



RM OF STE. ANNE ZONING BY-LAW



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THE RURAL MUNICIPALITY OF STE. ANNE ZONING BY-LAW NO. 2023-13

BEING a By-law of the Rural Municipality of Ste. Anne, in the Province of Manitoba, to regulate and control the use and development of land and buildings within the municipal limits of the RM of Ste. Anne.p

WHEREAS the Rural Municipality of Ste. Anne has adopted a RM of Ste. Anne Development Plan as per Section 45 of The Planning Act;

AND WHEREAS Section 68 of The Planning Act provides that a municipal council must adopt a Zoning By-law that is generally consistent with the RM of Ste. Anne Development Plan;

NOW THEREFORE BE IT RESOLVED that the Rural Municipality of Ste. Anne Council, in meeting duly assembled, enacts as follows:

1. The Rural Municipality of Ste. Anne, attached hereto and marked "Schedule A" is hereby adopted; and
2. The Rural Municipality of Ste. Anne Zoning By-law shall take force and effect on the date of Third Reading of this By-law; and
3. The Rural Municipality of Ste. Anne Zoning By-law No. 10-2010, and all amendments thereto are hereby rescinded.

DONE and PASSED in Council assembled this ___22nd___ day of ___November___ A.D., 2023.

Reeve

Chief Administrative Officer

READ A FIRST TIME this ___26th___ day of ___July___ A.D. 2023

READ A SECOND TIME this ___27th___ day of ___September___ A.D. 2023

READ A THIRD TIME this ___22nd___ day of ___November___ A.D. 2023





The Rural Municipality of Ste. Anne
Zoning By-law
Being **Schedule “A”**
Attached to By-law No. 2023-13
Of
The Rural Municipality of Ste. Anne





Table of Contents

Part A: Administration

Section 1:	Introduction	Page 9
1.1	Title	9
1.2	Intent and Purpose	9
1.3	Scope	9
1.4	Severability	9
1.5	Contents of this By-law	9
1.6	Other Legislation	10
1.7	Effective Date	10
Section 2:	Definitions and Interpretation	Page 11
2.1	Rules of Construction	11
2.2	Units of Measurement	11
2.3	Zone Boundaries and Right-of-Way Boundaries	12
2.4	General Definitions	12
2.5	Sign Definitions	21
2.6	Use Class Definitions	22
Section 3:	Administration	Page 35
3.1	Responsibilities of Council	35
3.2	The Designated Officer	35
3.3	Development Permits	36
3.4	Development Permit Applications	36
3.5	Development Not Requiring a Permit	38
3.6	Conditional Uses	39
3.7	Variances	40
3.8	Zoning By-law Amendments	41
3.9	Subdivisions	42
3.10	Development Agreements	42
3.11	Non-Conforming Uses	43
3.12	Fees	44
3.13	Public Monuments and Statuary	44
3.14	Public Utilities and Services	44
3.15	Enforcement	45





Part B: Zones

Section 4:	Zones	Page 47
4.1	Zones	47
4.2	Zones Established	47
4.3	Zoning Maps	49
Section 5:	District Use and Bulk Standards	Page 50
5.1	Use and Site Requirements	50
5.2	Use Table Symbols	50
5.3	Use Table Organization	50
5.4	Use Table Categories	51
5.5	Interpretation of Uses and Regulations	51

Part C: Development Standards

Section 6:	General Development Standards	Page 53
6.1	Regulation of Uses	53
6.2	Accessory Uses	53
6.3	Multiple Uses	54
6.4	Multiple Zones	54
6.5	Temporary Buildings and Uses	54
6.6	Noxious or Offensive Uses	55
6.7	Farm Buildings and Structures	55
6.8	Moving of Structures	55
6.9	Subdivision of Attached Dwellings	56
6.10	Frontage, Access, and Approaches	56
6.11	Flag Lots	58
6.12	Yard Requirements	59
6.13	Yard Abutting Residential Zone Limits	59
6.14	Front Yard Alignment	60
6.15	Projections into Required Yards	60
6.16	Height Exceptions	60
6.17	Protection of Right-of-Way Site Lines	61
6.18	Protection of Railway Right-of-Way Site Lines	61
6.19	Development Adjacent to a Railway	61
6.20	Development Adjacent to Pipelines	62
6.21	Fences and Screening	62
6.22	Accessory Outdoor Storage Regulations	62
6.23	Signs	63
6.24	Site Grading and Levelling	63
6.25	Landscaping and Buffering	64





6.26	Parking Regulations	64
6.27	Loading Regulations	69
6.28	Water Supply	70
6.29	Waste Disposal	70
6.30	Development on Environmentally Sensitive Lands	70
6.31	Development Adjacent to Seine River	71
6.32	Airport Vicinity Areas	71
Section 7: Use-Specific Development Standards		Page 73
7.1	Anhydrous Ammonia Facility	73
7.2	Livestock Operations	73
7.3	Animal Shelter, Pound, Kennel and Veterinary Facility	74
7.4	Automotive Service Station or Gas Bar	75
7.5	Retail Sales and Service, Restricted	75
7.6	Special Event Facility	75
7.7	Commercial Composting	76
7.8	Public Communication Tower	77
7.9	Heavy Industrial Use	77
7.10	Natural Resource Development	78
7.11	Underground Natural Resource Operation	79
7.12	Solar Energy Farm	81
7.13	Solid or Liquid Waste Disposal Facilities	81
7.14	Waste Transfer Station	82
7.15	Wind Energy Generating Station	82
7.16	Condominium Development	84
7.17	Mobile Home Park	84
7.18	Planned Unit Development	85
7.19	Backyard Beekeeping	86
7.20	Farm-based Commerce	87
7.21	Hobby Poultry	88
7.22	Home-Based Commerce	88
7.23	Keeping of Animals	90
7.24	Manure Storage Facility and Disposal	90
7.25	Portable Garage	90
7.26	Secondary Suite	90
7.27	Shipping Container (Sea Can)	91
7.28	Short-term Rental	92
7.29	Private Solar Energy System, On-Site Use	92
7.30	Swimming Pool, Private	93
7.31	Gun Range	93
7.32	Campground	94
7.33	Conservation Subdivision	94





Section 8: Use Table	Page 96
8.1 Applicability	96
8.2 Use Table Organization	96
8.3 Use Table Symbols	96
8.4 Use Table	96
Section 9: Bulk Table	Page 102
9.1 Applicability	102
9.2 Site Regulations	102
9.3 Bulk Table Organization	102
9.4 Bulk Table Symbols	102
9.5 Bulk Table Standards	102
9.6 Bulk Table	102

Part D: Zoning Maps

Section 10: Zoning Maps	Page 108
Map 1 – Rural Municipality of Ste. Anne	109
Map 2 – LUD of Richer	110
Appendix 1 – Animal Unit Calculation Table	111
Appendix 2 – Animal Units by Hobby Farm Animal Type	112
Appendix 3 – Mutual Separation Distances for Siting Livestock Operations	113



PART A:

Administration

Section 1: Introduction

Section 2: Definitions and Interpretation

Section 3: Administration





Section 1: Introduction

1.1 TITLE

- 1.1.1 This by-law shall be known and may be cited as The Rural Municipality of Ste. Anne Zoning By-law (By-law).

1.2 INTENT AND PURPOSE

- 1.2.1 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 Ste. Anne Development Plan.
 - b. Outline the powers and duties of Council, the Designated Officer, and the landowner and/or developer as they relate to this By-law.
 - c. Regulate the following:
 - i. All buildings and structures erected hereafter;
 - ii. All uses or changes in the use of all buildings, structures and land established hereafter;
 - iii. All structural alterations or relocations of existing buildings and structures occurring hereafter; and
 - iv. All enlargements or additions to existing buildings, structures and uses.
 - d. To promote orderly and thoughtful development of real property and development in the Municipality, in order to promote the health, safety and general welfare of the Municipality.

1.3 SCOPE

- 1.3.1 This By-law applies to all lands in the Rural Municipality of Ste. Anne.

1.4 SEVERABILITY

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





1.5 CONTENTS OF THIS BY-LAW

1.5.1 The By-law is made up of four parts:

- a. Part A is the Administrative part of the By-law and explains how to use the By-law. This part also provides a list of definitions to assist with interpretation of the By-law.
- b. Part B describes the Development Standards. The first subsection includes General Standards that apply to ALL development in the Municipality. The second subsection lists Specific Standards for the different kinds of development in the Municipality.
- c. Part C defines the Zones and the specific regulations for each of the Zones within the Municipality.
- d. Part D illustrates on maps how the land is divided in the RM of Ste. Anne.

1.6 OTHER LEGISLATION

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

1.6.2 Property Owners are responsible to ensure full compliance with all other authorities having jurisdiction's regulations, legislation, policies, etc. This includes but is not limited to Manitoba Transportation and Infrastructure, TC Energy, MB Conservation, Climate and Park, etc.

1.7 EFFECTIVE DATE

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





Section 2: Definitions and Interpretation

2.1 RULES OF CONSTRUCTION

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

- a. Words, phrases and terms defined herein shall be given the defined meaning;
- b. Words, phrases and terms not defined herein but defined in The Act and the Building, Electrical or Plumbing By-laws of the Rural Municipality of Ste. Anne shall be construed as defined in such legislation and By-laws;
- c. All other words, phrases, and terms not herein defined shall be given their usual and customary meaning except where the context clearly indicates a different meaning;
- d. The word “includes” shall not limit a term to the specified examples, but is intended to extend the meaning to all instances or circumstances of like kind or character;
- e. The phrase “used for” includes “arranged for”, “designed for”, “maintained for”, or “occupied for”;
- f. Where any requirement of this By-law results in the fraction of a unit, a fraction of five tenths (5/10) or more shall be considered a whole unit and a fraction of less than five tenths (5/10) shall be disregarded;
- g. The term “shall” is mandatory and not permissive; the word “may” is permissive and not mandatory;
- h. Words used in the singular include the plural and words used in the plural include the singular;
- i. Words used in the present tense include the future tense and words used in the future tense include the present tense;
- j. The word “person” includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity; and
- k. 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 terms, conditions, provisions or events may apply singly or in combination;
 - iii. “either-or” indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

2.2 UNITS OF MEASUREMENT

- 2.2.1 For convenience, this By-law contains both metric and imperial measurements. In cases where a discrepancy occurs between the metric and imperial standards, the metric unit shall prevail.





2.3 ZONE BOUNDARIES AND RIGHT-OF-WAY BOUNDARIES

- 2.3.1 Should uncertainty or dispute arise relative to the precise location of the boundary of any Zone, as depicted on the Zoning Maps, the location shall follow the closest logical boundary, or a line that is parallel or an extension to such an existing feature, as determined by the Designated Officer, including:
- The centre line of streets, lanes, or other public thoroughfares;
 - Existing site boundaries;
 - Municipal limits;
 - The centre of pipelines, railway lines, or utility easements; and
 - A topographic contour and/or top-of-bank line.
- 2.3.2 No Zone shall apply to any public roadway and, should a public roadway be closed, it will then carry the same zoning as the abutting lands. Where different Zones regulate the abutting lands, the roadway centreline shall become the Zone boundary.
- 2.3.3 Where one lot has more than one Zone, the area illustrated for a particular Zone shall be treated as the development site and must comply with the bulk regulations for the Zone, using the zoning line as the measurement for lot size and setbacks.

2.4 GENERAL DEFINITIONS

- 2.4.1 The terms and words in this By-law as defined in The Act have the same meaning expressed therein. Other terms and words, unless the context otherwise requires, are defined herein.

2.4.2 General Definitions:

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 line with it.

Accessory means, when used to describe a use, building or structure, said use, building or structure is naturally or normally incidental, subordinate, and exclusively devoted to the principal use or building, and located on the same lot or site.

Accessory Building means a subordinate detached building, which serves a principal building or use and is located on the same site:

- Accessory building, attached means an accessory building which is attached to the principal building and in determining the required yards, the attached accessory building shall be treated as part of the main building.
- Accessory building, detached means an accessory building which is not attached to the principal building and in determining the required yards, the requirements for accessory use, buildings and structures as shown in the Bulk Table shall be used.





- c. Accessory building, semi-detached means an accessory building which is attached to the principal building by a structure such as, but not limited to, a breezeway. The required yards for a semi-detached accessory building shall be determined in the same manner as in paragraph (a) above.

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

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

Animal Unit (AU) 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-month period.

Aquifer means a confined or unconfined water-bearing subterranean body of water.

Basement means the portion of a building or structure which is wholly or partially below grade, having above grade no more than 1.83 m. (6.00 ft.) of its clean height which lies below the finished level of the floor directly above or being a minimum depth of 1.22 m. (4.00 ft.)

Buffer means a strip of landscaping or vegetation used to provide a screen between sites in order to mitigate objectionable features between them.

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

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

Council means the Municipal Council of the RM of Ste. Anne.

Designated Officer means the employee delegated certain authorities by Council to carry out a power or responsibility in accordance with the provisions of The Act.

Development means the construction of a building or the installation of services and utilities on, over or under land, a change in the use or intensity of use of a building or land, the removal of soil or vegetation from land, the deposit or stockpiling of material on land, and the excavation of land.

