIMUM					MAXIMUM									
		Site Area (sf) (ac)	Site Width (ft) <sup>1</sup>	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1,5</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)	Site Coverage (%)								
Planned unit development (see also <i>section 3.10.</i> )	C	RG	<b>as determined by Council</b>													
	C	RRTL														
Public / private library and cultural exhibit	P	RG														
Public park / recreation area	P	RR														
	P	RG														
	P	RG1														
	P	RRTL														
Public utility services	P	RR														
	P	RG														
	P	RG1														
	P	RMH														
	P	RRTL														
	P	RREC														
Religious facility	C	RR								2 ac	200	75	25	30	30	-
	C	RG								10,000 sf	100	30	15	25	30	60
Public / private parking areas	P	RRTL	15,000 sf	100	30	15	25	30	35							
	P	RREC	15,000 sf	100	30	15	25	30	35							
Residential related farm <b>max. 9.9 a.u.</b>	C	RR	5 ac	300	75	25	30	30	35							
Retail sales / service / repair	C	RREC	15,000 sf	100	30	15	25	30	35							
Other uses deemed appropriate for the zone by Council	C	ALL	<b>as determined by Council</b>													

4.8.5. TABLE 4.5: “RR” RURAL RESIDENTIAL, “RRTL” RURAL RESIDENTIAL (Twin Lakes), “RG” RESIDENTIAL GENERAL, “RG1” RESIDENTIAL GENERAL LARGE LOT, “RMH” RESIDENTIAL MOBILE HOME ZONES ACCESSORY USE TABLE

**TABLE 4.5: “RR” RURAL RESIDENTIAL, “RRTL” RURAL RESIDENTIAL (Twin Lakes), “RG” RESIDENTIAL GENERAL, “RG1” RESIDENTIAL GENERAL LARGE LOT, “RMH” RESIDENTIAL MOBILE HOME ZONES ACCESSORY USES**

USES  “P” - Permitted “C” – Conditional	ZONES	REQUIREMENTS									
		MINIMUM				MAXIMUM					
		Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Distance to other Buildings (ft)	No. of Buildings	Floor Area (sq ft)	Site Coverage (%)	Height (ft)		
Including accessory uses defined in PART 1.3. for main uses listed in TABLE 4.4. For yard requirements not listed below, requirements listed for the main use apply as per TABLE 4.4 and as per Table 4.3 for accessory uses in the “RMH” Zone.											
Bed and breakfast	P	RR	as required for the main use								
	P	RG									
	P	RG1									
	C	RRTL									
Boathouse	P	RRTL	30	15	-	10	1	N/A	15	15	
Clotheslines, flagpoles and associated structures	P	RR	75	25	30	N/A				25	
	P	RG	30	2	2	N/A				25	
	P	RG1	30	2	2	N/A				25	
	P	RMH	30	2	2	N/A				25	
	P	RRTL	30	2	2	N/A				25	
Decks / patios, open only (see also section 3.15.2. d.)	P	RR	75	25	30	N/A				6	
	P	RG	30	2	2	N/A				6 ½	
	P	RG1	30	2	2	N/A				6 ½	
	P	RMH	30 <sup>5</sup>	2	2	N/A				6 ½	
	P	RRTL	30	2	2	N/A				6 ½	
Garage / carport including fabric structure	P	RR	75	25	30	10	4	N/A	15	20	
	P	RG	30	2	2	10	4	N/A	15	20	
	P	RG1	30	2	2	10	4	N/A	15	20	
	P	RMH	30 <sup>5</sup>	2	2	10	4	N/A	15	20	
	P	RRTL	30	2	2	10	4	N/A	15	20	
Guest cottage	C	RRTL	30	15	25	10	1	420	15	15	
Garage, loft:	C	RRTL RREC	30	15	25	10	1	420	15	25	
Garage / boathouse unit								900			
Dwelling unit											
Home day care	P	RR	N/A								
	P	RG									
	P	RG1									
	P	RMH									
	P	RRTL									

**TABLE 4.5: “RR” RURAL RESIDENTIAL, “RRTL” RURAL RESIDENTIAL (Twin Lakes), “RG” RESIDENTIAL GENERAL, “RG1” RESIDENTIAL GENERAL LARGE LOT, “RMH” RESIDENTIAL MOBILE HOME ZONES ACCESSORY USES**

USES “P” - Permitted “C” – Conditional		ZONES	REQUIREMENTS							
			MINIMUM				MAXIMUM			
			Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Distance to other Buildings (ft)	No. of Buildings	Floor Area (sq ft)	Site Coverage (%)	Height (ft)
Home occupation, home based business, home industry	C	RR	N / A							
	C	RG								
	C	RG1								
	C	RMH								
	C	RRTL								
Outdoor heating appliances: chimney to be equal in height w / adjacent residential chimney(s)	P	RR	75	25	30	10	1	N / A		
Pet animal enclosures / dog houses, personal / private use	P	RR	75	25	30	10	4	N / A	15	15
	P	RG	30	15	25	10	4	N / A	15	15
	P	RG1	30	15	25	10	4	N / A	15	15
	P	RMH	30 <sup>6</sup>	7	10	10	4	N / A	15	15
	P	RRTL	30	15	25	10	4	N / A	15	15
Outdoor cooking facilities as part of a deck, private	P	RR	75	as per requirements for decks						
	P	RG	30							
	P	RG1	30							
	P	RMH	30 <sup>5</sup>							
	P	RRTL	30							
Patios, covered; gazebos, sunrooms and like structures	P	RR	75	25	30	10	4	N / A	15	15
	P	RG	30	10	25	10	4	N / A	15	15
	P	RG1	30	10	25	10	4	N / A	15	15
	P	RMH	30 <sup>5</sup>	7	10	10	4	N / A	15	15
	P	RRTL	30	10	25	10	4	N / A	15	15
Play / sports structures	P	RR	as required for the main use							
	P	RG								
	P	RG1								
	P	RMH								
	P	RRTL								
Privacy fences /structures located within a zoning site	P	RR	75	25	30	N / A				12
	P	RG	30	10	10	N / A				12
	P	RG1	30	10	10	N / A				12
	P	RRTL	30	10	10	N / A				12

<sup>6</sup> Applicable to defined mobile home site.

**TABLE 4.5: “RR” RURAL RESIDENTIAL, “RRTL” RURAL RESIDENTIAL (Twin Lakes), “RG” RESIDENTIAL GENERAL, “RG1” RESIDENTIAL GENERAL LARGE LOT, “RMH” RESIDENTIAL MOBILE HOME ZONES ACCESSORY USES**

USES “P” - Permitted “C” – Conditional	ZONES	REQUIREMENTS								
		MINIMUM				MAXIMUM				
		Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Distance to other Buildings (ft)	No. of Buildings	Floor Area (sq ft)	Site Coverage (%)	Height (ft)	
Reception equipment (private), incl. radio antenna towers and similar uses, private	C	RR	75	as determined by Council						
	C	RG	30							
	C	RG1	30							
	C	RMH	30 <sup>5</sup>							
	C	RRTL	30							
Satellite dishes (see section 3.17.2. i.) <sup>3</sup>	P	RR	73	23	28	N/A				
	P	RG	28	23	23	N/A				
	P	RG1	28	8	23	N/A				
	P	RMH	28 5	5	8	N/A				
	P	RRTL	28	8	23	N/A				
Sheds, including garden and tool sheds, private conservatory / greenhouse	P	RR	75	25	30	10	4	N/A	15	15
	P	RG	30	2	2	10	4	N/A	15	15
	P	RG1	30	2	2	10	4	N/A	15	15
	P	RMH	30 <sup>5</sup>	2	2	10	4	N/A	15	15
	P	RRTL	30	2	2	N/A	4	N/A	15	15
Shipping container storage structure	C	ALL	as determined by Council							
Signs	see section 3.19.									
Solid waste storage structures, private	P	ALL	5	5	2	N/A				15
Swimming pools, hot tubs and related structures, private	P	RR	75	25	30	N/A				
	P	RG	30	5	5	N/A				
	P	RG1	30	5	5	N/A				
	P	RMH	30 <sup>5</sup>	2	5	N/A				
	P	RRTL	30	5	5	N/A				
Solar energy or standby electrical generation system, private	P	RR	75	25	30	N/A				15
	P	RG	30	5	5	N/A				15
	P	RG1	30	5	5	N/A				15
	P	RMH	30 <sup>5</sup>	2	5	N/A				15
	P	RRTL	30	5	5	N/A				15
Wind turbine, private: max. 60 ft. in height	P	RR	100	60	60	N/A				60
Wind turbine, private: greater than 60 ft. in height	C		as determined by Council							
Other accessory uses deemed appropriate for the zones by Council	C	ALL	as determined by Council							