Development Permit means a document issued pursuant to this By-law, authorizing the development of a use.

Development Plan means the Rural Municipality of Ste. Anne Development Plan adopted by by-law and as amended.

Dwelling Unit means one or more habitable rooms in a building designed for one or more persons as a single housekeeping dwelling unit with cooking, eating, living, sleeping and sanitary facilities.





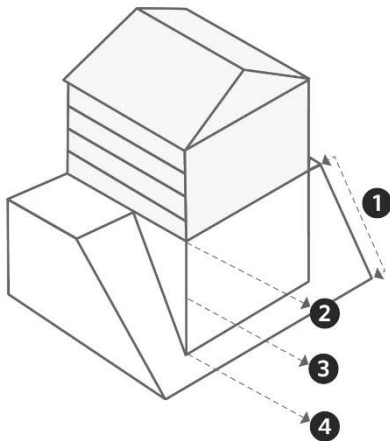
Environmentally Sensitive Land means land that has unique natural or man-made landforms, vegetation or wildlife or which is of historically or archaeological importance, including Hazard Lands.

Farmstead Site means the portion of land of an agricultural operation, usually surrounded by a well-defined shelterbelt, that currently features, or has the potential to feature, a farmstead dwelling and/or farm buildings / structures.

Floor Area means the maximum habitable area contained within the outside walls of a building. In the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or attic are excluded from this calculation.

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

Grade, Building Lot means the lot grade elevation of the finished ground surface immediately adjacent to the foundation of a building.



(1) Existing Grade; (2) High Grade; (3) Average Grade; (4) Low Grade

Hazard Land means land where actual effects of hazards have occurred, and without limiting the generality of the word, hazard includes the following:

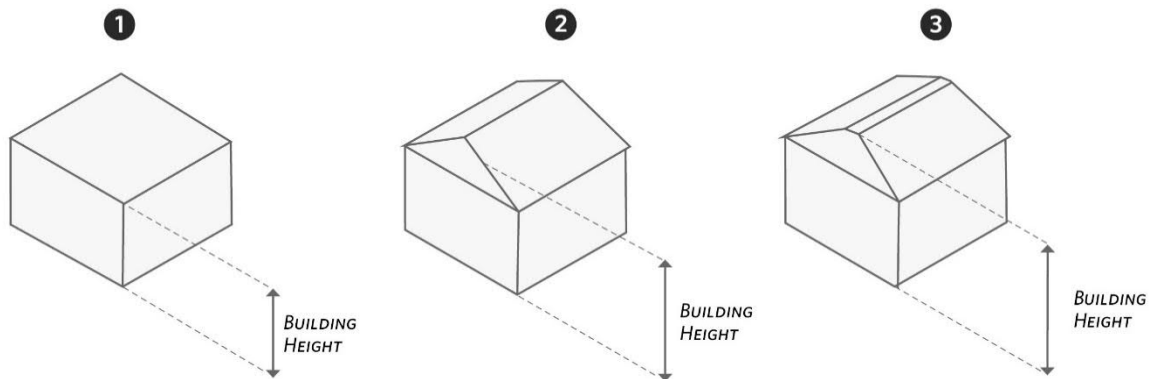
- a. Flooding of watercourses or water bodies except local ponding;
- b. Erosion or cutting of land due to action of water in an adjacent watercourse or waterbed;
- c. Riverbank instability or slumping;
- d. Landslides including mud slides;
- e. Subsidence; and
- f. Local ponding due to improper surface drainage.





Height means, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through:

- a. The highest point of the roof in the case of a building with a flat roof or a roof having a slope of less than 20.00 degrees;
- b. The average level between eaves and ridges in the case of a pitched, gambrel, or hipped roof, or a roof having a slope of more than 20.00 degrees, provided that in such cases the ridge line of the roof shall not extend more than 1.52 m. (5.00 ft.) above the maximum permitted building height of the Zone; or
- c. The deck of a mansard roof.



(1) Flat Roof; (2) Pitched, Gambrel, Hip Roof (3) Mansard Roof

Landscaping means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which are designed to enhance the visual amenity of a site or to provide a screen between sites in order to mitigate objectionable features between them.

Lane means a street not over 10.06 m. (33 feet) in width.

Lot, Area means the computed area contained within the lot lines.

Lot, Corner means a lot located at the intersection of two public roadways, the interior angle of such intersection not exceeding 135.00 degrees.

Lot, Flag means a lot lacking the required minimum lot width or frontage on an existing or proposed street but having direct access to the street through a narrow access point. Flag Lots have two distinct parts:

- a. The flag, which is the building site and located behind another lot; and
- b. The pole, which connects the flag to the road.

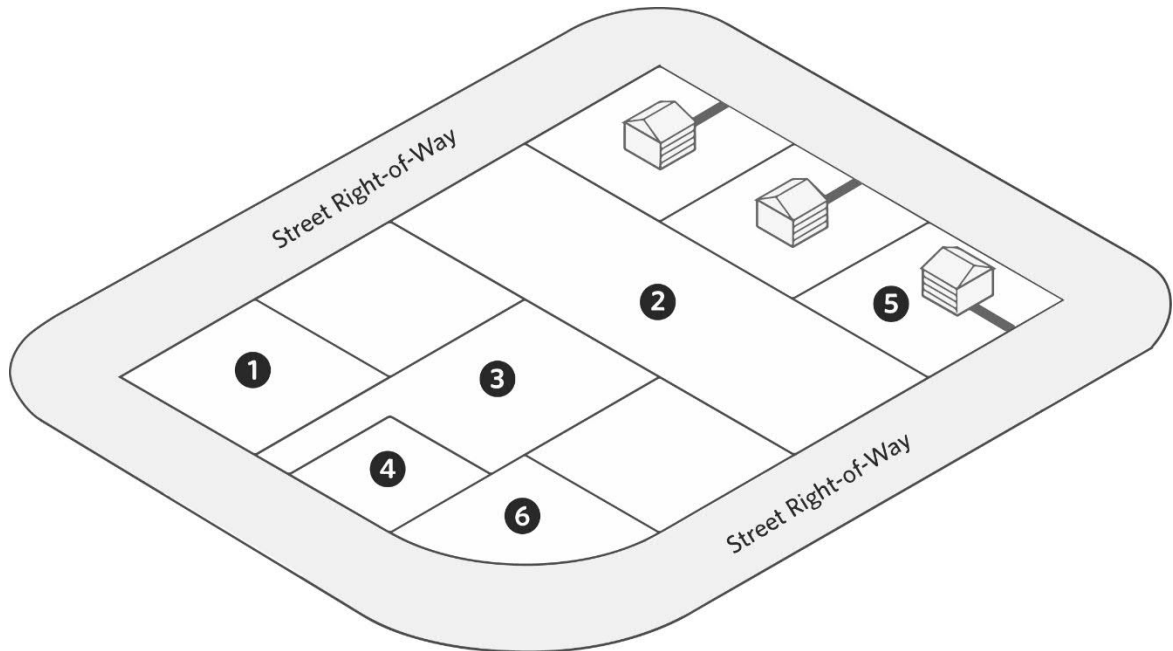




Lot, Interior means any lot other than a corner lot or through lot.

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

Lot, Through means a lot having a pair of opposite lot lines along two streets. On a through lot, both street lines shall be deemed front lot lines.

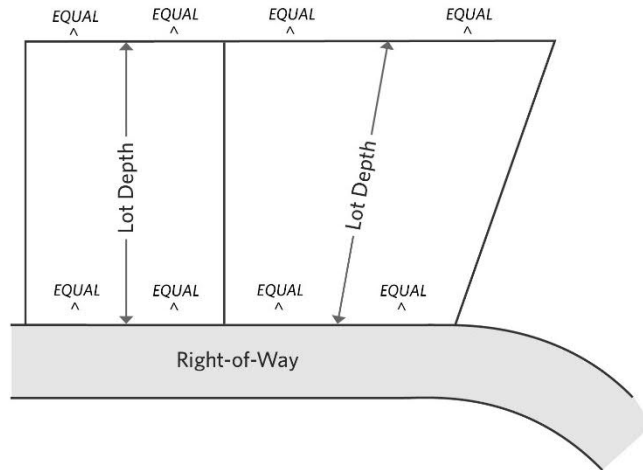


(1) Corner Lot; (2) Through Lot; (3) Flag Lot; (4) Interior Lot; (5) Reverse Corner Lot; (6) Irregular Lot





Lot, Depth means the horizontal distance between the centre points in the front and rear site lines. Where an irregular shaped lot cannot have its lot depth defined, it shall be determined by the Council or Designated Officer.

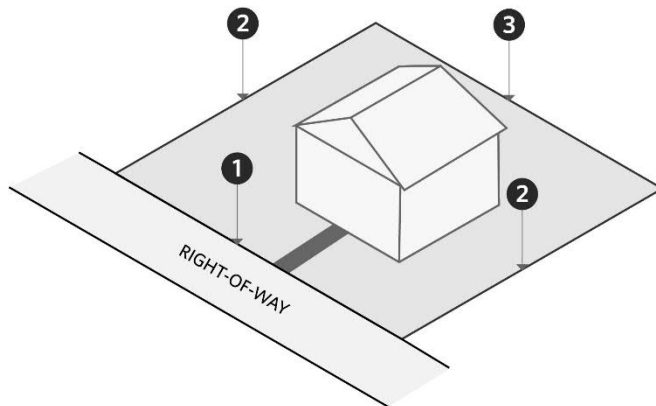


Lot, Frontage means all that portion of a zoning lot fronting on a street, lane, or right-of-way and measured between side site lines. If an irregular shaped lot cannot have its frontage defined, it shall be determined by the Council or Designated Officer.

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

Lot Line, Rear means either the lot line which is furthest from and opposite the front lot line, or, where there is no such lot line, the point of intersection of any side lot lines which is furthest from and opposite the front lot line.

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

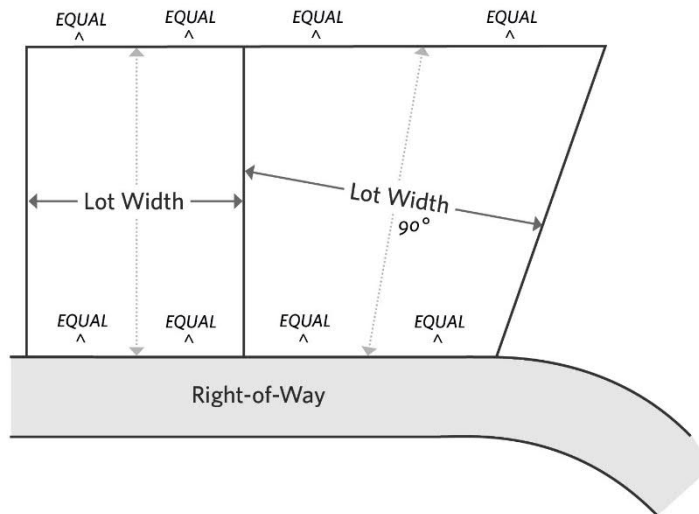


(1) Front Lot Line; (2) Side Lot Lines; (3) Rear Lot Line





Lot, Width means the horizontal distance between the side lot lines of a site, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Subsection 6.11 for calculating lot width for flag lots.



Municipality means the Rural Municipality of Ste. Anne.

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

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

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

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

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

Setback means a horizontal distance between a use and a property boundary in which certain types of development and structures shall not occur.

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





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

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

Temporary Buildings and Uses means an incidental use, building or structure for which a permit has been issued for a limited time only. This includes mobile food premises.

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

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

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

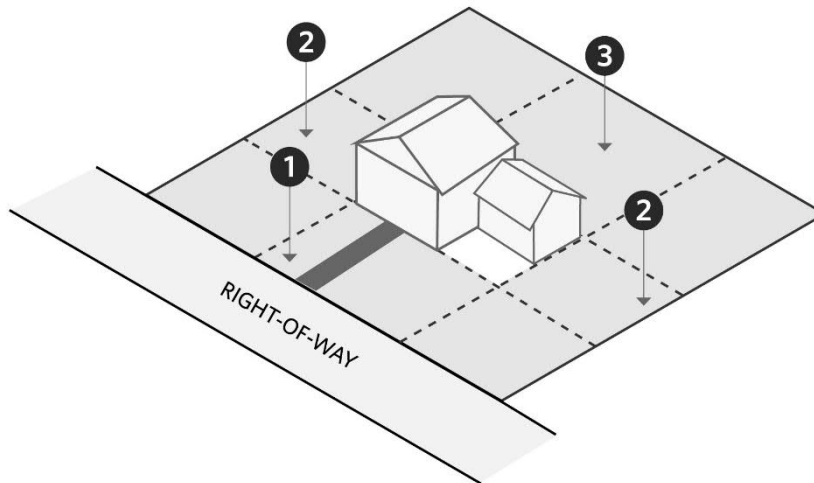
Yard, Front means the portion of the lot abutting the front site line extending across the full width of the site, situated between the front site line and the nearest wall of the principal building, not including any projections.

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





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

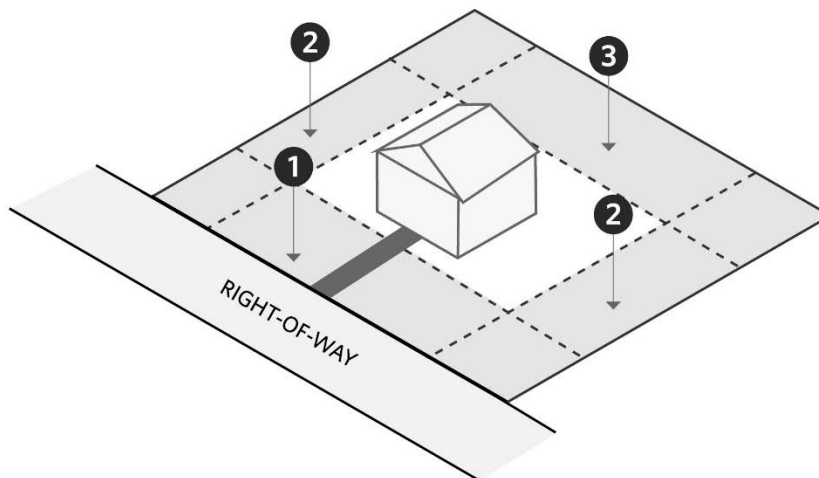


(1) Front Yard; (2) Side Yard; (3) Rear Yard

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

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

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



(1) Required Front Yard; (2) Required Side Yards; (3) Required Rear Yard





Zone means any portion of land, identified in Part B of this By-law, which regulates the use and development of land as depicted on the Zoning Maps, comprising Part D of this By-law.

Zoning Site means a parcel of land with frontage on a street, lane or right-of-way and of at least sufficient size to provide the minimum requirements for use, area and required yards.

2.5 SIGN DEFINITIONS

2.5.1 Sign Definitions:

Sign means any writing, pictorial representation, emblem, flag, and anything designed or intended to, or having the effect of, announcing, identifying, directing attention to, or advertising any building or use.

Sign Copy means letters, graphics, or characters that compromise the sign message.

Sign Surface Area means the area of a sign covered by a single rectangle drawn around the extreme edges of the message contained on the sign and, in the case of a multi-faced sign, comprises half of the total of all sign faces.

Sign Form means one of the following physical styles of sign:

- a. Attached means a sign that is attached to the exterior of a building. Attached sign forms include fascia, awning, banner, marquee, blade, volumetric, canopy or others as identified by the Designated Officer.
- b. Free-standing means a sign that is supported by a permanent, independent structure that is not attached to a building. Free-standing sign forms include pylons, pedestals, monuments, and others as identified by the Designated Officer.
- c. Temporary means a non-permanent, moveable sign designed in such a manner that it can be relocated to another site, and which may include copy that can be changed through the use of removeable characters or panels. Temporary sign forms include staked signs, mobile signs, sandwich board signs, inflatable signs and others as identified by the Designated Officer. Temporary signs are utilized for up to 90 days.

Sign Type means one of the following purposes signs are used:

- a. Advertising Signs are used to direct attention to a business, commodity, service, item, message or entertainment conducted, sold or offered elsewhere than upon the same zoning site on which the sign is located. Advertising sign forms can be free-standing (billboards) or temporary (mobile signs).
- b. Animated Signs means any sign or portion of a sign having moving parts or electronically controlled colour changes which depict action or give motion to the sign.
- c. Directional Signs indicate access or egress to and from a building or use, or from a parking or loading area on a zoning site. Directional sign forms can be attached or free standing.





- d. Event Signs indicate the time, date and type of event or events scheduled for a venue and are located on the same lot or lands. Event sign forms are temporary in nature.
- e. Identification Signs identify a specific building by name, logo, street address, or combination thereof, or a specific use in relation to a business, service or commodity conducted, offered, or sold on the same site. Identification sign forms can be attached or free-standing.

2.6 USE CLASS DEFINITIONS

- 2.6.1 The use class groups individual land uses into a specified number of classes with common functional or physical impact characteristics.
- 2.6.2 The Use Classes of this Section are used to define the range of uses which are permitted or conditional within the various Zone Districts of this By-law.
- 2.6.3 The typical uses which may be listed in the definitions 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.
- 2.6.4 Where a specific use does not conform to the wording of any Use Class definition but generally conforms to the wording of one or more Use Class definitions, the Designated Officer may deem that the use conforms to and is included in the Use Class which is considered to be the most appropriate in character and purpose. In such a case, this use shall be considered a conditional use, whether or not the Use Class is listed as either a permitted use or conditional use within the applicable Zone.
- 2.6.5 Agricultural and Rural Use Class Definitions:

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

Agri-Business means an establishment that provides goods, sales, service, production, processing or manufacturing or other commercial or industrial activities related to the agricultural sector. This use includes, but is not limited to, farm equipment and machinery sales or repair shops, feed or agrichemical operations, professional business services and industrial agricultural/horticultural operations.

Agricultural Activities, General means a use of land for agricultural purposes. Examples include the production of crops, including grains, oil seeds, hay and forages, and horticultural crops, apiaries and pasturage. This use does not include livestock operations or natural resource developments.

Agricultural Activities, Specialized means a use of land for high value, lower volume, intensively managed agricultural activities. Typical uses include greenhouses, apiaries, market gardens, orchards, tree farming or other uses as identified by the Designated Officer.





Agricultural Chemical Storage means a facility used to store, blend and/or distribute chemicals used for crop protection and production. Products can include herbicides, insecticides, fungicides, rodenticides, and fertilizers. This use does not include anhydrous ammonia facilities and/or other dangerous goods.

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

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

Airport or Aircraft Landing Field means the use of land for the take-off and landing of aircraft and includes related buildings and structures such as aircraft storage facilities and maintenance hangars, taxiways, runways, and navigational equipment.

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

Communal Farm Operation means a cooperative settlement whose principal operation is agricultural in nature and contains at least two (2) dwelling units and various accessory uses intended to support the livelihood of its residents. Accessory uses may include, but are not limited to, accessory dwelling units, commercial or industrial enterprises, educational facilities, community facilities, and/or places of worship.

Game Farm means a fenced area to enclose animals defined as “domestic game farm animals” by The Domestic Game Farm Animal Regulation, used for the purpose of producing animal products.

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

Livestock Auctioneering Establishment means a development specifically intended for the auctioning of livestock animals, including temporary housing and storage of such animals.

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

Stable or Riding Academy means a facility engaged in the training of horses or the operation of a horse riding academy or horse riding stables.





2.6.6 Commercial Sales and Services Use Class Definitions

Animal Shelter, Pound, Kennel or Veterinary Service means a development used for the boarding, breeding, retention, training or medical service of small animals normally considered as household pets.

Auctioneering Establishment means a development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment.

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

Automotive Service Station or Gas Bar means a building or portion thereof and land used for the servicing, washing and repairing of vehicles, and the sale of gasoline, other petroleum products and a limited range of vehicle parts and accessories. Service stations may include eating and drinking establishments and/or a convenience store. Typical uses include car washes, truck stops and highway service stations.

Convenience Retail Store means a development used for the retail sale of good required by area residents or employees on a day-to-day basis. Typical uses include small food stores, drug stores and variety stores, selling confectionary, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.

Drive-in or Drive-Through Establishment means a development that allows rapid customer service for patrons using a vehicle. This use includes restaurants, coffee shops, ATM and other similar uses.

Eating or Drinking Establishment means the sale to the public of prepared foods or beverages (which may be alcoholic) for consumption within the premises or off the site.

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

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

Equipment Rental, Sales, and Service means a development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items.





Funeral Service means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services.

General Contractor means a development used for the provision of services of a construction nature which require on-site storage space for materials, equipment or vehicles normally associated with the contract service. This use includes lumber yards.

Grocery or Supermarket means a retail store that sells primarily groceries, produce, and packaged food products, but in which up to forty percent of the gross floor area may be used for the sale of non-food related products, including convenience products.

Gun Range means an indoor or outdoor facility that is designed or intended for the safe discharge, on a regular and structured basis, of firearms for the purpose of target practice or target shooting competitions.

Heavy Equipment Sales, Service and Rental means a use involving the sale, rental and repair of heavy vehicles, machinery, or mechanical equipment typically uses in building, roadway, manufacturing, assembly and processing operations.

Home Improvement Store means a development used for the sale and provision of goods, equipment and appliances normally found within a dwelling unit.

Hotel or Motel means a use where accommodation is provided for transient lodgers, in an individual room or apartment, with or without cooking facilities. Accessory uses may include restaurants, licensed beverage rooms, banquet halls, ballrooms, meeting rooms, and personal services and retail shops. This does not include bed and breakfasts or short-term rentals.

Landscape or Garden Contractor means a location for the production of landscape materials, including the wholesale of supplies, plants and landscaping materials.

Mobile Food Premises means any vehicle, cart or other self-contained movable structure from which food intended for public consumption is prepared/processed and/or served/provided to the public with or without charge.

Office means a building, or a portion of a building used primarily for conducting the affairs of a business, profession, service, industry, government, or like activity, or that provides direct governmental services to the public, such as employment, medical and dental offices, public assistance, motor vehicle licensing and registration and similar activities.

Parking Lot or Structure means a use involving motor vehicle parking that is not primarily intended for residents, employees or customers of an onsite development. This includes unenclosed surface, enclosed surface and enclosed above or below grade parking areas.

Personal Service Shop means a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects.

Resort means a commercial recreation establishment which may consist of one or more buildings containing lodging units, recreational facilities, spa facilities and service facilities. Other





uses which may be part of the resort development include retail facilities, eating and drink establishments, natural areas and event spaces.

Retail Sales and Service, General means a use involved in the sale, lease, or rental of new or used products directly to the general public.

Retail Sales and Service, Restricted means the use of a building to provide products and services requiring additional oversight and developments to which admission by minors is restricted. Uses include retailers of adult and pornographic materials, adult entertainment, adult services, tattoo and body modification, firearms and ammunition, retail of smoking and vaporizing products and cannabis stores.

Self or Mini Storage means a use involving storage spaces available to the public on a for hire basis. This includes storage for motor vehicles and storage provided in portable containers transported to a mini storage site.

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

Towing and Storage Facility means a commercial establishment engaged in the towing of vehicles or equipment from one location to another. Such facilities may also include an indoor storage component for such vehicles or equipment, but may not include the storage of junk, salvage or wrecks.

Truck Stop means a highway-oriented operation that includes a combination of fuel sales, vehicle repair services, restaurants, and similar uses primarily intended to serve the trucking industry and travelling public.

Warehouse Sales means a development used for the wholesale or retail sale of bulky goods primarily within an enclosed building with limited outdoor storage where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This Use Class includes developments where principal goods being sold are such bulky items building materials.

2.6.7 Community, Recreation and Public Service Use Class Definitions

Campground or Tourist Campsite means an area of land made available to persons for non-permanent recreational overnight occupancy, whether by tent, trailer, camper, recreational vehicle, or similar device. A campground can include outdoor recreational facilities and is for seasonal recreational use only, meaning that occupancy cannot exceed a period of 180 consecutive days.

Cemetery means land used or dedicated to the interment of human or animal remains, including columbarium, mausoleums and associated maintenance facilities when operated in conjunction with, and within the boundaries of such cemetery.





Child Care Service means a use involving care, educational activities, and supervision of children in the daytime and evening, licensed by the Government of Manitoba under The Community Child Care Standards Act. This use does not include overnight accommodations.

Community Centre or Hall means a facility for community, social or multi-purpose use where patrons attend on a non-recurring basis.

Golf Course means a tract of land laid out in a course having nine or more holes for playing the game of golf.

Group Home means premises used to provide supervised living accommodation as per the requirements of its residents, licensed or funded under the Province of Manitoba or Government of Canada legislation, for a maximum of 5 persons, exclusive of staff, living together in a single housekeeping unit.

Hospitals and Medical Services means a use that involves outpatient and inpatient medical treatment and may include overnight stays. Treatment may include diagnostic, laboratory, surgical, counselling and rehabilitation of patients.

Library, Museum or Gallery means a use involving collections of literary, artistic, musical and similar reference materials available to the public through a variety of different media. This use also includes any uses involving the collection, preservation, and exhibition of works or objects of historical, cultural, artistic, or scientific value.

Outfitter means any land or premises used for outdoor recreational purposes relating to hunting, fishing and other similar pursuits.

Places of Worship means a premise and/or a building (ex: a church, chapel, mosque, synagogue, or temple) used by a religious group for the practice of religious rites, ceremonies or services, which may also be used for the advancement of its charitable purposes.

Private Club means a use by a not-for-profit organization incorporated by the Government of Canada or the Government of Manitoba and includes facilities for meetings, social events, and recreational activities of philanthropic, social service, athletic, business or fraternal organizations.

Protective Emergency Service means a use required for public protection of persons and property from injury, harm, or damage together with the incidental storage of equipment and vehicles. Typical uses include police station, fire hall and related training facilities.