4.8.6. TABLE 4.6: “RA” RURAL AREA ZONE USE AND BULK REQUIREMENTS

TABLE 4.6: “RA” RURAL AREA ZONE USE AND BULK REQUIREMENTS							
USES / USE CLASSES  Permitted “P” Conditional “C”		REQUIREMENTS Acres (ac) Feet (ft)					
		MINIMUM					MAXI- MUM
		Site Area (ac)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1,7</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)
Accessory uses (see TABLE 4.7)		as required for the main use					
Agri-business	C	2	200	75	25	30	-
Agri-tourism	P	80	600	75	25	30	-
Agricultural operations, not including livestock and animal (other) operations (subject to separation distance requirements as per TABLE 4.8 (see also TABLE 4.9 for calculation of animal units (a.u.))	P	80	600	75	25	30	-
Agricultural exhibition grounds	C	2	200	75	25	30	-
Agriculture industry	C	2	200	75	25	30	-
Agriculture, specialized	P	10	300	75	25	30	-
Aircraft landing strip / field	C	15	300	75	25	30	-
Animal (other) operations including game farms (subject to separation distance requirements as per TABLE 4.8 (see also TABLE 4.9 for calculation of animal units (a.u.))	C	80	600	75	25	30	-
Anhydrous ammonia facility (see also section 3.12.)	C	2	200	75	25	30	-
Animal and veterinary service	C	2	200	75	25	30	-
Asphalt plant, temporary (see also section 3.16.b.)	C	2	200	75	25	30	-
Auctioneering establishment - livestock	C	80	600	75	25	30	-
Cemetery	C	2	200	75	25	30	-
Concrete batching plant, temporary (see also section 3.16.b.)	C	N / A					
Conservation use	P	as determined by Council					
Excavation and stripping (see section 3.4)	C	N / A					
Dwelling <sup>2</sup> , single-family: stick built, modular and RTM only (subject to separation distances as per TABLE 4.8)	P	2	200	75	25	30	-
Dwelling <sup>2</sup> , single-family: mobile home and used only (subject to separation distances as per TABLE 4.8)	C	2	200	75	25	30	-
Equestrian establishment max. 299 a.u. (subject to separation distance requirements as per TABLE 4.8 (see also TABLE 4.9 for calculation of animal units (a.u.))	P	80	600	75	25	30	-
Farmers market / outdoor market	P	2	200	75	25	30	-
Golf course *	P	40	500	75	25	30	-
Livestock operation: max. 299 a.u. (subject to separation distance requirements as per TABLE 4.8)	P	80	600	75	25	30	-

<sup>7</sup> The side or rear yard requirement adjacent to a government road allowance in the “RA” Zone shall be seventy-five (75) ft.



**TABLE 4.6: “RA” RURAL AREA ZONE USE AND BULK REQUIREMENTS**

TABLE 4.6: “RA” RURAL AREA ZONE USE AND BULK REQUIREMENTS								
USES / USE CLASSES  Permitted “P” Conditional “C”		REQUIREMENTS Acres (ac) Feet (ft)						
		MINIMUM					MAXI- MUM	
		Site Area (ac)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1,7</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)	
<i>(see also TABLE 4.9 for calculation of animal units (a.u.))</i>								
Livestock operation: greater than or equal to <b>300 a.u.</b> (subject to separation distance requirements as per <b>TABLE 4.8</b> (see also <b>TABLE 4.9</b> for calculation of animal units (a.u.))		<b>C</b>	80	600	75	25	30	-
Protective and emergency service		<b>P</b>	2	200	75	25	30	-
Public facility		<b>P</b>	2	200	75	25	30	-
Public utility service		<b>P</b>	<b>as determined by Council</b>					
Quarry / aggregate / mineral / topsoil extraction operation (see <b>section 3.11.</b> )		<b>C</b>	<b>as determined by Council</b>					
Small animal breeding and boarding establishment		<b>C</b>	2	200	75	25	30	-
Solar energy generation station / system		<b>C</b>	<b>as determined by Council</b>					
Wind energy generation station / system (see <b>section 3.33.</b> )		<b>C</b>	<b>as determined by Council</b>					

\* A golf course use and accessory uses (clubhouse and other related structures and uses, as noted in **TABLE 4.7**) are limited to lands described as being all **NW 27-13-01W**, including closed road plan no. 621 W.L.T.O., excepting road plan no. 587 W.L.T.O.

**4.8.7. TABLE 4.7: “RA” RURAL AREA ZONE ACCESSORY USES**

<b>TABLE 4.7: “RA” RURAL ZONE ACCESSORY USES</b>		<b>PERMITTED / CONDITIONAL</b>
Including accessory and associated uses defined in <b>section 1.3</b> for uses listed in <b>TABLE 4.6</b> . Yard requirements are the same as listed for the main use.		P
Dwellings <sup>2</sup> , single-family on same zoning site as the main residential use and including stick built, modular, mobile home, <b>RTM</b> and used		C
Bed and breakfast		P
Buildings / structures for the operation and maintenance of an agricultural activity, incl. animal housing, associated manure storage facilities, fabric structures, machine sheds		P
Clubhouses and other related structures and uses, including eating and drinking, rental and retail facilities, on the grounds of golf course use *		P
Clotheslines, flagpoles and associated structures		P
Farm produce outlet, including associated structures		P
Fences (see <b>section 3.17.2. f.</b> )		P
Garage / carport, private including fabric structures		P
Home industry, home based business, home occupation		C
Home day care		P
Incinerators / individual sewage disposal systems, as approved by authority having jurisdiction		P
Pet animal enclosures / dog houses, personal / private use		P
Lawn ornaments		P
Lighting fixtures		P
Outdoor cooking facilities, private		P
Outdoor heating appliances		P
Patios / Decks, including covered patios / decks), gazebos, sunrooms and like structures		P
Play / sports structures		P
Shipping containers storage structures		C
Reception equipment, incl. satellite dishes, towers, and similar uses		P
Satellite dishes (see <b>section 3.17.2. i.</b> ) <sup>3</sup>		P
Secondary suite (see <b>section 3.8.</b> )		C
Signs (see <i>also</i> section <b>3.19.</b> )		
Storage structures including machine sheds, garden sheds and like uses		P
Swimming pools, hot tubs / related structures, private / commercial (subject to regulatory approval)		P
Wind turbine, solar energy or standby electrical generation, private	maximum sixty (60) ft. in height: (minimum sixty (60) ft. side and rear yards required	P
	greater than sixty (60) ft. in height: yards to be determined by Council	C
Other accessory uses deemed appropriate for the zone by Council		C

## 4.8.8.

**TABLE 4.8: LIVESTOCK OPERATION – MINIMUM MUTUAL SETBACK REQUIREMENTS**

<b>TABLE 4.8: LIVESTOCK OPERATION – MINIMUM MUTUAL SETBACK REQUIREMENTS</b>				
<b>Size of Livestock Operation in Animal Units (a.u.)</b>	<b>Minimum Setback Requirements in Feet (ft)</b>			
	<b>From a Single Residence <sup>8</sup></b>		<b>From Designated Areas <sup>9</sup></b>	
	<b>To Earthen Manure Storage Facility / Feedlot</b>	<b>To Animal Housing Facility / Confined Livestock Area / Non-Earthen Manure Storage <sup>10</sup></b>	<b>To Earthen Manure Storage Facility / Feedlot</b>	<b>To Animal Housing Facility / Confined Livestock Area / Non-Earthen Manure Storage <sup>9</sup></b>
10 - 100	656 ft	328 ft	2,625 ft	1,739 ft
101 - 200	984 ft	492 ft	3,937 ft	2,625 ft
201 - 300	1,312 ft	656 ft	5,249 ft	3,511 ft
301 - 400	1,476 ft	738 ft	5,906 ft	3,937 ft
401 - 800	1,640 ft	820 ft	6,561 ft	4,364 ft
801 - 1,600	1,968 ft	984 ft	7,874 ft	5,249 ft
1,601 - 3,200	2,297 ft	1,148 ft	9,186 ft	6,135 ft
3,201 - 6,400	2,625 ft	1,312 ft	10,499 ft	6,988 ft
6,401 - 12,800	2,953 ft	1,476 ft	11,811 ft	7,874 ft
Greater than 12,800	3,281 ft	1,640 ft	13,123 ft	8,760 ft

<sup>8</sup> Not including the residence of the owner / operator.

<sup>9</sup> Designated areas include identified limits of the Urban areas of Warren and Woodlands, the Rural Settlement Centres of Marquette and Lake Francis, Rural Residential Areas and Recreation Areas as measured from borders defined in the *Rural Municipality of Woodlands Development Plan*.

<sup>10</sup> Includes barns and non-earthen manure storage structures such as above or below-grade tanks.