Public Parks, Playgrounds, Gardens, and Historical Sites means a use of land specifically designed or reserved for the general public for active or passive recreational use and includes natural and human-designed landscaping, facilities, fields, and other structures that are consistent with the general purposes of park lands.

Public Utility means a use that involves a system, plant, pipeline, transmission line, and related facilities intended to provide public utility services to the general public.





Racetrack means a measured course where animals or machines are entered in competition against one another or against time, including tracks used only in the training of animals.

Recreation Facility, Indoor means a use involving entertainment, sports, social, or multi-purpose activities where patrons are primarily participants and any spectators are incidental and attend on a non-recurring basis, occurring in an indoor setting. Typical uses include hockey and skating rinks, curling rinks, swimming pools, billiard rooms, bowling alleys, and similar.

Recreation Facility, Outdoor means a use involving entertainment, sports, social or multi-purpose activities where patrons are primarily participants and any spectators are incidental and attend on a non-recurring basis, occurring in an outdoor setting. Typical uses include playing fields, outdoor skating rinks, tennis courts, driving ranges, skateboard parks, paintball arenas and similar.

Residential Care Home means supervised living accommodation that may include associated support services and is licensed or funded under the Province of Manitoba or Government of Canada legislation; meant for semi-independent or group living arrangements; and for more than ten persons, exclusive of staff.

School means a public or private education facility providing instruction to students at the primary, middle or high school level.

Travel Trailer means a vehicle designed to be towed which provides for recreational or vacation occupancy, including park model travel trailers in compliance with CAN/CSA-Z241 Series Standard. Travel trailers are not to be occupied as permanent or ordinary residences. This does not include any trailer that has been constructed to Manitoba Building Code Standards or modified so as to comply with Manitoba Building Code Standards, and which can be lawfully occupied as a residential dwelling. Travel trailers are capable of being licensed under The Highway Traffic Act.

2.6.8 Industrial Use Class Definitions

Brewery/Distillery/Winery means a use involving the blending, brewing, distilling, bottling, sampling of alcoholic beverages and other related operations conducted within a building.

Bulk Fuel Storage Facility means the storage of petroleum products or other flammable liquids legally stored within a structure or establishment that is incidental to the primary use of the site.

Commercial Composting typically refers to the practice of composting organic waste materials on a larger scale, typically for commercial or industrial purposes. It involves the controlled decomposition of organic materials, such as food waste, yard trimmings, or agricultural residues, to produce compost, which is a nutrient-rich soil.

Communication Tower means outdoor equipment and structures for the purposes of transmitting or receiving television, radio, microwave, radar or similar communication signals.





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

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

General Industrial, Heavy means the processing, assembly, servicing, storage, creation, transportation or repairing of goods or materials where such operations may have a higher level of nuisance including smoke, dust, dirt, toxic or offensive odours, gasses, heat or glare, or any other such nuisance that is perceptible from an adjacent site.

General Industrial, Light means the processing, assembly, servicing, storage, creation or repairing of goods or materials typically involving a low level of nuisance including smoke, dust, dirt, toxic or offensive odours, gasses, heat or glare, or any other such nuisance that is perceptible from an adjacent site.

Recycling Depot means a development used for the buying and temporary storage of recyclable materials within an enclosed building or structure. This use does not include auto wreckers.

Research and Technology Facility means a facility engaged in scientific research, product design, development and testing, and limited manufacturing necessary for the production of prototypes.

Solar Energy Farm means a principal facility used for the production of energy derived from solar panels or solar cells and intended to provide electricity for commercial sale and distribution to the electrical grid.

Solid or Liquid Waste Disposal Site means a permanent facility, either publicly or privately owned, operated for the purpose of disposing of solid or liquid waste.

Underground Natural Resource Operation means a use involving the onsite preparation, extraction, and primary processing of raw materials found on or under the site or accessible from the site. Typical uses in this class include aggregate and mineral mining.

Warehouse and Distribution means a use involving the storage and distribution of materials, goods, or products entirely within an enclosed building.

Waste Transfer Station means a facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site.

Wind Energy Generating Station, Commercial means a large scale electrical generating facility (also referred to as a wind farm) intended solely for commercial sale and distribution of electrical power. This use includes wind turbines and accessory facilities, including but not limited to a generator, transformers, storage, collection and supply equipment, underground cables, sub-station or wind monitoring equipment.





Wrecking Yard means an establishment for the dismantling or wrecking of used motor vehicles and the storage, sale or dumping of dismantled, obsolete or wrecked vehicles or their parts.

2.6.9 Residential and Residential Related Use Class Definitions

Condominium Development means individual ownership of a unit in a multiple-unit structure where expenses common to all parties are shared as established under the provisions of The Condominium Act.

Conservation Subdivision means a rural residential subdivision which maximizes the amount of open space preservation without sacrificing the total number of lots created.

Dwelling, Manufactured Home means a manufactured home built to similar standards as CSA specification Z240/241 suitable for year-round, long-term occupancy and in adherence to any applicable standards of the Manitoba Building Code. This does not include mobile homes.

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

- a. Designed for the long-term occupancy and domestic use by one or more individuals living as a single housekeeping unit; and contains cooking, eating, living, sleeping and sanitary facilities, and has plumbing and electrical connections for permanent attachment to outside systems.
- b. Designed to be moved or transported, after fabrication, on its own wheels, other trailers, or detachable wheels.
- c. Designed and built in conformity with the Canadian Standards Association (CSA) Z240 series standards for mobile homes.

Dwelling, Modular Home means a single-unit dwelling built to full residential building code standards and suitable for year-round occupancy that consists of one or more modules either partially or wholly factory-fabricated and containing a framework that does not contain wheels or towing tongue and is built to CSA specification A-277. When transported to a building site, it will be placed on a permanent foundation so as to be substantially affixed to the site and connected to the required utilities, thereby making it immobile housing.

Dwelling, Multiple Unit means a building or structure containing three or more dwelling units, arranged in a vertical or horizontal manner, either served by separate entrances or common corridors and entrances. Typical uses include row housing, triplexes, apartment buildings and similar.

Dwelling, Single Unit means a building or structure containing only one dwelling unit that is separate from any other dwelling or building. This includes Ready-to-Move (RTM) homes.

Dwelling, Two Unit means a single building or structure containing two separate dwelling units, separate from any other building. This includes duplexes and side-by-side dwellings but does not include secondary suites.





Mobile Home Park means a use wherein more than one manufactured home dwelling or mobile home dwelling may be situated on sites and may feature common elements including roads, access and supporting facilities.

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 housing types and land uses, useable open spaces and the preservation of significant natural features. Planned unit developments may also be comprised of commercial or industrial uses.

2.6.10 Accessory Use Class Definitions

Accessory Use, Building or Structure – for definition refer to Section 2.4.2 under General Definitions.

Backyard Beekeeping means an accessory use incidental to the main residential use of a parcel, compatible with the density of development, and on which bees can be kept, including limits on the number of hives per site.

Bed and Breakfast means a home-based business operated within a principal dwelling where sleeping accommodation with or without meals is provided to members of the travelling public with a fee for service. This does not include hotels and motels or short-term rentals.

Caretaker's Suite means a dwelling unit accessory to a principal commercial or industrial use required for the housing of an employee or caretaker contained entirely within the principal use.

Drive-In or Drive-Through Establishment means a development that allows rapid customer service for patrons using a vehicle.

Farm Buildings and Structures means a building or structure, or part thereof which does not contain a residential occupancy and may include structures comprised of a fabric or tarp-like covering. Farm buildings less than 600 m² (6,458 ft²) are required to obtain a development permit from the RM of Ste. Anne. Farm buildings greater than 600 m² (6,458 ft²) are subject to the farm building code and must obtain a building permit from the authority having jurisdiction retained by the RM of Ste. Anne for this purpose. Farm buildings must meet all of the following criteria:

- a. Associated with or 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 or horticultural produce or feeds, such as barns, produce storage buildings, milking centres, chicken houses, grain bins, silos, machinery sheds, farm workshops, manure storages, greenhouses and garages not attached to a farmstead dwelling.

Farm-Based Commerce means a business operation that is accessory to the principal farming operation on site. Farm-based commerce may entail occupations or industries related and





accessory to the farm operation only. For example, this use includes manufacturing, processing, service, storage, wholesale, retail sales and distribution uses that may be utilized to diversify a farm's economic activity. This use does not include public attractions such as petting zoos and corn mazes which would be considered Agri-tourism.

Farm Produce Outlet means a use accessory to a farming operation that involves the direct sale of farm produce sold on a seasonal basis.

Farmers' Market means an occasional or periodic market held in an open area or structure where groups of individual sellers offer for sale to the public such items as fresh produce, flowers, arts and crafts, food and beverages, dispensed from booths located on-site.

Farmstead Dwelling means a dwelling accessory to an agricultural operation where the operator of the farm resides. A Farmstead Dwelling is typically situated on a Farmstead Site.

Garage or Shed means an accessory building or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport.

Hobby Farm means an agricultural use accessory to the main residential use of a parcel, being a minimum of 5 acres and compatible with the density of development, and on which animals can be kept for personal use only, including limits on the total number of Animal Units (AU), being less than 10 AU. All animal units on-site are not to exceed three (3) AU per 5 acres, and then one (1) additional AU per acre.

Hobby Poultry means an accessory use incidental to the main residential use of a parcel, compatible with the density of development, and on which poultry (except mature roosters) can be kept for personal use only, including limits on the total number of animals per acre.

Home Day Care means the use of a portion of a dwelling unit for the provision of child-care services provided by a resident of the dwelling. The operation must meet all applicable provincial legislation and regulations.

Home-Based Commerce means a business operation that is accessory to the principal dwelling on a site. Refer to Section 7.22 for additional information. Home-based Commerce includes the following:

- a. Home-Based Occupation means a home-based commerce use accessory to a dwelling wherein all operations are conducted within the dwelling or within an accessory structure and where such use does not change the character or exterior of the dwelling.
- b. Home-Based Industry means a home-based commerce use accessory to a dwelling wherein operations may be within or external to a dwelling and minimal changes to the character or exterior of a dwelling are expected.

Keeping of Animals means an accessory use incidental to the main residential use of a parcel, compatible with the density of development, and on which animals other than poultry can be kept for personal use only, including limits on the total number of animal units and the number of animal units per acre. A minimum lot size of 4 acres is required. Refer to Section 7.23 for additional details.





Manure Storage Facility means a structure, earthen storage facility, molehill, tank or other facility for storing manure, and includes any permanent equipment or structures in or by which manure is moved to or from the storage facility but does not include: a field storage site; a vehicle or other mobile equipment used to transport or dispose of manure; a gutter or concrete storage pit used to store liquid or semi-solid manure for less than thirty days; a collection basin; or a composting site for manure storage. Manure storage facilities are considered as an accessory use to livestock operations.

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

Portable Garage means a portable covering that does not exceed 27.87 m² (300 ft²) usually purchased in a kit, which is used to protect an automobile, vehicle, or other general items from the natural elements.

Secondary Suite means a self-contained accessory dwelling unit including Coach House and Garden Suite, among others. The Secondary Suite is subordinate to the primary dwelling unit. A Secondary Suite has its own separate cooking, sleeping, and sanitary facilities and has direct access to the outside without passing through any part of the principal dwelling unit. A Secondary Suite does not include two-unit dwellings or multi-unit dwellings.

- a. Attached means the Secondary Suite is wholly contained within the dwelling unit or added as an extension or addition to an already existing dwelling unit.
- b. Detached means the Secondary Suite is independent of the primary dwelling unit or located above an already existing accessory building or structure, such as a garage.

Shipping Container means a prefabricated structure designed for use as a storage container in accordance with international standards. Including but not limited to sea can, rail cars, and bodies of transport trailer or strait truck boxes.

Short-term Rental means the use of all or part of a dwelling unit or a separate building on the same parcel to provide sleeping accommodations for a rental period that is less than 30 consecutive days in exchange for payment, but does not include bed and breakfasts, hotels or motels.

Signs – for a definition refer to Section 3.5.

Solar Energy System, On-Site Use means an energy generating system intended to primarily serve the electrical and/or heating needs of the on-site user or consumer (either behind the meter or off grid) rather than to produce power for resale. This use includes rooftop collectors and backyard systems.

Swimming Pool, Private means an artificially constructed basin, lined with concrete, fiberglass, vinyl or like material capable of containing a water depth greater than 24 inches (60 centimetres) and that is an accessory use to a dwelling.





Wind Energy Generating System, On-Site Use means a small scale electrical generating facility intended to primarily serve the electrical needs of the on-site user or consumer and not intended to produce power for resale.





Section 3: Administration

3.1 RESPONSIBILITIES OF COUNCIL

- 3.1.1 Subject to the provisions of The Act, Council is responsible for:
- Considering the adoption or rejection of proposed amendments or the repeal of this By-law;
 - Administering and enforcing the provisions of this By-law and the provisions of The Act where applicable;
 - Considering and issuing variance orders and revoking the approved variance order for a violation of any conditions imposed by it;
 - Approving or rejecting conditional use applications and revoking the authorized conditional use for any violation of conditions imposed by it;
 - Establishing a schedule of fees.

3.2 THE DESIGNATED OFFICER

- 3.2.1 The Designated Officer shall be appointed by Council as the person responsible for the administration of this By-law.
- 3.2.2 The Designated Officer shall be responsible for issuing permits (including development permits), providing notice of decisions, issuing zoning memoranda, and decision-making power for minor variances in accordance with the provisions of The Act. The Designated Officer shall also have the authority to exercise their powers of administration, inspection, remedy and enforcement as provided for in Part 12 of The Act. Refer to Section 3.7 for additional information on variances.
- 3.2.3 The Designated Officer may issue a minor variance order, without the need for a public hearing, for any proposed change that varies:
- Any height, distance, area, size or intensity of use requirement in the zoning by-law by no more than 15 percent; or
 - The number of parking spaces required by no more than 15 percent.
- 3.2.4 The Designated Officer shall be responsible for identifying development permits not adhering to the conditions of approval for Council to consider revoking.
- 3.2.5 At the request of Council, the Designated Officer has the authority to refuse an application for a development permit:
- As provided for in The Act;
 - Which could result in a violation of this By-law or any By-law of the Rural Municipality of Ste. Anne;
 - To any person who has failed to pay any fees due and owing to the Rural Municipality of Ste. Anne;





- d. To any person who has not provided the supporting documentation requested by the Designated Officer as it pertains to the application;
- e. For any property actively being subdivided; or
- f. To any land-locked parcel with no legal access to a developed and maintained public roadway.

3.3 DEVELOPMENT PERMITS

- 3.3.1 The Designated Officer may approve an application for a development permit, if it is the opinion that the proposed building, structure or use of land conforms to the provisions of The Planning Act, the RM of Ste. Anne Development Plan, any applicable secondary plan and this By-law.
- 3.3.2 Every person shall apply for a Development Permit before commencing any development within the Municipality, except those uses listed in Section 3.5.
- 3.3.3 Council may require the applicant apply for a Development Permit for the demolition of a structure. Filling, fencing or other special conditions may be imposed for public and environmental safety.
- 3.3.4 All permits shall expire one year from the date of issuance. If requested by the applicant prior to the date of expiry, the Designated Officer may extend the date of expiry by no more than one additional year from the original date of issuance.

3.4 DEVELOPMENT PERMIT APPLICATIONS

- 3.4.1 An application shall not be considered to have been received until the applicant has submitted all information required pursuant to this By-law, to the satisfaction of the Designated Officer, and paid the appropriate fee.
- 3.4.2 The Designated Officer may require an applicant to submit such additional information considered necessary to verify the compliance of the proposed use or development with the regulations of this By-law.
- 3.4.3 The following information including, but not limited to, may be required to be submitted with an application for a Development Permit, and the appropriate application form fully and accurately completed to the satisfaction of the Designated Officer:
 - a. A written statement and other supportive material explaining the proposed development;
 - b. The municipal address of land and buildings presently occupying the site, if any;
 - c. A Status of Title;
 - d. A legal description of the land on which the proposed development is to occur, by lot, block, subdivision and registered plan numbers;





- e. The applicant's name, address and interest in the land. If the applicant is not the landowner, a letter from the landowner or confirmation of authority for authorizing the applicant to apply for a Development Permit;
 - f. Description of the work to be performed with respect to:
 - i. Changes in the current occupancy of land use; and
 - ii. Description of proposed development or building operations;
 - g. Identification of the scale of the development with respect to:
 - i. Gross floor area of the development in square feet;
 - ii. Area of the site in square feet;
 - iii. The number of dwellings or commercial/industrial establishments, or other purposes;
 - iv. The number parking and loading spaces required and/or provided;
 - v. Height of the structure in feet; and
 - vi. Number of floors or storeys.
 - h. The estimated value, in dollars, of the proposed work;
 - i. A site plan, at a minimum scale of 1:500, showing the following:
 - i. A directional true north arrow with the north point located in such a manner that the true north is in the upper position of the drawings;
 - ii. Setbacks and yard dimensions;
 - iii. The location of all buildings or structures in relation to the property lines;
 - iv. Dimensioned layout of existing and proposed parking areas, driveways, entrances and exits, abutting public roadways, median breaks and auxiliary lanes;
 - v. The location of sidewalks and walkways, where applicable, parking, loading, storage, outdoor service and display areas; and
 - vi. The location of fences, screening, retaining walls, trees, landscaping, and other physical features both existing and proposed in the site and adjoining boulevard, if any.
 - j. Floor plans at minimum scale of 1:100, indicating all uses or occupancies, storage and garbage holding areas.
 - k. Elevation drawings, including sections and the bulk of buildings, at a minimum scale of 1:100;
 - l. A building location certificate in order to confirm separations distances and setback requirements;
 - m. A description of the proposed water supply and wastewater management systems; and
 - n. A description of the proposed site access plans, drainage and flood prevention plans.
- 3.4.4 A Development Permit for a conditional use may require a plan showing the location of all adjacent buildings and structures indicating the approximate height and number of storeys. A Development Permit for agricultural operations needs to provide a detailed listing of the types of animals and corresponding animal units on site, the distance to the closest residential dwelling, and the distance to the closest designated residential area. A Development Permit application for restricted retail sales and services needs to provide the distance to the nearest vulnerable population, including the distance to schools, public parks and group homes.





- 3.4.5 Unless exempted by Subsection 3.5 below, all temporary developments and uses, lasting for a period of time of more than 30 days, shall require a Development Permit. In addition to the requirements listed in Section 3.4.3, the following shall apply:
- a. Applicants shall state the temporary nature of the use in a Letter of Intent submitted with their Development Application;
 - b. The Designated Officer and/or Council shall determine the time limits necessary to confirm the temporary nature of the proposed use as well as any conditions required to satisfy the requirements of this and other by-laws.
- 3.4.6 Unless exempted by Subsection 3.5 below, all temporary developments and uses that are considered a Conditional Use under this Zoning By-law and lasting for a period of time of more than 30 days, shall require a Development Permit. In addition to the requirements listed in Section 3.4.3, the following shall apply:
- a. Applicants shall state the temporary nature of the use in a Letter of Intent submitted with their Development Application;
 - b. The Designated Officer and/or Council shall determine the time limits necessary to confirm the temporary nature of the proposed use as well as any conditions required to satisfy the requirements of this and other by-laws;
 - c. The applicant shall enter into a development agreement with the RM, if deemed necessary.

3.5 DEVELOPMENT NOT REQUIRING A PERMIT

- 3.5.1 A Development Permit is not required for the following developments provided that the proposed development complies with all applicable regulations of this By-law:
- a. Altering, maintaining or repairing any permitted building or structure, provided that the work does not include structural alterations or does not result in an increase in the number of dwelling units, an increase in any legal non-conformity, or result in a change of use;
 - b. Installation of private driveways, utilities, and private wells;
 - c. The maintenance and repair of public works, services or utilities carried out by or on behalf of federal, provincial or municipal authorities;
 - d. Railways, pipelines, public road allowances, irrigation ditches, conduit flumes and utility lines not integral to an approved development except where the line will cross or lie within the limits of a public road;
 - e. Temporary use of a building for election or census purposes;
 - f. Construction or maintenance of gates, fences, walls or other means of enclosure less than 2.0 metres (6.56 feet) in height in the front, side and rear yards, except in areas designated as Settlement Centre in the RM of Ste. Anne Development Plan or where corner lot restrictions apply;
 - g. The temporary installation or use of machinery, structures or buildings such as a construction trailer, the sole purpose of which is incidental to the erection of a building





- for which a Development Permit has been granted, provided the temporary building is removed within 30 days of substantial completion or as determined by the Designated Officer;
- h. Demolition of a building or structure where a Development Permit has been issued for a new development on the same site, and the demolition of the existing building or structure is implicit in that permit;
 - i. Construction or installation of a permitted Accessory Building on a property with an established main use or building that:
 - i. Does not exceed 15.78 m² (200 square feet (ft²)) in area;
 - ii. That does not exceed 8 metres (26.25 feet) or one storey in height;
 - iii. Is not deemed a hazard or detriment to the municipality in the opinion of the Designated Officer; and
 - iv. Does not otherwise require a permit under this or any other Municipal By-law.
 - j. Landscaping where the existing grade and natural surface drainage pattern is not materially altered;
 - k. Stripping, site grading or excavation that is part of a development for which a Development Permit has been issued;
 - l. Placement of any portable structures, machinery or other objects on private property including temporary concrete or asphalt batch plants:
 - i. outside an area measured 30 metres (100 feet) from the centre line of any road allowance; or
 - ii. outside an area measured 90 metres (300 feet) in any direction from the intersection of two or more road allowances.
 - m. Ground level (less than 0.61 metres (2 feet) in height) deck (less than 200 ft²), patio, ramps, outdoor ice rink, or similar located in a rear or side yard in any District;
 - n. The use of vacant farmland, farm buildings and structures for permitted agricultural activities, excluding livestock operations; and
 - o. Certain incidental signs as described in Subsection 6.23.

3.6 CONDITIONAL USES

3.6.1 The following criteria must be considered in the review of Conditional Use applications:

- a. The proposal must be in conformance with all relevant sections of the RM of Ste. Anne Development Plan and this By-law;
- b. The proposed development must be compatible with the general nature of the surrounding area;
- c. The proposal must be capable of being economically serviced including roadways, water and sewer services, and other supportive utilities and community facilities;
- d. The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity; and





- e. The proposed use does not create a substantial adverse effect on the amenities, use, safety, and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway.
- 3.6.2 An application for a Conditional Use shall be processed and approved or rejected in accordance with the provisions of The Act.
 - 3.6.3 The Conditional Use application shall be filed with the Designated Officer and shall be accompanied by a site plan and other information and documentation as the Designated Officer may prescribe and such fees as determined by Council.
 - 3.6.4 Approval of a Conditional Use shall expire or cease to have any effect if it is not acted upon within 12 months from the date of the decision, unless it is renewed before the expiry date at the discretion of Council for an additional period not exceeding 12 months. Council may extend the deadline for a second period of no more than 12 months if an application is received before the expiry of the first extension.
 - 3.6.5 Where an existing use listed as permitted or conditional under a previous zoning by-law, and amendments thereto, is listed as Conditional Use under this By-law, it shall be considered a legally existing Conditional Use and be subject to all applicable regulations of this By-law and any applicable provisions of The Act.
 - 3.6.6 Any change in a Conditional Use shall be subject to the provisions of this Section and the appropriate provisions of The Act. A Conditional Use application is required when an existing Conditional Use is enlarged, expanded or extended to occupy a greater floor and/or greater areas of the site upon which said use is located, except for authorized changes to farm buildings that house livestock as per clause 72.1(1) of The Planning Act, provided that the number of animal units increases by no more than 15%. In the case of livestock operations, a change in the type of livestock raised (e.g., chickens replacing pigs) shall constitute a change of use and require a new Conditional Use hearing approving the change.
 - 3.6.7 Council may revoke an approved Conditional Use permit for violation of any conditions imposed by it.

3.7 VARIANCES

- 3.7.1 Approval of a Variance Order shall expire or cease to have any effect if it is not acted upon within 12 months from the date of the decision, unless it is acted upon before the expiry date at the discretion of Council for an additional period not exceeding 12 months. Council may extend the deadline for a second period of no more than 12 months if the application is received before the expiry of the first extension.
- 3.7.2 Subject to the provisions of The Act, Council may vary the requirements of this By-law if the variance:
 - a. Will be compatible with the general nature of the surrounding area;





- b. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;
 - c. Is the minimum modification of this By-law required to relieve the injurious effect of this By-law on the applicant's property; and
 - d. Is generally consistent with the applicable provisions of the RM of Ste. Anne Development Plan and this By-law.
- 3.7.3 Any person may apply for a Variance Order, in accordance with the provisions of The Act.
- 3.7.4 An application for a Variance Order shall include all required information and fees, as determined by Council and/or the Designated Officer.
- 3.7.5 An application for a variance order shall be processed and approved or rejected in accordance with the provisions of The Act.
- 3.7.6 In addition to the notice provisions in The Act, prior to any hearing of an application for a variance to establish or expand a dwelling unit not within a designated residential area and within 3000 m (1.86 miles) of a livestock operation, each livestock operation shall be sent notice of the hearing by regular mail.
- 3.7.7 The Designated Officer may approve the following minor variances if deemed necessary to accommodate development:
- a. Any height, distance, area, size, yard or intensity of use requirement in this By-law by no more than 15%; and
 - b. The number of parking spaces required by this By-law by no more than 15%.

3.8 ZONING BY-LAW AMENDMENTS

- 3.8.1 Subject to the procedures outlined in The Act, an amendment to this By-law may be initiated by resolution of Council, or by application to the Designated Officer by the owner of a subject site, or by another party, acting on behalf of the owner, with written consent of the owner.
- 3.8.2 An application for a zoning by-law amendment shall be accompanied by:
- a. The applicants name, signature, address, interest in the property, and reason for applying;
 - b. A signed statement by the applicant acknowledging all costs incurred by the Municipality in processing the proposed amendment, whether adopted or not, shall be the responsibility of the applicant;
 - c. The appropriate fee;
 - d. A Status of Title may be required which has been issued no later than 30 days prior to the receipt of the amendment application by the Designated Officer; and
 - e. Any other documentation or information deemed necessary by the Designated Officer.