4.8.9. TABLE 4.9: ANIMAL UNIT SUMMARY TABLE

<b>TABLE 4.9: ANIMAL UNIT (A.U.) SUMMARY</b>			
<b>LIVESTOCK</b>		<b>A.U. PRODUCED BY ONE (1) LIVESTOCK</b>	<b>LIVESTOCK PRODUCING ONE (1) A.U.</b>
<b>Dairy</b>	Milking cows, including associated livestock	<b>2.000</b>	<b>0.5</b>
<b>Beef</b>	Beef cows, including associated livestock	<b>1.250</b>	<b>0.8</b>
	Backgrounder	<b>0.500</b>	<b>2.0</b>
	Summer pasture / replacement heifers	<b>0.625</b>	<b>1.6</b>
	Feeder cattle	<b>0.769</b>	<b>1.3</b>
<b>Hogs</b>	Sows, farrow to finish	<b>1.250</b>	<b>0.8</b>
	Sows, farrow to weanling	<b>0.25</b>	<b>4.0</b>
	Sows, farrow to nursery	<b>0.313</b>	<b>3.2</b>
	Weanlings	<b>0.033</b>	<b>30</b>
	Growers / finishers	<b>0.143</b>	<b>7.0</b>
	Boars (artificial insemination operations)	<b>0.200</b>	<b>5.0</b>
<b>Chickens</b>	Broilers	<b>0.0050</b>	<b>200</b>
	Roasters	<b>0.0100</b>	<b>100</b>
	Layers	<b>0.0083</b>	<b>120</b>
	Pullets and broiler breeder pullets	<b>0.0033</b>	<b>300</b>
	Broiler breeder hens	<b>0.0100</b>	<b>100</b>
<b>Turkeys</b>	Broilers	<b>0.010</b>	<b>100</b>
	Heavy Toms	<b>0.020</b>	<b>50</b>
	Heavy hens	<b>0.010</b>	<b>100</b>
<b>Horses (PMU)</b>	Mares, including associated livestock	<b>1.333</b>	<b>0.75</b>
<b>Sheep</b>	Ewes, including associated livestock	<b>0.200</b>	<b>5.0</b>
	Feeder lambs	<b>0.063</b>	<b>16.0</b>

This table is included for reference purposes only. If there is any discrepancy between this Table and those contained in the Provincial Farm Practices Guidelines and legislation enacted by the Province of Manitoba, the latter shall apply. For other livestock or operation types, please inquire with your regional Agricultural Engineer or Livestock Specialist. This Table is taken from Appendix I of the **Farm Practices Guidelines for Hog Producers in Manitoba**, February 7, 2000 edition.

**4.8.10. TABLE 4.10: “CG” COMMERCIAL GENERAL AND “CH” COMMERCIAL HIGHWAY ZONES USE AND BULK REQUIREMENTS**

TABLE 4.10: “CG” COMMERCIAL GENERAL AND “CH” COMMERCIAL HIGHWAY ZONES USE AND BULK REQUIREMENTS									
USES / USE CLASSES  Permitted “P” Conditional “C”	ZONE	REQUIREMENTS							
		Acres (ac): Feet (ft); Square feet (sf); Percentage (%)							
		MINIMUM					MAXIMUM		
		Site Area (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1,11</sup>	Rear Yard (ft) <sup>1,10</sup>	Height (ft)	Site Coverage (%)	
Accessory uses (see <b>TABLE 4.11</b> )		as required for the main use							15
Agri-business	C	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Agricultural industry	P	CH	40,000	150	45	15	25	30	60
Amusement establishment	P	CG	3,000	30	-	-	20	30	80
Animal and veterinary service	C	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Artisan and craftsman establishment	P	CG	3,000	30	-	-	20	30	80
Amusement establishment	P	CH	40,000	150	45	15	25	30	60
Auctioneering establishment	P	CH	40,000	150	45	15	25	30	60
Automated teller machine (ATM) standalone	P	CG	10,000	100	-	-	20	15	60
	P	CH	20,000	150	30	15	20	30	80
Automobile service station (see also <b>section 3.23.</b> for entrance and exit requirements)	P	CG	20,000	150	30	15	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Automotive and recreational vehicle (RV) sales, service, rental and repair (see also <b>section 3.23.</b> for entrance and exit requirements)	C	CG	20000	150	30	15	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Bar and lounge	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Broadcast and motion picture studio	P	CG	3,000	30	-	-	20	30	80
Business support service	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Camping and tenting grounds	C	CH	40,000	150	45	15	25	30	60
Child care service	P	CG	3,000	30	-	-	20	30	80
Clinic	P	CG	3,000	30	-	-	20	30	80
Commercial school	P	CG	3,000	30	-	-	20	30	80
Contractor service, general	P	CH	40,000	150	45	15	25	30	60
Custom manufacturing establishment	C	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Drive-in (see also <b>section 3.23.</b> for entrance and exit requirements)	C	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Dwelling: multiple family	C	CG	as determined by Council						
Eating and drinking establishment	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Farmers market / outdoor market	P	CG	3,000	30	-	-	20	30	80
Fleet service	P	CH	40,000	150	45	15	25	30	60
Funeral service	P	CG	3,000	30	-	-	20	30	80

<sup>11</sup> See section 3.15.1. for additional yard requirements when adjacent to a Residential Zone or residential use in a “GD” Zone.

**TABLE 4.10: “CG” COMMERCIAL GENERAL AND “CH” COMMERCIAL HIGHWAY ZONES USE AND BULK REQUIREMENTS**

USES / USE CLASSES  Permitted “P” Conditional “C”	ZONE	REQUIREMENTS							
		Acres (ac): Feet (ft); Square feet (sf); Percentage (%)							
		MINIMUM					MAXIMUM		
Site Area (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1,11</sup>	Rear Yard (ft) <sup>1,10</sup>	Height (ft)	Site Coverage (%)			
Gas bar (see also <b>section 3.23.</b> for entrance and exit requirements)	P	CG	20,000	150	30	15	20	30	80
Gas bar (see also <b>section 3.23.</b> for entrance and exit requirements)	P	CH	40,000	150	45	15	25	30	60
Government service	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Hotel / motel	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Indoor participant recreation service	P	CG	3,000	30	-	-	20	30	80
Industrial vehicle and equipment sales, service and rentals (see also <b>section 3.23.</b> for entrance and exit requirements)	P	CH	40,000	150	45	15	25	30	60
Information technology use	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Medical treatment service	P	CG	3,000	30	-	-	20	30	80
Personal service shop	P	CG	3,000	30	-	-	20	30	80
Planned unit development (see also <b>section 3.8.</b> ) including commercial / residential mix in “CG” Zone	C	CG	as determined by Council						
	C	CH	as determined by Council						
Private club	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Processing use	P	CH	40,000	150	45	15	25	30	60
Professional, financial and office support service	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Protective and emergency service	P	CG	as determined by Council						
	P	CH	as determined by Council						
Public facility	P	CG	as determined by Council						
	P	CH	as determined by Council						
Public / private library and cultural exhibit	P	CG	3,000	30	-	-	20	30	80
Public park / recreation area	P	CG	as determined by Council						
Public / private parking areas	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Public utility service	P	CG	as determined by Council						
	P	CH	as determined by Council						
Rapid drive-through vehicle service (see also <b>section 3.23.</b> for entrance and exit requirements)	P	CG	3,000	30	-	-	20	30	80
Rapid drive-through vehicle service (see also <b>section 3.23.</b> for entrance and exit requirements)	P	CH	40,000	150	45	15	25	30	60
Religious facilities	P	CG	3,000	30	-	-	20	30	80
Repair service, household	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Retail sales, service and repair	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60

**TABLE 4.10: “CG” COMMERCIAL GENERAL AND “CH” COMMERCIAL HIGHWAY ZONES USE AND BULK REQUIREMENTS**

USES / USE CLASSES  Permitted “P” Conditional “C”	ZONE	REQUIREMENTS							
		Acres (ac): Feet (ft); Square feet (sf); Percentage (%)							
		MINIMUM					MAXIMUM		
		Site Area (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1,11</sup>	Rear Yard (ft) <sup>1,10</sup>	Height (ft)	Site Coverage (%)	
Shopping centre / strip mall	P	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Small animal breeding and boarding establishment ( <i>limited to pet day care use only</i> )	C	CH	40,000	150	45	15	25	30	60
Spectator entertainment establishment	P	CG	3,000	30	-	-	20	30	80
Storage compound	C	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Trucking operation	P	CH	40,000	150	45	15	25	30	60
Warehouse, sales / storage and mini warehouse and self-storage	C	CG	3,000	30	-	-	20	30	80
	P	CH	40,000	150	45	15	25	30	60
Uses deemed appropriate for the zones by Council	C	ALL	as determined by Council						