- 3.8.3 If Council approves the application, it shall proceed with the adoption of the amendment in accordance with the provisions of The Act.

3.9 SUBDIVISIONS

- 3.9.1 Except as otherwise provided for in this By-law, no parcel of land shall hereafter be divided into sites unless each site conforms to the regulations of the Zone in which the site is located.
- 3.9.2 Council may, as provided for in The Act, vary the regulations as they apply to an individual site, subject to complying with the objectives and policies of the RM of Ste. Anne Development Plan and other Council policies.
- 3.9.3 An existing undersized lot may be increased in area and/or frontage and still remain an existing undersized lot, provided all other relevant requirements are maintained.

3.10 DEVELOPMENT AGREEMENTS

- 3.10.1 As a condition of amending this By-law, subdividing land, making a variance, or approving a conditional use, Council may require the applicant to enter into a development agreement in respect of the affected property and any contiguous land owned or leased by the owner dealing with one or more of the following matters:
- a. The use of the land and any existing or proposed buildings;
 - b. The timing of construction of any proposed building;
 - c. The siting and design, including exterior materials, or any proposed building or structure;
 - d. The provision of affordable housing in accordance with the provisions of Section 150.1 of The Act;
 - e. Parking;
 - f. Landscaping;
 - g. The construction or maintenance of services and utilities including, but not limited to, sewer and water, waste removal, drainage, public rights-of-way, lighting, pedestrian and active transportation, and access to existing services;
 - h. Payment in lieu of any requirements listed in clause (g); and/or
 - i. The dedication of land or payment in lieu thereof, where the application is for an amendment to a zoning by-law to permit a residential use, use for a mobile home park or an increase in residential density, in accordance with item 6 of Section 135 of The Act.
- 3.10.2 Establishment of a new or expansion of existing quarry operation, campground, or other uses with greater community impacts and where listed as a conditional use, are subject to a development agreement with Council.





3.11 NON-CONFORMING USES

- 3.11.1 The enactment of this by-law does not affect any land, buildings, or structures, or affect any intensity of use of any land, building, or structure that lawfully existed prior to the effective date of this by-law, in accordance with The Planning Act.
- 3.11.2 The intent of this section is to permit a non-conformity to continue until it is removed but not to encourage its survival. Any expansion, addition, relocation, or reconstruction of a non-conforming use or structure shall conform to the site requirements, parking, and loading requirements of the zone in which it is located, unless varied by a variance order.
- 3.11.3 Subject to approval and issuance of a Development Permit where necessary, repairs or incidental alterations to a building or structure occupied by a non-conforming use may be made as follows:
- a. To the exterior of the building; and
 - b. To those portions of the interior of the building occupied by the non-conforming use, or in connection with an expansion of the non-conforming use.
- 3.11.4 Repairs or incidental alterations may be made to a non-conforming building or structure subject to approval and issuance of a Development Permit, where necessary.
- 3.11.5 The right to maintain a non-conforming building or structure shall terminate when the structure is damaged, in any manner whatsoever, to the extent that the cost of repairing such damage exceeds 50% of the structure's assessed value on the last revised assessment roll.
- 3.11.6 If a non-conforming building or structure is damaged and repair costs are less than 50% of the value of an equivalent new building or structure, repairs may occur if:
- a. The repairs do not introduce new non-conforming uses;
 - b. The repairs do not intensify the non-conforming use or the structure's area;
 - c. A building permit is obtained within 180 days of the date of damage; and
 - d. The repair has begun within one year and is diligently pursued to completion.
- 3.11.7 A use that is accessory to a principal non-conforming use may continue as long as the principal non-conforming use exists.
- 3.11.8 A non-conforming sign shall be subject to all the provisions of this By-law relating to non-conformities, except as provided hereafter:
- a. A change in the subject matter represented on a sign shall not be considered a change of use; and
 - b. A non-conforming sign may be structurally altered, reconstructed, or replaced in the same location and position provided that such structural alteration, reconstruction, or replacement does not result in:
 - i. The creation of a new non-conformity or an increase in the degree of non-conformity;
 - ii. An increase in the sign surface area; or





iii. An increase in the degree of illumination.

- 3.11.9 No existing site shall be deemed to be non-conforming to the By-law regulations despite its dimensions or area failing to meet the standards prescribed for proposed sites in the Zone in which it is located. Development proposed on such sites shall still be required to conform to all relevant By-law use provisions, setbacks, and building standards. A variance may be required for new lots or uses established after the adoption of this Zoning By-law.
- 3.11.10 If a non-conforming use or structure becomes abandoned, vacant or unoccupied for a period of twelve (12) consecutive months, or longer, it must then conform to all requirements of the zoning by-law and zone within which it is located.
- 3.11.11 Wherever a requirement of site area, width, frontage, depth of required yard is reduced below the minimum requirements of this By-law by virtue of a highway, road allowance, drain, right-of-way or the section survey, such site shall be deemed to conform to the requirements of this By-law. Site reductions resulting from subdivisions made by any owner shall not qualify for this exception.

3.12 FEES

- 3.12.1 An applicant shall pay a development application fee in accordance with the fee schedule established by a separate by-law or policy of Council. Separate fees may be charged for each type of development application (Permitted Use, Conditional Use, Variance Order, Zoning By-law amendment, Development Plan amendment, etc.) These fees may be in addition to any fee required to cover the costs of advertising and notifications.

3.13 PUBLIC MONUMENTS AND STATUARY

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

3.14 PUBLIC UTILITIES AND SERVICES

- 3.14.1 Nothing in this By-law shall be so interpreted as to interfere with the construction, maintenance and operation of the facilities of any Public Utility Service or Protective and Emergency Service, as defined in this By-law.





3.15 ENFORCEMENT

- 3.15.1 The enforcement of this By-law, or any Resolution or Order enacted by the Council under The Act, or any Regulation made thereunder, shall be in accordance with provisions of The Act.
- 3.15.2 Any person who violates this By-law is guilty of an offence and liable, on summary conviction, to the penalties set forth in The Act.



PART B:

Zones

Section 4: Zones

Section 5: Use and Bulk Standards





Section 4: Zones

4.1 ZONES

4.1.1 This section contains basic information pertaining to each Zone, including statements of purpose and zone-specific regulations.

4.2 ZONES ESTABLISHED

4.2.1 For the purposes of applying this By-law, the municipality is divided into Zones found in Table 4-1. The descriptions of zones contained in this section are intended to assist in selecting the appropriate zone for different types of land use, and to assist in identifying the intended character of each zone.

4.2.2 When there is a conflict between any statement in the zone description and a substantive requirement in other sections of the By-law, the substantive requirements in other sections apply, except where specified otherwise. In cases where there is a discrepancy, the more stringent requirements shall take precedence unless specifically indicated otherwise in this By-law.





Table 4-1: Summary List of Zones

District Group	Zone Symbol	Zone Name	Description
Agricultural and Rural Districts	A	Agriculture	To provide for a wide range of agricultural activities on large parcels of land and other rural uses that are related to agriculture.
	AL	Agricultural Limited	To provide for limited agricultural uses within the LUD of Richer which may be developed for future urban uses.
	AM	Agricultural Mixed-Use	To provide for some agricultural activities that are restricted due to the presence of smaller, rural residential areas, recreational areas and areas of poorer capability soils. Hobby farms and home industries may be allowed in this Zone.
	NA	Rural Natural Area	To provide for the protection of those lands that are hazardous and unsuitable for development due to flooding, erosion, landslide or subsidence, or being low-lying unstable or otherwise unsuitable or hazardous for general development by virtue of their soils, topography or other unique conditions. Only non-intensive uses and some dwellings (such as hobby farms), may be allowed.
Community Districts	GD	General Development	To provide areas for a mixture of residential, commercial and industrial uses in the settlement centres of Greenland, La Coulee and Giroux. Residential uses such as single unit dwellings and multiple unit dwellings will be considered as well as a variety of commercial and light industrial uses.
	RU	Residential Urban	To provide areas for denser residential uses in the LUD of Richer.
	RR	Rural Residential	To provide areas for large-lot residential development in rural areas that respects agriculture as the primary rural activity.





Table 4-1: Summary List of Zones

District Group	Zone Symbol	Zone Name	Description
	RR5	Rural Residential 5	To provide areas for large-lot residential development of at least 5 acres in rural areas that respects agriculture as the primary rural activity.
	RMH	Residential Mobile Home	To provide areas for the placement of mobile and modular homes within a mobile home park which is serviced by a central sewage system, holding tanks or other approved system.
Business Districts	CRR	Commercial Recreational Resort	To provide for a wide range of commercial recreational resort uses, including campgrounds and their related retail uses.
	GC	General Commercial	To provide for a variety of commercial uses including retail and personal service, social and cultural land uses within the municipality.
	HC	Highway Commercial	To provide areas for commercial and related uses that require large sites and are located on major roadways to provide commercial services to travelers and local residents.
	RIC	Rural Industrial Commercial	To provide large site areas for those commercial and industrial uses that require it.

4.3 ZONING MAPS

4.3.1 The location and boundaries of the zones listed in Section 4.2 of this part are shown upon the Zoning Maps in Section 10. All notations, references and other information shown therein, together with any amendments made by amending this By-law from time to time and shown therein, together with any amendments to boundaries in the case of any street, lane or public utility right-of-way closing, as provided by The Act, shall be as much a part of this By-law as if the matters and information set forth by the said Zoning Maps were fully described herein.





Section 5: Use and Bulk Standards

5.1 USE AND SITE REQUIREMENTS

- 5.1.1 No land shall be used or occupied, and no structure shall be erected, altered, used or occupied hereinafter for any use in the Zone in which such land and structure is located other than a use listed in the Use Table in Section 8.3 with the exception of uses lawfully established prior to the effective date of this By-law, unless otherwise stated in this By-law.
- 5.1.2 No land shall be used or occupied, and no structure shall be erected, altered, used or occupied herein for any use in the Zone in which such land or structure is located other than in accordance with the Site Requirement as listed in the Bulk Table in Section 9.5 with the exception of development lawfully established prior to the effective date of this By-law.

5.2 USE TABLE SYMBOLS

- 5.2.1 In the Use Table,
- "P" in a cell indicates that the use identified at the far left of that row is permitted (with the applicable development permits) in the zone identified at the top of that column;
 - "C" in a cell indicates that, in the Zone identified at the top of that column, the use identified at the far left of the row is allowed (with the applicable development permits) only if reviewed and approved as a conditional use in accordance with the requirements and procedures of The Act;
 - A dash in the cell indicates the use identified in the far-left column of that row is not permitted within the Zone identified at the top of that column;
 - A Section number in a cell within the column "Use Specific Standards" identifies a provision within this By-law which imposes an additional standard with which the use must comply except as authorized by this By-law or by a Conditional Use Order or Variance Order; and
 - An asterisk (*) following a "P" or "C" symbol indicates that a Use Specific Standard applies to the permitted or conditional use, as the case may allow within a specific Zone.

5.3 USE TABLE ORGANIZATION

- 5.3.1 In the Use Table in Section 8.3, land uses and activities are classified into general "use categories" and specific "use types" based on common functional or physical impact characteristics, such as the type and intensity of land use, the types of customers or residents, how goods or services are sold or delivered, and/or site-specific conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate Zones. This classification does not list every use or activity that may appropriately exist within the categories and specific uses may be listed in one category when they may reasonably be listed in





one or more other categories. The use category titles are intended to operate as an indexing tool and do not form part of this By-law.

5.4 USE TABLE CATEGORIES

5.4.1 The following provides a description of the use categories found in the Use Table:

Agricultural and Rural Uses means a category of uses that includes land for agricultural purposes or agriculture-related purposes. The listed uses include agricultural activities, different types of farming uses, livestock operations, and various agri-businesses.

Commercial Sales and Services Uses means a category of uses primarily associated with the sale, lease or rent of new or used goods or the sale and provision of services, including associated office uses. This also includes the sale, service rental, and repair of vehicles and related uses thereto.

Community, Recreation and Public Service Uses means a category of uses primarily associated with public recreational, community based or utility-based land uses including parks, recreation facilities, entertainment facilities, and similar.

Industrial Uses means a category of uses including activities and faculties engaged in providing industrial services including manufacturing and production, warehousing and goods movements, as well as waste, salvage and utility services.

Residential and Residential Related Uses means a category of uses dealing with different types of living accommodations and associated uses.

Accessory Uses means a category of uses, normally accessory to other uses within the By-law, that because of their intensity or site-specific characteristics, require additional consideration or provisions.

5.5 INTERPRETATION OF USES AND REGULATIONS

5.5.1 Any person may apply to the Designated Officer or Council for an interpretation as to whether a proposed use falls within any of the use categories or use types described in this By-law and, if so, which one.



PART C:

Development Standards

Section 6: General Development Standards

Section 7: Use-Specific Development Standards

Section 8: Use Standards Table

Section 9: Bulk Table





Section 6: General Development Standards

The following regulations shall apply to all Zones in this By-law.

6.1 REGULATION OF USES

- 6.1.1 In any Zone in this By-law, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted, except as noted in clause 6.2.2.
- 6.1.2 Only one (1) principal building shall be permitted on any one site except in the case of the following:
 - a. Public utilities;
 - b. Public or private institutions;
 - c. Recreational uses; or
 - d. Agricultural uses.
- 6.1.3 Temporary Uses may be permitted on a site where a principal development already exists, at Council's or the Designated Officer's discretion.
- 6.1.4 Council may, at its discretion, issue a Development Permit for additional principal developments, uses, or businesses in the Agricultural and Rural Zoning Districts or Business Zoning Districts. Refer to Table 4-1 to determine the zoning district for each zone.
- 6.1.5 Notwithstanding anything contained within this By-law, where any land, building, or structure is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with.

6.2 ACCESSORY USES

- 6.2.1 An accessory use, building, or structure must be naturally or normally incidental, subordinate, and exclusively devoted to the principal use or building, and located on the same site or lot.
- 6.2.2 No accessory building or structure shall be constructed on any site prior to the time of construction of the principal building to which it is accessory, unless the proposed accessory building or structure is 18.6 m² (200 ft²) or less in the A, AM, or NA Zones. Only one such accessory building is permitted per site.
- 6.2.3 Accessory developments shall be subject to the requirements of the Bulk Table in Section 9.6. Accessory developments not identified shall be subject to the regulations of the Zone in which the principal building is located and:
 - a. Shall be permitted when accessory to a permitted use; and
 - b. Shall be conditional when accessory to a conditional use.





- 6.2.4 Where an accessory building or structure is attached to or abutting a principal building or structure, it shall be subject to, and shall conform to all regulations applicable to the principal building or structure. Any detached accessory building or structure must meet the minimum separation distance required by the Manitoba Building Code.
- 6.2.5 No accessory building or structure shall be used a dwelling unit, except as provided for in this Zoning By-law.
- 6.2.6 In no instance shall an accessory building or structure be located within a dedicated easement and right-of-way.

6.3 MULTIPLE USES

- 6.3.1 There may be more than one principal use, building or structure on a single site where it is reasonable to conduct such additional uses on the same site without requiring subdivision or rezoning of the subject parcel (e.g., mixed-use development, shopping centre, strip mall, etc.). Where any land or building is used for more than one principal use, all provisions of this by-law relating to each use shall be satisfied. Where there is conflict such as in the case of site area and frontage, the higher or more stringent requirement shall prevail.

6.4 MULTIPLE ZONES

- 6.4.1 Where a parcel is within two or more zones, each such portion of said parcel is considered a separate zoning site as defined herein and the higher or more stringent requirements shall prevail, as stated in the above section 6.3.1.

6.5 TEMPORARY BUILDINGS AND USES

- 6.5.1 The provisions of this section shall apply to all Zones.
- 6.5.2 A Development Permit for a temporary building, structure, or use shall be subject to terms and conditions as required by Council or the Designated Officer.
- 6.5.3 Each Development Permit issued for a temporary building, structure, or use shall be valid for a period of up to one year and may be renewed for up to three (3) successive periods at the same location.
- 6.5.4 In all cases, temporary buildings and structures shall not exceed 92.90 m² (1,000 ft²) in area and one storey or 4.57 m (15.00 feet) in height, and:
 - a. May be used as an office space for the contractor or developer;
 - b. May be used as a temporary placement of concrete and asphalt batch plants that are incidental to and necessary for highway construction and maintenance;





- c. Shall not be used for human habitation, except as temporary accommodation for a caretaker, watchman, or construction workers; and
 - d. Shall not be detrimental to the public health, safety, convenience, and general welfare, nor detract from the aesthetic value of the neighborhood within which the temporary building or structure is located.
- 6.5.5 Notwithstanding the regulations of this section of this By-law, a temporary Development Permit may be issued for a carnival provided its maximum permitted duration on a site, which includes the installation and removal of all equipment and structures thereon, is five (5) days.

6.6 NOXIOUS OR OFFENSIVE USES

- 6.6.1 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 the use is permitted in the subject zone, satisfactory measures are undertaken to mitigate or eliminate such effects and necessary licensing has been obtained from the applicable provincial authority, as required.

6.7 FARM BUILDINGS AND STRUCTURES

- 6.7.1 Farm buildings or structures less than 600 m² (6,458 ft²) are required to obtain a development permit from the RM of Ste. Anne. Farm buildings or structures greater than 600 m² (6,458 ft²) are subject to the farm building code and must obtain a development and building permit from the appropriate authority.

6.8 MOVING OF STRUCTURES

- 6.8.1 No building or structure shall be moved or relocated, in whole or part, to any other location unless every portion of the building or structure conforms to all applicable regulations of the zone in which it is to be moved.
- 6.8.2 A conditional use shall be obtained to move any previously used buildings or structures over 70 m² (753 ft²) that would require engineer-stamped drawings for similar new construction under the Manitoba Building Code and/or the Manitoba Farm Building Code. Such a conditional use application shall be accompanied by a structural engineer's report that addresses the structural compliance with building code standards of the subject structure.
- 6.8.3 Before moving a building or structure which is over 18.58 m² (200 ft²) in size to a new location within the Municipality, the owner shall obtain a development permit, that must be approved by the Municipality prior to the building or structure being moved.
- 6.8.4 Before moving a building or structure to a new location, the owner may be required to enter into an agreement with the Municipality detailing an undertaking of the owner to pay all





damages arising out of the move and such other terms and conditions as the Designated Officer deems necessary.

- 6.8.5 Following the removal of a building or structure from a site, any excavation shall be filled, the ground shall be leveled, and the site shall be put in a safe condition to the satisfaction of the Designated Officer within one year of the date of removal. Compliance with Building Codes and all other provincial legislation is the responsibility of the property owner.
- 6.8.6 Notwithstanding other requirements of this section, new manufactured homes that received certifications through the manufacturer are not required to obtain a relocation permit from the Municipality for their initial siting. Any subsequent moves shall require a relocation permit.

6.9 SUBDIVISION OF ATTACHED DWELLINGS

- 6.9.1 A site containing more than one attached dwelling unit may be subdivided to provide individual sites to one or more of the attached dwelling units, provided that:
- Any new site line shall be a straight line between the front and rear site lines, located in such a way that the party wall of the two adjacent units shall form part of the new site line. Where a site line is unable to be straight due to the irregular shape of the site, the location of the new site line shall be determined by the conditions of any subdivision approval and verified by the Development Officer;
 - Each site created shall have frontage on a public right-of-way, except in the case of a bare land condominium development outlined in The Condominium Act where the common site elements containing roads shall be deemed to be a right-of-way for the purposes of this provision;
 - Each created site may only accommodate 1 dwelling unit;
 - Each site created must provide at least 1 parking space with access to a public right-of-way;
 - No side yard is required along the newly created site line; and
 - Notwithstanding the minimum bulk requirements found in the Bulk Table in Section 9.5, any parcel created pursuant to this Section shall have a minimum site area of 185.8 m² (2,000 ft²) and a minimum site width of 6.1 metres (20 feet) for a dwelling serviced by municipal wastewater and a minimum site area of 0.81 hectares (2 acres) and a minimum site width of 61 metres (200 feet) for dwellings serviced by an on-site wastewater management system.

6.10 FRONTAGE, ACCESS, AND APPROACHES

- 6.10.1 A Development Permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts, or has frontage on a graded all-weather registered road, or unless satisfactory arrangements have been made with the Council for legal access and/or the improvement or building of a road.





- 6.10.2 Within areas adjacent to Provincial Roads or Provincial Trunk Highways, access to the affected lots should be via a service road or an internal road system. New accesses will only be permitted onto Provincial Roads and Provincial Trunk Highways as per provincial regulations.
- 6.10.3 For the purposes of this section "developed road" shall mean an existing graded all-weather road on a registered right-of-way, or a road for which a signed servicing agreement has been made with Council to provide for the construction of the road on a registered right-of-way to a standard approved by Council.
- 6.10.4 A subdivision shall not be recommended for approval by Council unless the proposed sites and any un-subdivided remnant of the land being subdivided has frontage on a developed road, or otherwise legal access (provided an agreement is entered into with the RM), including any road which is required to be registered and developed as a public road under a signed servicing agreement.
- 6.10.5 The requirement of a service road or internal subdivision roadway to provide access may be added as a condition of approval for any new development other than those deemed approved.
- 6.10.6 All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall consider the physical capability and safety of the roads that are proposed to serve the development.
- 6.10.7 The Designated Officer may, where required, decide upon all culvert applications and based on location, drainage, traffic flow, sight lines, road standards, and safety considerations, may approve or refuse an application for a culvert. The proposed culvert must meet the minimum requirements of the RM of Ste. Anne Municipal Standards.
- 6.10.8 Adjacent parcels in agriculture and rural residential areas should share approaches to public roads where possible, as otherwise determined by the Designated Officer. Shared access agreements are required and are to be registered on title.
- 6.10.9 Access must be constructed in conformance with the most current design and construction standards in the RM of Ste. Anne and must be located separate and away from utility valve locations.
- 6.10.10 All driveways for corner lots must be accessed via an internal road, where available, unless otherwise determined by the Designated Officer.
- 6.10.11 All access points off a public road must have a minimum width of 10 metres (33 feet) of frontage unless the Designated Officer approved an otherwise legal access.

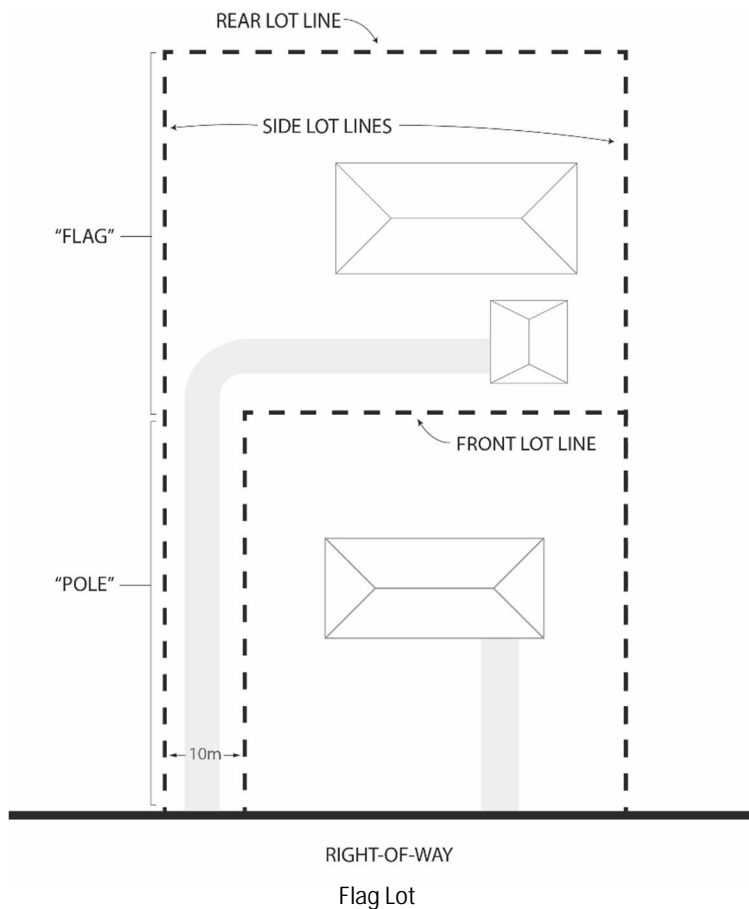




6.11 FLAG LOTS

6.11.1 Flag lots may be created in limited circumstances when other development options are not achievable and provided additional driveways and extended access are minimized. The following provisions apply to flag lots:

- a. Flag lots must comply with the standards of the Zone except as specified below:
 - i. A 10 metre (33 feet) width is required for the entire length of the pole; and
 - ii. The pole portion must be part of the flag lot, connect to an improved right-of-way (municipal road), and be under the same ownership as the flag portion of the lot.
- b. Where practical, shared access via easements to allow for use of the pole by another lot, may be used at the discretion of the Municipality.
- c. For the purposes of calculating site area, only the flag portion of the lot shall be used.
- d. For the purposes of calculating site width, the midpoint of opposite lot lines of the flag portion of the lot shall be used.