**4.8.11. TABLE 4.11: “CG” COMMERCIAL GENERAL AND “CH” COMMERCIAL HIGHWAY ZONES ACCESSORY USES**

<b>TABLE 4.11: “CG” COMMERCIAL GENERAL AND “CH” COMMERCIAL HIGHWAY ZONES ACCESSORY USES</b>		<b>“P” Permitted “C” Conditional</b>
Including accessory uses defined in <b>SECTION 1.3</b> for each use / use class listed in <b>TABLE 4.10</b> . Yard requirements are the same as listed for the main use in <b>TABLE 4.10</b> .; maximum site coverage is limited to fifteen (15%) percent		
Automated teller machine (ATM)		<b>P</b>
Business support service		<b>P</b>
Dwelling <sup>2</sup> associated with commercial use: standalone or within main structure (see <b>section 3.17.1 b.</b> )		<b>C</b>
Electrical generation system, backup		<b>P</b>
Fuel tank storage, as accessory to the main use		<b>C</b>
Garages, storage sheds, including fabric covered structures		<b>P</b>
Incinerators, as approved by the authority having jurisdiction		<b>P</b>
Outdoor heating appliances: chimney must be equal in height with neighbouring chimney(s)		<b>P</b>
Patios as accessory to hotel, eating and drinking establishments		<b>P</b>
Production, processing, cleaning, servicing, altering, testing, repair of storage of merchandise normally incidental to a listed use		<b>P</b>
Shipping container storage structures:	“CG” Zone only:	<b>C</b>
	“CH” Zone only:	<b>P</b>
Reception equipment, including satellite dishes, radio antenna towers and similar uses (maximum height ninety-nine (99) ft.		<b>P</b>
Satellite dishes (see <b>section 3.17.2. i.</b> ) <sup>3</sup>		<b>P</b>
Signs (see <b>section 3.19.</b> )		
Solid waste storage structures, private and commercial		<b>P</b>
Storage compound / area for goods used / produced by an approved use listed in <b>TABLE 4.10</b>		<b>P</b>
Swimming pools, hot tubs and related structures, private and commercial		<b>P</b>
Solar energy generation system, private use		<b>P</b>
Other accessory uses deemed appropriate for the zone by Council		<b>C</b>



4.8.12. TABLE 4.12: “MG” INDUSTRIAL GENERAL ZONE USE AND BULK REQUIREMENTS

TABLE 4.12: “MG” INDUSTRIAL GENERAL ZONE USE AND BULK REQUIREMENTS

USE CLASSES / USES  Permitted “P” Conditional C”		REQUIREMENTS Square feet (sf) Feet (ft)						
		MINIMUM					MAXIMUM	
		Site Area (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Site Coverage (%)	Height (ft)
Accessory uses (see TABLE 4.13)		as required for the main use					15	as req'd for main use
Auctioneering establishment	P	40,000	150	25	15	25	60	30
Auctioneering establishment - livestock	C							
Abattoir	P							
Agri-business	P							
Agriculture industry	P							
Animal and veterinary service	P							
Automobile service station (see also section 3.23. for exit and entrance requirements)	P							
Automotive, recreational vehicle (RV) and equipment sales and repair (see also section 3.23. for exit and entrance requirements)	P							
Bulk storage facility <sup>2</sup>	C	as determined by Council						
Contractor service	P	40,000	150	25	15	25	60	30
Custom manufacturing establishment	P							
Eating and drinking establishment	P							
Energy generation system	C	as determined by Council						
Fleet service	P	40,000	150	25	15	25	60	30
Forestry use	P							
General storage	P	as determined by Council						
Industrial, general	C	as determined by Council						
Information technology use	P	40,000	150	25	15	25	60	30
Industrial vehicle and equipment sales, service and rentals (see also section 3.23. for exit and entrance requirements)	P							
Laboratory, testing and research facility	P	40,000	150	25	15	25	60	30
Manufacturing facility	P							
Planned unit development: commercial / industrial only (see also section 3.8.)	C	as determined by Council						
Processing use	C	40,000	150	25	15	25	60	30
Professional, financial and office support service	P							
Protective and emergency service	P	as determined by Council						
Public building	P	as determined by Council						
Public facility	C	as determined by Council						
Public utility service	P	as determined by Council						
Rapid drive-through vehicle service	P	40,000	150	25	15	25	60	30
Retail sales / service / repair (see also section 3.23. for entrance and exit requirements)	C	40,000	150	25	15	25	60	30

**TABLE 4.12: “MG” INDUSTRIAL GENERAL ZONE USE AND BULK REQUIREMENTS**

USE CLASSES / USES  Permitted “P” Conditional C”		REQUIREMENTS Square feet (sf) Feet (ft)						
		MINIMUM					MAXIMUM	
		Site Area (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Site Coverage (%)	Height (ft)
Salvage operation / yard	C	40,000	150	25	15	25	60	30
Service shops	P	40,000	150	25	15	25	60	30
Small animal breeding and boarding establishment	C	40,000	150	25	15	25	60	30
Storage compound	P	40,000	150	25	15	25	60	30
Transport terminal	P	40,000	150	25	15	25	60	30
Trucking operation	P	40,000	150	<b>25</b>	<b>15</b>	<b>25</b>	60	30
Warehouse / warehouse sales / storage / mini storage	P	40,000	150	25	15	25	60	30
Uses deemed appropriate for the zone by Council	C	<b>as determined by Council</b>						

<sup>1</sup> Locations adjacent to a Provincial Trunk Highway (P.T.H.) or Provincial Road (P.R.) require that yards meet regulatory requirements.

<sup>2</sup> At a minimum, setback distances shall meet all provincial and federal requirements

**4.8.13. TABLE 4.13: “MG” INDUSTRIAL GENERAL ZONES ACCESSORY USES**

<b>TABLE 4.13: “MG” INDUSTRIAL GENERAL ZONE ACCESSORY USES</b>		<b>“P” Permitted “C” Conditional</b>
Including accessory uses as defined for each use / use class in <b>Section 1.3.</b> and listed in <b>TABLE 4.12.</b> Yard requirements are the same as listed for the main use; maximum site coverage is limited to fifteen (15%) percent		
Automated teller machine (ATM)		P
Dwelling <sup>2</sup> associated with industrial use (see <i>section 3.17.1 b.</i> )		C
Business support service		P
Electrical generation system, backup		P
Fuel tank storage, as accessory to the main use		P
Garages, storage sheds		P
Incinerators, as approved by the authority having jurisdiction		P
Outdoor heating appliances (chimney must be equal in height with neighbouring chimneys)		P
Shipping container storage structures		P
Reception equipment, including satellite dishes, radio antenna towers and similar uses (maximum height ninety-nine (99) ft.		P
Satellite dishes (see <i>section 3.17.2. i.</i> ) <sup>3</sup>		
Signs (see <i>section 3.19.</i> )		
Solid waste storage structures		P
Storage compound / area for goods used / produced by an approved industrial use		P
Wind turbine, solar energy or standby electrical generation, private	Maximum sixty (60) ft. in height: minimum sixty (60) ft. side and rear yards required	P
	Greater than sixty (60) ft. in height: yards to be determined by Council	C
Other accessory uses deemed appropriate for the zone by Council		C

4.8.14. TABLE 4.14: “RCI” RURAL COMMERCIAL / INDUSTRIAL ZONE BULK REQUIREMENTS

TABLE 4.14: “RCI” RURAL COMMERCIAL / INDUSTRIAL ZONE BULK REQUIREMENTS						
USE / USE CLASS  Permitted “P” Conditional “C”	REQUIREMENTS Acres (ac) Square feet (sf) Feet (ft)					
	MINIMUM					MAXIMUM
	Site Area (ac) (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)
Accessory uses (see <b>TABLE 4.15</b> )	as required for the main use					
Public utility service	P	as determined by Council				
Uses as allowed in <b>section 3.4.3.</b> of the Development Plan	C	as determined by Council				

4.8.15. TABLE 4.15: “RCI” RURAL COMMERCIAL / INDUSTRIAL ZONE ACCESSORY USES

TABLE 4.15: “RCI” RURAL COMMERCIAL / INDUSTRIAL ZONE ACCESSORY USES		
USES	PERMITTED / CONDITIONAL	
Including accessory uses defined in <b>PART 1.3. DEFINITIONS</b> applicable to the main use. Yard requirements as determined for the main use apply as per <b>TABLE 4.14</b> .		
Dwelling <sup>2</sup> associated with commercial / industrial use (see <b>sections 3.17.1 a. and b.</b> )	C	
Electrical generation system, backup	P	
Garage / carport including fabric structures	P	
Reception equipment, incl. radio antenna towers and similar uses, private: max. height: ninety-nine (99) ft.	C	
Satellite dishes (see <b>section 3.17.2. i.</b> ) <sup>3</sup>	P	
Shipping container storage structures	P	
Signs (see also <b>section 3.19.</b> )		
Storage compound / area for goods used / produced / sold by an approved use listed in <b>TABLE 4.14</b>	P	
Storage structures, including sheds	P	
Solid waste storage structures	P	
Wind turbine, solar energy or standby electrical generation, private	Maximum sixty (60) ft. in height: minimum sixty (60) ft. side and rear yards required	P
	Greater than sixty (60) ft. in height: yards to be determined by Council	C
Other accessory uses deemed appropriate for the zone by Council	C	

4.8.16.

**TABLE 4.16: “OR” OPEN SPACE/ RECREATION AND “I” INSTITUTIONAL ZONES BULK REQUIREMENTS TABLE**

TABLE 4.16: “OIS” OPEN SPACE / RECREATION AND “I” INSTITUTIONAL ZONES BULK REQUIREMENTS									
USE / USE CLASS  “P” Permitted “C” Conditional			REQUIREMENTS Acres (ac) Square feet (sf) Feet (ft)						
	ZONES		MINIMUM					MAXIMUM	
			Site Area (ac) (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Site Coverage (%)	Height (ft)
Accessory uses (see <b>TABLE 4.17</b> )			as required for the main use						
Agricultural exhibition grounds	C	I	as determined by Council						
	C	OR							
Camping and tenting grounds (see <b>TABLE 4.20</b> )	C	OR	20,000 sf	100	30	15	25	60	30
Cemetery	P	OR							
Child care service	P	I							
	P	OR							
Conservation areas	P	OR							
Community / public recreation service	P	I							
	P	OR							
Eating and drinking establishment	C	I	as determined by Council						
	C	OR							
Education service	P	I	20,000 sf	100	30	15	25	60	30
	P	OR							
Golf course ( <i>yard requirements apply to buildings / structures only</i> )	P	OR	40 ac	400	30	15	25	60	30
Government service	P	I	as determined by Council						
	P	OR							
Indoor participant recreation service	C	I	as determined by Council						
	C	OR							
Institutional residence	P	I	as determined by Council						
Medical treatment service	P	I							
Outdoor participant recreation service	C	I	20,000 sf	100	30	15	25	60	30
	C	OR							
Personal care home	C	I	as determined by Council						
Place of assembly	C	I							
	C	OR							
Protective and emergency service	P	I	as determined by Council						
	C	OR							
Public building	P	I	as determined by Council						
	C	OR							
Public facility	P	I	as determined by Council						
	C	OR							
Public parking	P	I	as determined by Council						
	P	OR							
Public / private library / cultural exhibit	P	I	as determined by Council						
Public / private library / cultural exhibit	P	OR							
Public park / recreation area	P	I	as determined by Council						

**TABLE 4.16: "OIS" OPEN SPACE / RECREATION AND "I" INSTITUTIONAL ZONES BULK REQUIREMENTS**

USE / USE CLASS  "P" Permitted "C" Conditional		REQUIREMENTS								
				Acres (ac)			Square feet (sf)		Feet (ft)	
		ZONES	MINIMUM					MAXIMUM		
Site Area (ac) (sf)	Site Width (ft)		Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Site Coverage (%)	Height (ft)			
Public park / recreation area	P	OR	as determined by Council							
Public utility service	P	I	as determined by Council							
	P	OR	as determined by Council							
Religious facility	P	I OR	20,000 sf	100	30	15	25	60	30	
Residential care facility	P	I								

4.8.17.

**TABLE 4.17: “OIS” OPEN SPACE / RECREATION AND “I” INSTITUTIONAL ZONE ACCESSORY USES**

TABLE 4.17: “OIS” OPEN SPACE / RECREATION AND “I” INSTITUTIONAL ZONE ACCESSORY USES		PERMITTED / CONDITIONAL
Including accessory uses defined in <b>SECTION 1.3</b> for each use listed in <b>TABLE 4.16</b> . Yard requirements are as required for the main use.		
Buildings / structures for the operation and maintenance of an <b>Open Space / Institutional</b> use		<b>P</b>
Dwellings <sup>2</sup> , single-family or two-family associated with an <b>Open Space / Institutional</b> use		<b>C</b>
Flagpoles and associated structures		<b>P</b>
Decks, including covered decks		<b>P</b>
Patios (including covered patios), gazebos, sunrooms and like structures		<b>P</b>
Play / sports structures		<b>P</b>
Reception equipment, including satellite dishes, radio antenna towers, and similar uses: max. height ninety-nine ( <b>99</b> ) ft.		<b>P</b>
Storage structures, including fabric structures		<b>P</b>
Signs ( <i>see also</i> section <b>3.19.</b> )		<b>P</b>
Swimming pools, hot tubs and related structures, public and private		<b>P</b>
Wind turbine, solar energy or standby electrical generation, private	Maximum sixty ( <b>60</b> ) ft. in height: minimum sixty (60) ft. side and rear yards required	<b>P</b>
	Greater than sixty ( <b>60</b> ) ft. in height: yards to be determined by Council	<b>C</b>
Other accessory uses deemed appropriate for the zone by Council		<b>C</b>

**4.8.18. TABLE 4.18: “RREC” RURAL RECREATION ZONE BULK REQUIREMENT TABLE**

TABLE 4.18: “RREC” RURAL RECREATION ZONE BULK REQUIREMENTS TABLE							
USE / USE CLASS  “P” Permitted “C” Conditional		REQUIREMENTS Acres (ac) Square feet (sf) Feet (ft)					
		MINIMUM					MAXIMUM
		Site Area (ac) (sf)	Site Width (ft)	Front Yard (ft) <sup>1</sup>	Side Yard (ft) <sup>1</sup>	Rear Yard (ft) <sup>1</sup>	Height (ft)
Accessory uses ( <i>see</i> TABLE 4.19)		as required for the main use					
Camping and tenting grounds ( <i>see</i> TABLE 4.20)	P	2 ac	200	25	25	25	30
Community / public recreation service	C	2 ac	200	25	25	25	30
Commercial resort	P	2 ac	200	25	25	25	30
Eating and drinking establishments	C	2 ac	200	25	25	25	30
Indoor participant recreation service	C	2 ac	200	25	25	25	30
Outdoor participant recreation service	P	2 ac	200	25	25	25	30
Outdoor amusement establishment	P	2 ac	200	25	25	25	30
Planned unit developments	C	as determined by Council					
Uses deemed appropriate for the zone by Council	C	as determined by Council					

**4.8.19. TABLE 4.19: “RREC” RURAL RECREATION ZONE ACCESSORY USES**

TABLE 4.19: “RREC” RURAL RECREATION ZONE ACCESSORY USES		PERMITTED / CONDITIONAL
Including accessory uses defined in SECTION 1.3 for each use listed in TABLE 4.18. Yard requirements are as required for the main use.		
Buildings / structures for the operation and maintenance of a <b>Rural Recreation Zone</b> activity including single-family and two-family dwellings (to a maximum of four (4) dwelling units).		P
Flagpoles and associated structures		P
Decks, including covered decks		P
Patios (including covered patios), gazebos, sunrooms and like structures		P
Play / sports structures		P
Reception equipment, including satellite dishes, radio antenna towers, and similar uses: max. height ninety-nine (99) ft.		P
Signs ( <i>see also section 3.19.</i> )		P
Storage structures, including fabric structures		P
Swimming pools, hot tubs and related structures, public		P
Wind turbine, solar energy or standby electrical generation, private	Maximum sixty (60) ft. in height: minimum sixty (60) ft. side and rear yards required	P
	Greater than sixty (60) ft. in height: yards to be determined by Council	C
Other accessory uses deemed appropriate for the zone by Council		C



**4.8.20. TABLE 4.20: MINIMUM SITE REQUIREMENTS FOR CAMPING AND TENTING GROUNDS**

<b>TABLE 4.20: MINIMUM SITE REQUIREMENTS FOR CAMPING AND TENTING GROUNDS</b>	
<b>TRAVEL TRAILER / CAMPING SPACE REQUIREMENTS</b>	<b>MINIMUM REQUIREMENTS</b> feet (ft), square feet (sf)
Area of each space	2400 sf
Width of each space	40 ft
Side to side and end to end clearance between travel trailer or camping units	10 ft
Distance from travel trailer or camping unit or other structure to roadway	30 ft
Parking spaces per unit	1
Minimum width of roadway surface: one way / two way	12 ft / 24 ft
Minimum width of roadway right-of-way: one way / two way	20 ft / 40 ft

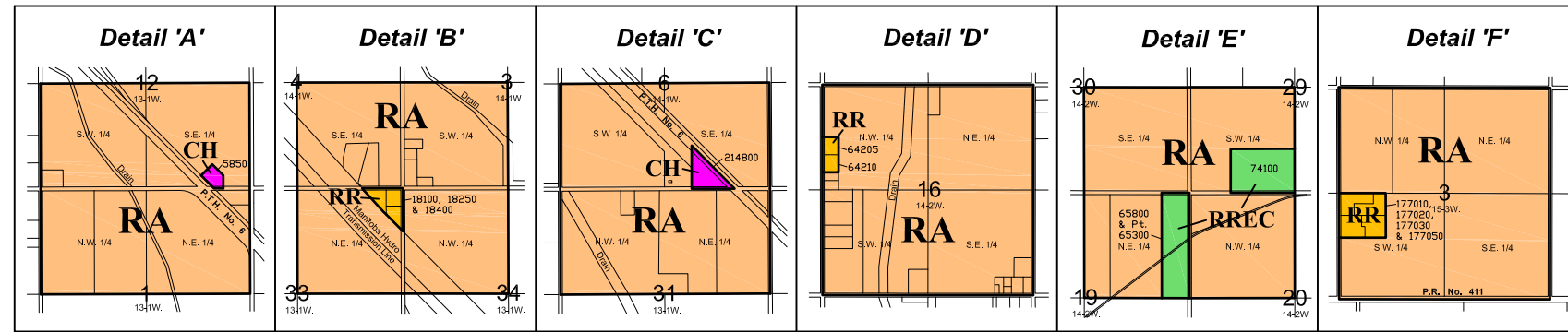
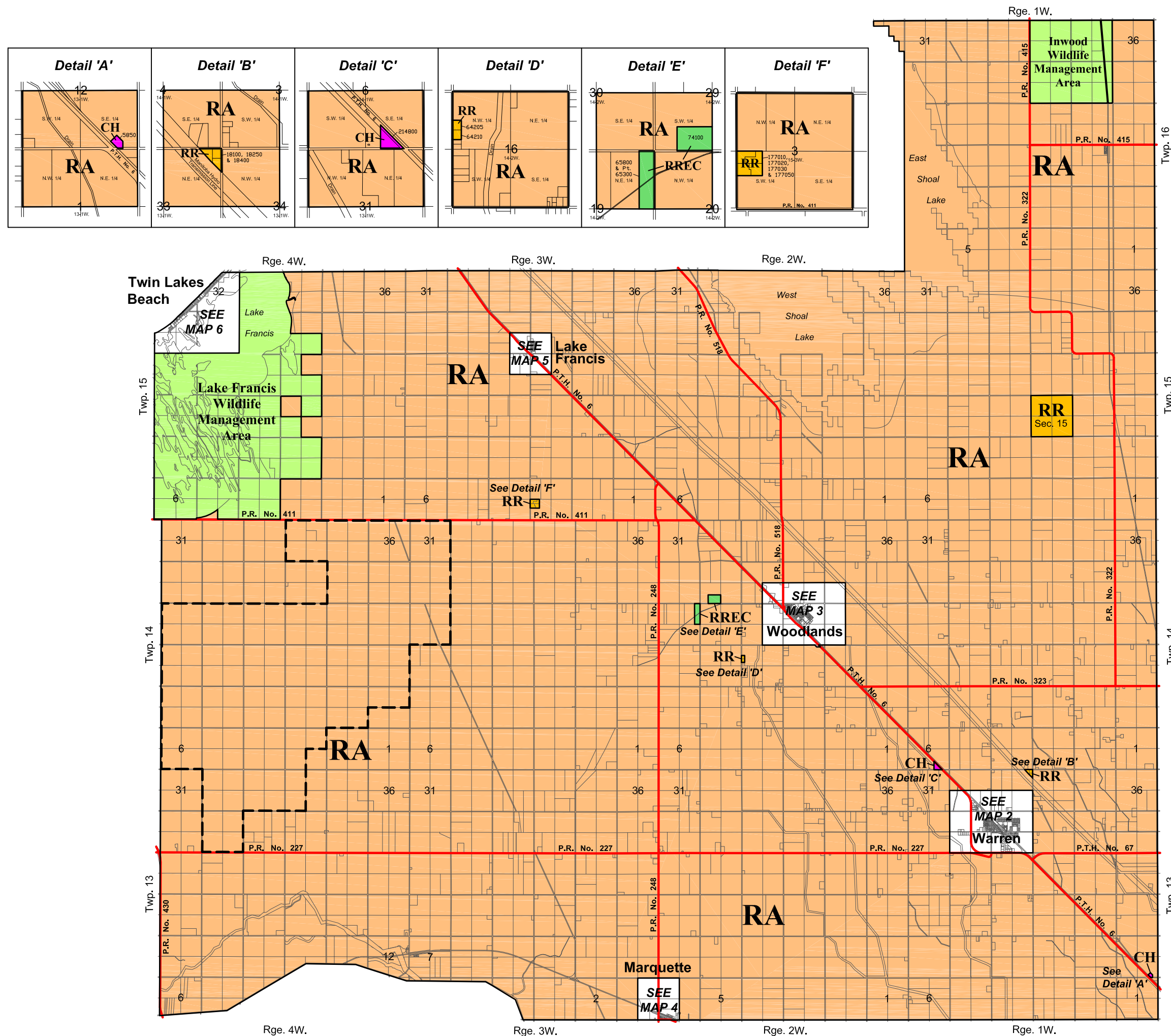
# R.M. OF WOODLANDS ZONING BY-LAW

## MAP 1

### R.M. of Woodlands

Legend:

- RA Rural Area Zone
- RREC Rural Recreation Zone
- RR Rural Residential Zone
- CH Commercial Highway Zone
- Wildlife Management Area
- 65800 Assessment Roll Number
- Woodlands Community Pasture Limits




# R.M. OF WOODLANDS ZONING BY-LAW

## MAP 2

### Warren


Legend:

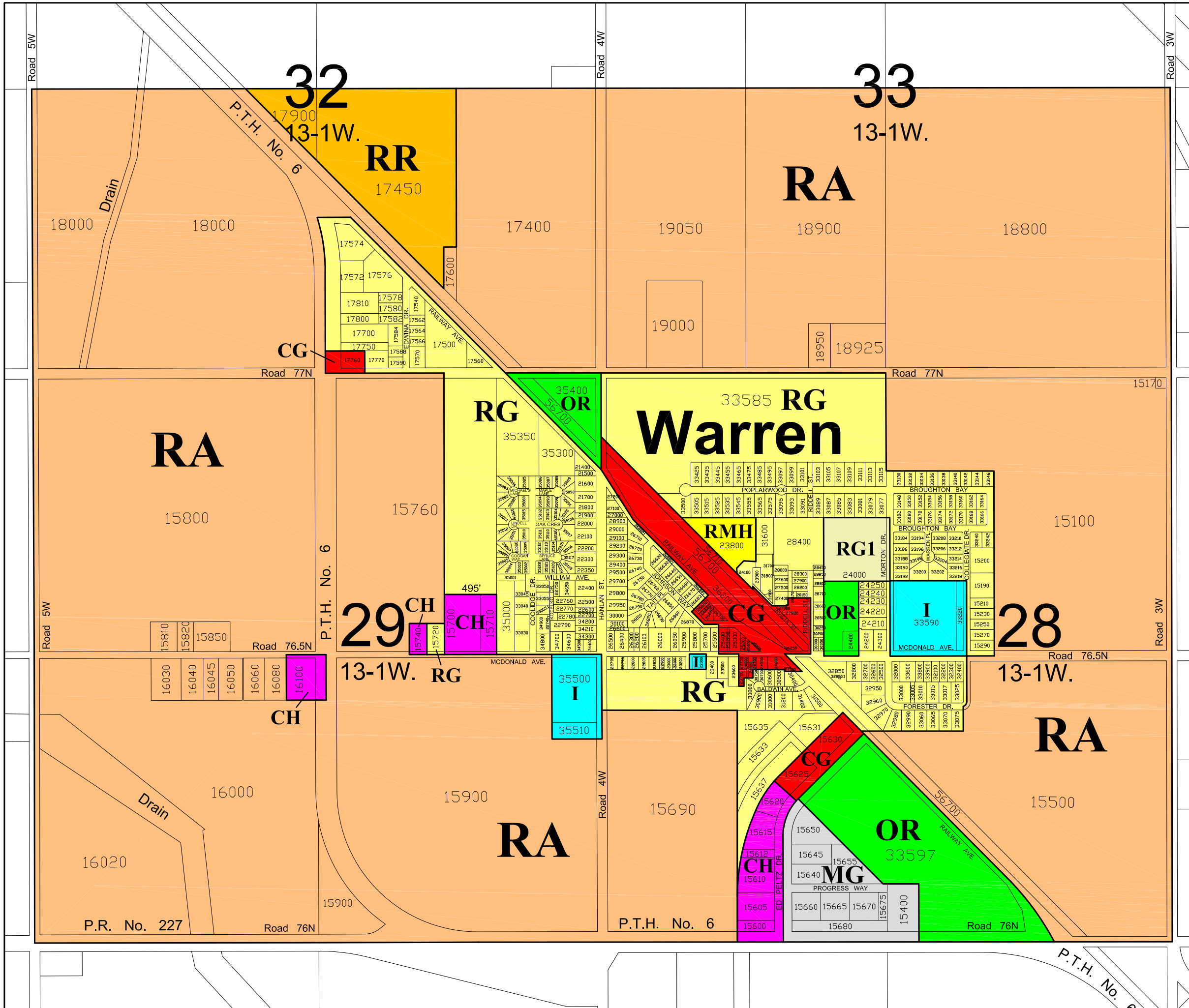
- RA** Rural Area Zone
- RG** Residential General Zone
- RG1** Residential General Large Lot Zone
- RMH** Residential Mobile Home Zone
- RR** Rural Residential Zone
- OR** Open Space / Recreational Zone
- I** Institutional Zone
- CH** Commercial Highway Zone
- CG** Commercial General Zone
- MG** Industrial General Zone
- 15500 *Assessment Roll Number*



**Manitoba**  
Department of Municipal Government  
Community and Regional Planning Branch

Date - Sept., 2014

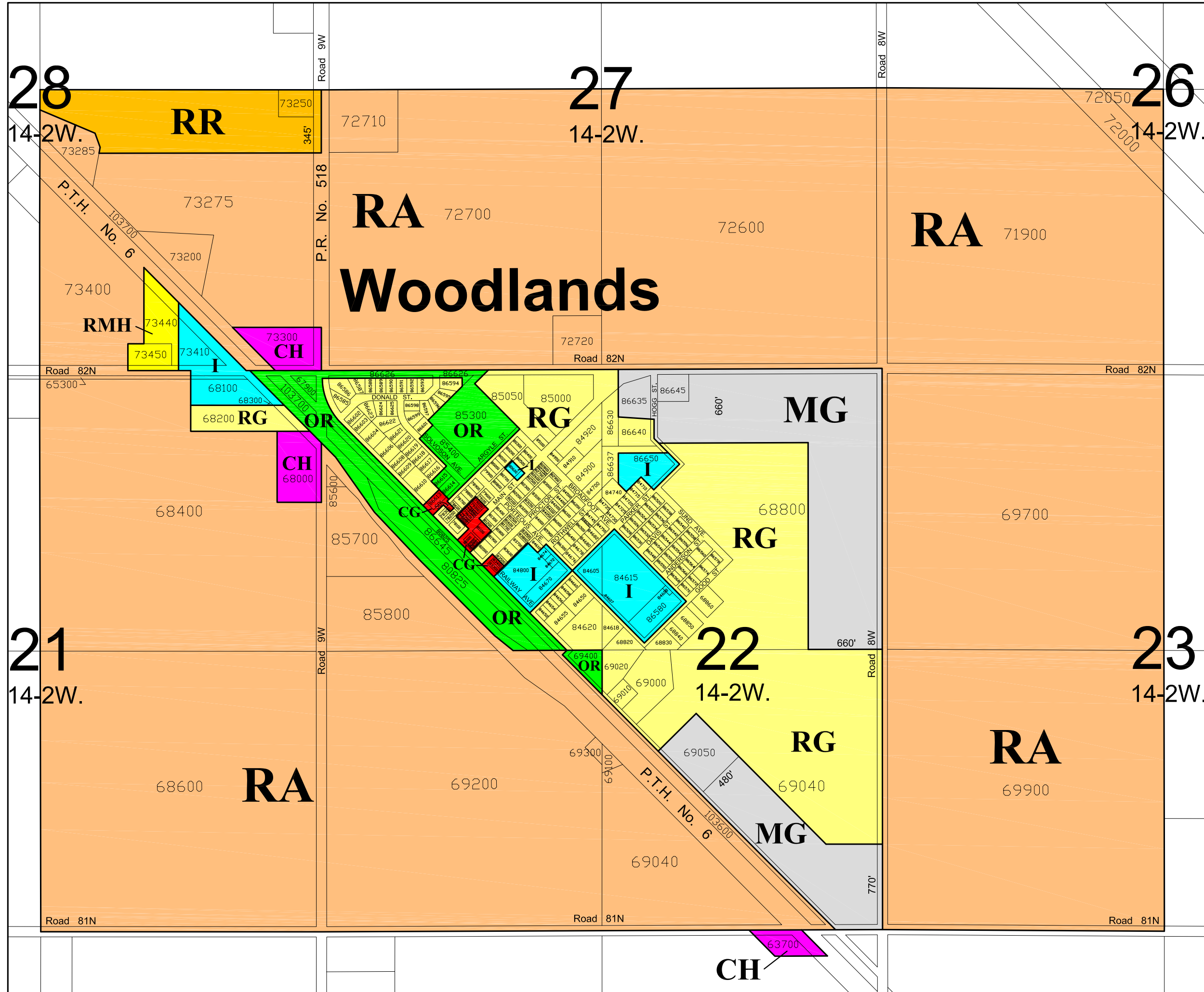




# R.M. OF WOODLANDS ZONING BY-LAW

## MAP 3

### Woodlands

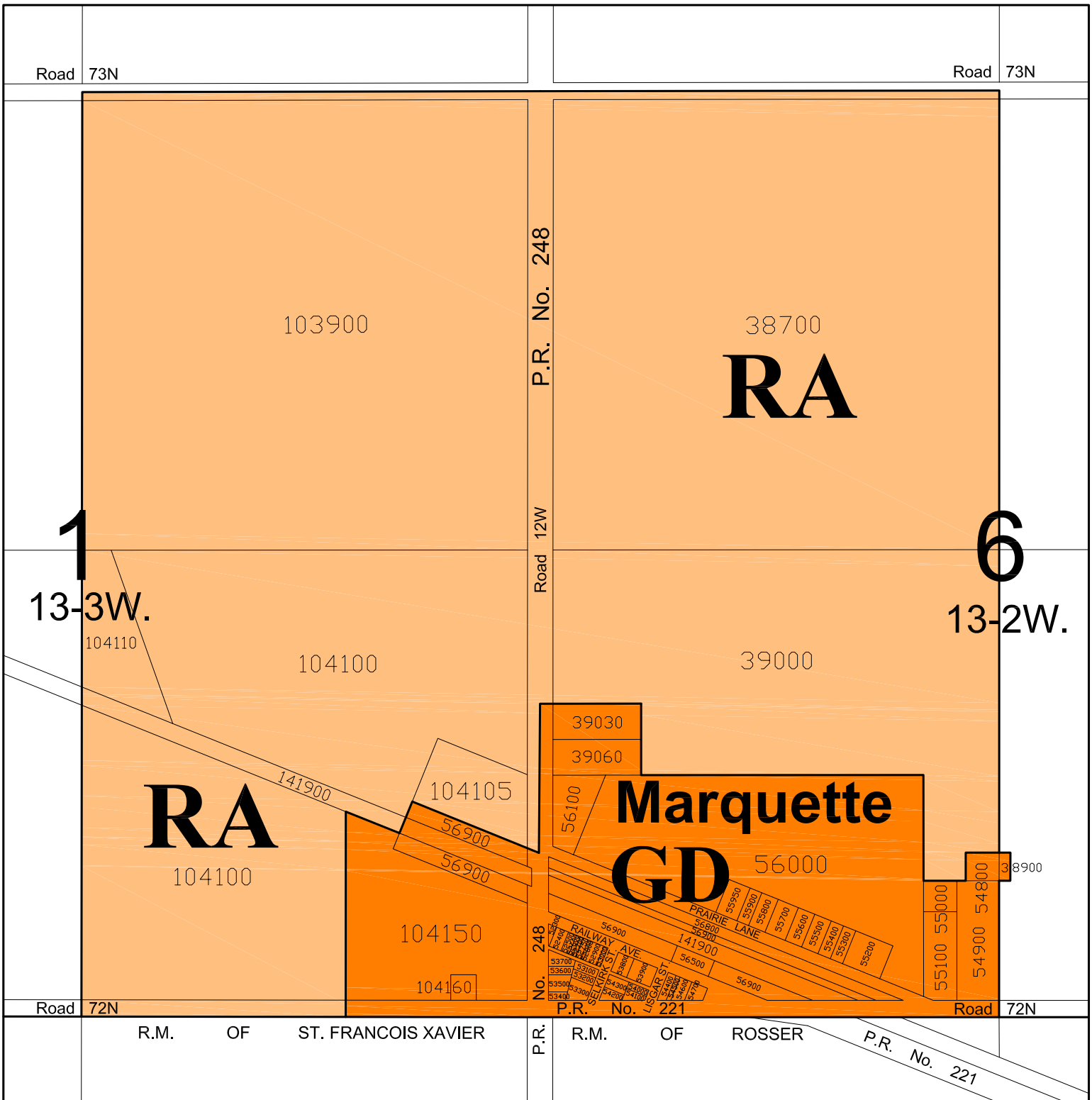


Legend:

- RA** Rural Area Zone
- RG** Residential General Zone
- RMH** Residential Mobile Home Zone
- RR** Rural Residential Zone
- OR** Open Space / Recreational Zone
- I** Institutional Zone
- CH** Commercial Highway Zone
- CG** Commercial General Zone
- MG** Industrial General Zone
- 69900 *Assessment Roll Number*

Date - August, 2014

**Manitoba**  
Department of Municipal Government  
Community and Regional Planning Branch



# R.M. OF WOODLANDS ZONING BY-LAW

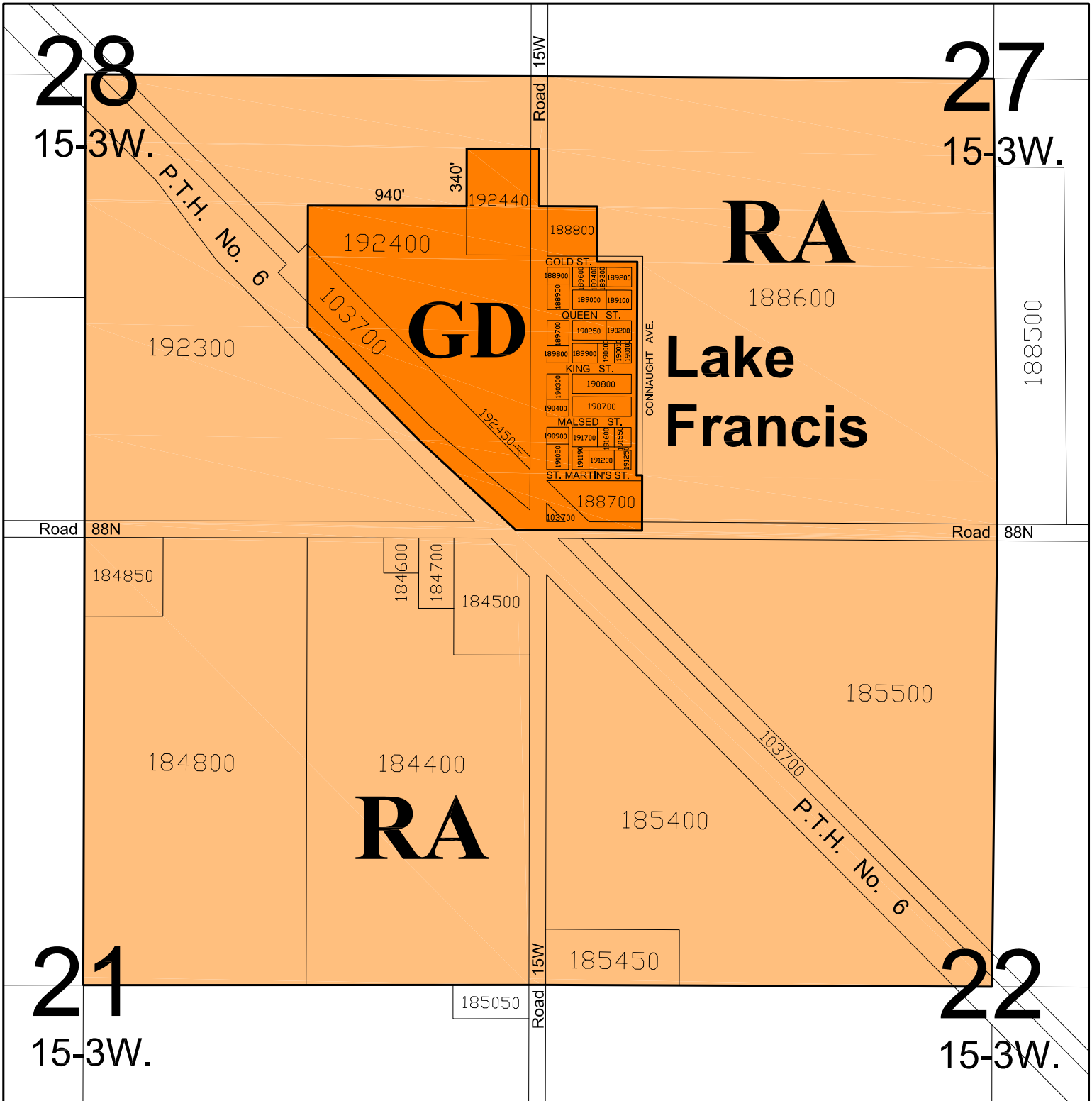
# MAP 4 Marquette

Legend:

- RA Rural Area Zone
- GD General Development Zone
- 104100 *Assessment Roll Number*

Date - June, 2014

**Manitoba**  
Department of Municipal Government  
Community and Regional Planning Branch




# R.M. OF WOODLANDS ZONING BY-LAW

# MAP 5 Lake Francis


Legend:

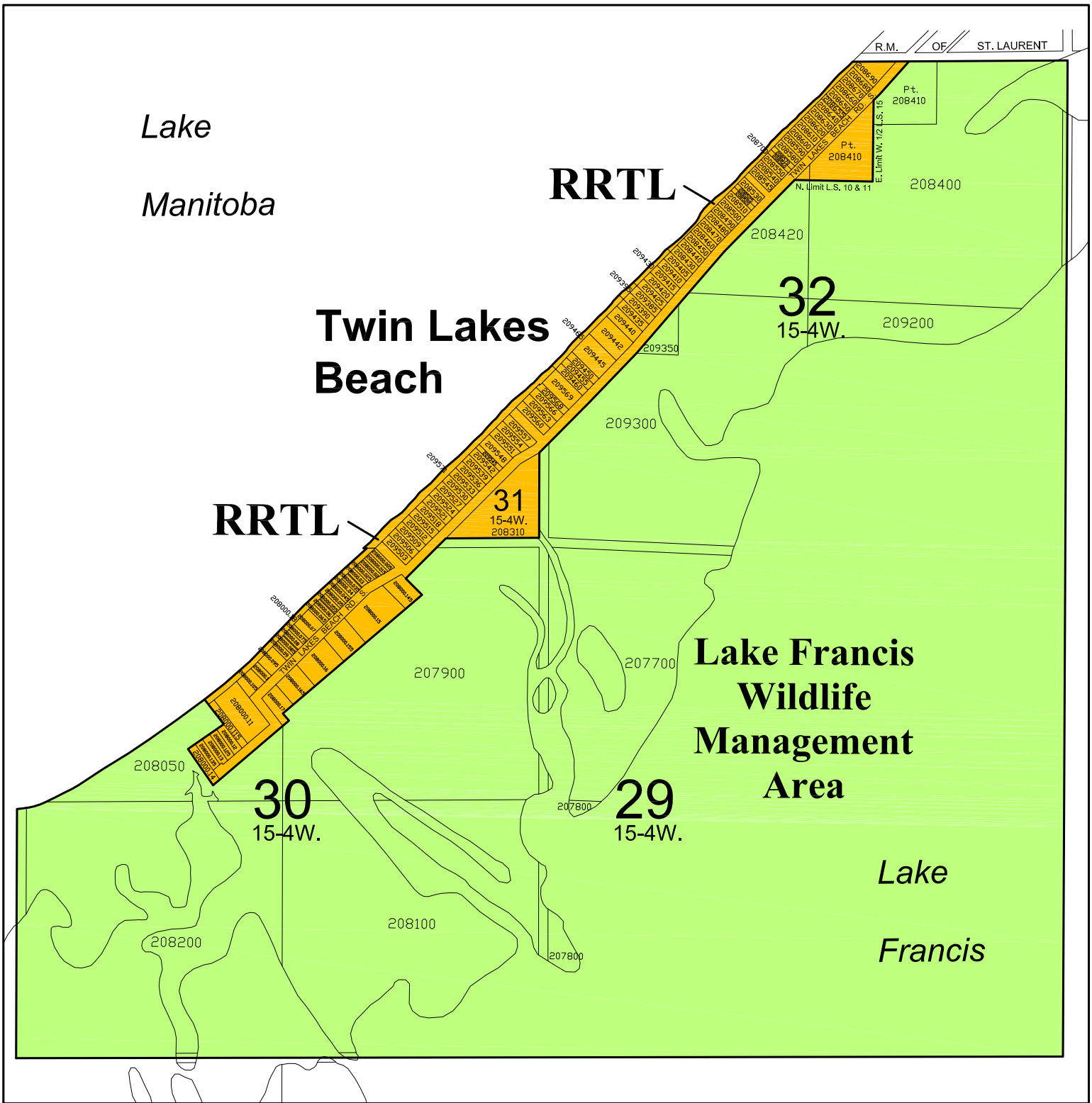
- RA Rural Area Zone
- GD General Development Zone
- 185400 *Assessment Roll Number*



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Date - June, 2014





# R.M. OF WOODLANDS ZONING BY-LAW

# MAP 6

## Twin Lakes Beach

Legend:

**RRTL** Rural Residential (Twin Lakes) Zone

**Wildlife Management Area**

208200 *Assessment Roll Number*



Date - June, 2014



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