6.12 YARD REQUIREMENTS

6.12.1 Except as herein provided, the following special provisions shall apply in all Zones to ensure adequate yards and setbacks:

- a. The yard requirements shall be as set forth in the Bulk Use Requirements Table of each zone;
- b. All yards and other open space required for any use shall be located on the same site as the use;
- c. Yards provided for a building or structure existing on the effective date of this By-law or amendments thereto, shall not be reduced, if already less than the minimum requirements of this By-law;
- d. It shall be a continuing obligation of the owner to maintain the minimum required site area, yards and other open spaces required herein for any use if it remains in existence. Furthermore, the minimum required site area, yards and other open space allocated to a use as per requirements of this By-law shall not, by virtue;
- e. Of change of ownership, or for any other reason, be used to satisfy the yard, and other open space, or minimum site area requirements for any other use;
- f. Where a site is occupied for a use and has no buildings or structures thereon, the required yards for the zone shall be provided and maintained; and
- g. Where permitted in this By-law, a building containing more than one (1) unit with common party walls, such as a semi-detached two-unit dwelling, multiple-unit dwellings, or multiple-tenant businesses shall be considered as one (1) building occupying one (1) site for the purpose of side yard regulations.

6.13 YARDS ABUTTING RESIDENTIAL ZONE LIMITS

6.13.1 The following special yard requirements shall apply along "GD" General Development and "RU" Residential Urban Zone boundaries:

- a. When a side site line in an Industrial Use abuts a side site line in an adjacent Residential Urban Use, the required front yard requirements of the Residential Urban Use shall extend for a distance of 30.48 metres (100 feet) into the Industrial Use and a required side yard of 7.62 metres (25 feet) in width shall be provided along the side site line in the Industrial Use.
 - i. The required side yard shall not be used for accessory off-street loading, or storage of materials, or processing of any kind, except where a solid fence 1.83 metres (6 feet) high is provided and maintained along the site line abutting the Residential Use boundary; and
 - ii. Parking spaces with the required front yard shall not be permitted within 3.05 metres (10 feet) of the said Residential Use boundary.
- b. Where a side site line in an Industrial Use abuts a rear lot line in an adjacent Residential Urban Use, a required side yard of 7.62 metres (25 feet) shall be provided in the Industrial Use along the rear site line.





- c. Where a rear site line in an Industrial Use abuts a side or rear site line in an adjacent Residential Urban Use, a required rear yard of 15.24 metres (50 feet) in depth shall be provided along the rear site line.
- d. Where a boundary yard as described in the above clauses is provided, a compact hedge, row of shrubbery or a solid fence 1.83 metres (6 feet) in height shall be provided and maintained along the site line abutting the Residential Urban Use boundary.

6.14 FRONT YARD ALIGNMENT

- 6.14.1 Where a new single-, two-, or multi-unit dwelling or addition to a dwelling is proposed within a street block or portion of a street block where at least 80 percent of the lots have been developed with principal residential structures, and the front yard required by this By-law's Bulk Use Table is inconsistent with the majority of existing front yards on the street block, the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block. In the case of a corner lot, either the average of the setback for the two nearest properties on the same block or for all the properties facing the same street on the same block may be used for calculating the allowed setback.

6.15 PROJECTIONS INTO REQUIRED YARDS

- 6.15.1 The following features may project into a required yard as provided for below:
 - a. Uncovered walks, wheelchair ramps, trellises, flagpoles, lighting fixtures and lamp posts.
 - b. Verandas, porches, decks, eaves, shade projections, unenclosed steps, chimney or parts of a chimney, belt courses, sills, together with any other architectural features which, in the opinion of the Designated Officer, are of a similar character, excluding rain gutters provided such projections do not exceed 0.91 metres (3.00 feet).
 - c. Bay, oriel, or similar windows, provided that such projections do not exceed 0.61 metres (2.00 feet).
 - d. Balconies, provided with such projections do not exceed 0.61 metres (2.00 feet).
 - e. Any loading space required under the regulations of this By-law, provided it shall not be in a required front yard.
 - f. A parking area when comprised of parking spaces required under this By-law, provided that no parking area in any Zone shall be located within the required front yard. This shall not prohibit the use of a required front yard for such walkways and driveways as the Designated Officer considers necessary.
 - g. Fences, walls, and screening must be under 2.0 metres (6.56 feet). Hedges may be taller.

6.16 HEIGHT EXCEPTIONS

- 6.16.1 The provisions of this By-law, if any, shall not apply to limit the height of:
 - a. Chimneys and flues;
 - b. Elevators and bulkheads;





- c. Flagpoles, communication towers, aerials, lines, and wind turbine generator towers;
 - d. Roof-mounted satellite dishes;
 - e. Steeples and spires;
 - f. Water storage tanks, electrical apparatus or mechanical rooms, without habitable space, associated with the operation of a building or structure; and
 - g. Grain elevators and grain or other agricultural product handling structures.
- 6.16.2 The maximum height of a private communication tower shall be the maximum allowed by the Government of Canada which is 15 metres (49.2 feet) measured from the ground.
- 6.16.3 The maximum height of a private solar energy system shall be 2.44 metres (8 feet) above the height of the main building on the site.

6.17 PROTECTION OF RIGHT-OF-WAY SITE LINES

- 6.17.1 Notwithstanding any other provision of this By-law, buildings, structures, stone, earth, or gravel piles, trees or shrubs, portable structures, machinery, fences, or other objects on private property adjacent to certain public transportation corridors shall not be placed in a location that would cause undue accumulations of snow and/or obstruct the vision of drivers within reasonable site lines, as determined by the Designated Officer.

6.18 PROTECTION OF RAILWAY RIGHT-OF-WAY SITE LINES

- 6.18.1 A person may not erect, on land adjoining the land on which a line of railway is situated, a building or other structure, not being a railway work, that will obstruct rail right-of-way sightlines, as defined by the Transport Canada Rail Safety regulation.
- 6.18.2 A person must not place, on land adjoining the land on which a line of railway is situated, anything that will obstruct rail right-of-way sightlines.
- 6.18.3 A person who grows trees and brush, or allows them to grow, on land in the vicinity of a grade crossing must remove them if they obstruct rail right-of-way sightlines.
- 6.18.4 A railway company must not leave any railway equipment unattended that obstructs rail right-of-way sightlines.

6.19 DEVELOPMENT ADJACENT TO A RAILWAY

- 6.19.1 No dwelling unit or other habitable building shall be located within 100 feet (30.48 m) from the edge of a railway right-of-way that is in active use. Fences and/or berms shall be provided as per the Canadian Federation of Municipalities' Guidelines for New Development in Proximity to Railway Operations.





6.20 DEVELOPMENT ADJACENT TO PIPELINES

6.20.1 Development or a subdivision proposed within 350 metres (1,148 feet) of a pipeline or 800 metres (2,625 feet) of a facility shall be referred to the pipeline operator. Development within 30 metres (98 feet) of a pipeline will require written consent from the pipeline operator.

6.21 FENCES AND SCREENING

6.21.1 Fences, hedges, trees, shrubs and similar landscape features in all yards may be permitted, provided that:

- a. Electric or barbed wire fences are only allowed for agricultural or industrial uses; and
- b. All other standards of this section are complied with.

6.21.2 A fence or hedge shall be permitted in any required front yard. Fences, hedges and landscape architectural features placed in such a manner as to produce a fence effect, shall be permitted in all required yards of corner lots if maintained at a height of not more than 0.76 metres (2.5 feet) in the front yard and at a height of not more than 3.05 metres (10 feet) in the rear and side yards.

6.21.3 Fences shall not create poor visibility for traffic and safety purposes, or where it would be deemed unsightly located in the front yard of a property in the Residential Urban or General Development zones. In these circumstances, the maximum height of fences, as outlined in Section 6.21.2, would be decreased to a height acceptable to the Designated Officer.

6.21.3 Screening fences shall be consistent and complement the quality of building design and materials of the primary building.

6.21.4 No person shall erect or maintain a fence or screening using materials made of debris, junk, or waste materials that would be deemed unsightly by the Designated Officer.

6.22 ACCESSORY OUTDOOR STORAGE REGULATIONS

6.22.1 Accessory outdoor storage areas should generally be screened from the public view using fencing, walls, buildings, topography, shrubs, trees / shelterbelts.

6.22.2 Additional landscaping may be required on any sides adjacent to a residential district, public road, or visible from a public road to the satisfaction of the municipality.

6.22.3 All derelict vehicles, machinery, major appliances and their parts, shall only be disposed of at a junk yard or approved waste disposal ground.

- a. There shall be no storage of substantial quantity of such derelict vehicles, machinery, major appliances and their parts in any farm sites within the Agricultural and Rural Zoning Districts.





- b. Where there is a storage of such derelict vehicles, machinery, major appliances and their parts in either a small quantity or as a junk yard or recycling operation allowed as a conditional use, a continuous compact hedge, row of evergreen trees, or fence not less than 1.83 metres (6 feet) in height shall be provided and maintained along the periphery of the storage area in a manner that conceals the stored materials from any public road or highway.

6.23 SIGNS

6.23.1 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, business 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 purpose.
- d. No flashing signs shall be permitted in any zone without the approval of the Council. In any event, no flashing sign shall be permitted within 30.48 metres (100 feet) of any residential related Zone or Provincial Roads or Provincial Trunk Highways.
- e. The placing of advertising, business or identification signs within the control lines and circles of a Provincial Road or Provincial Trunk Highway shall require a permit from the appropriate authority. Any sign that complies to the above will be permitted.

6.24 SITE GRADING AND LEVELLING

- 6.24.1 Every development shall be graded and levelled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land in accordance with, and to the satisfaction of, applicable municipal policies and by-laws and provincial licensing standards.
- 6.24.2 All developments must provide for the appropriate on-site infrastructure to manage stormwater to the satisfaction of the municipality.
- 6.24.3 All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
- 6.24.4 All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and levelling.





- 6.24.5 All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the Municipality.
- 6.24.6 Where excavation or filling is proposed for any development in a flood hazard sub-district, the Municipality may request comments from the applicable government department prior to making a decision on the Development Permit application.

6.25 LANDSCAPING AND BUFFERING

- 6.25.1 The Designated Officer may require that site landscaping be provided in conjunction with, and addressed as part of, any Development Permit approval in any Zone.
- 6.25.2 Council may establish specific landscaping requirements to include berms, natural vegetation, planted vegetation, landscaping, trees, shrubs, fences, private signs, parking areas, and similar amenities.
- 6.25.3 Landscape buffers are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitate natural drainage. Landscape buffers, where required to separate uses from adjacent properties may require a minimum 1 m. (3 ft.) wide vegetative landscape buffer, unless a fence is required for other reasons.
- 6.25.4 Rural Residential dwellings may be required to establish a shelterbelt, or vegetative landscape buffer around the residential use to reduce land use conflicts and to recognize the need for a windbreak.
- 6.25.5 All trees, shrubs and other vegetative plantings required pursuant to this section shall be drought resistant and hardy to the region, using native species where possible.

6.26 PARKING REGULATIONS

- 6.26.1 For the purposes of this By-law and the regulations found within this Section, all required parking areas are to be located on-site.
- 6.26.2 The following regulations apply to all on-site parking areas:
- a. All accessory on-site parking spaces shall be located on the same lot as the use served, unless permitted by variance order to locate elsewhere;
 - b. Accessory parking areas shall have clearly marked approaches or driveways and be defined by a fence, curb or other suitable boundary designed to provide a neat appearance;
 - c. Lighting provided for parking areas shall be shielded and directed away from adjoining residential areas and generally confined to the site;
 - d. The surface of an accessory on-site parking area, and the access driveways thereto shall be surfaced and designed in such a manner that there will be no free flow of water onto either adjacent properties or a public sidewalk;





- e. Any required on-site parking area shall be of such a surface that will minimize the carrying of dirt or foreign matter onto the public right-of-way;
- f. Accessory on-site parking areas provided for a use shall be used exclusively for the parking of employees, occupants, patrons or visitors of such use, unless otherwise permitted herein, and shall not be used for motor vehicle repair work or similar such uses;
- g. When any building, structure or use in existence on the effective date of this By-law is subsequently damaged or destroyed, and is reconstructed or re-established, the accessory on-site parking spaces maintained at the time of such damage or destruction shall be restored or continued in operation; and
- h. Accessory on-site parking spaces in existence on the effective date of this By-law or amendments thereto shall not be further reduced below the parking requirements for a similar new building or use under the provisions of this section.

6.26.3 No person shall erect, enlarge, or change the use of a site without providing and maintaining a minimum number of on-site parking spaces in accordance with the Table 6-1 below:

Table 6-1: Minimum On-Site Parking Spaces Required	
Use Category and Use	Minimum On-Site Parking Spaces Required
Agricultural and Rural Uses	
General	Exempt
Agri-Business	1 space per 1 employee or 1 space per 92.9 m ² (1,000 ft ²) of gross floor area, whichever is greater
Commercial Sales and Services Uses	
General	1 space per 20 m ² (215.28 ft ²) of gross floor area
Hotels and Motels	1 space per guest room
Community, Recreation and Public Service Uses	
General	Exempt
Community Centres and Halls	1 space per 10 seating places for the public or 1 space per 10 m ² (107.64 ft ²) of gross floor area used by patrons, whichever is greater
Entertainment Establishment, Library, Museum, Gallery, Recreation Facility	1 space per 5 seats. Where no fixed seats, 1 space per 10 m ² (107.64 ft ²) of gross floor area





Table 6-1: Minimum On-Site Parking Spaces Required	
Hospitals and Medical Services	1 space per 35 m ² (376.74 ft ²) of gross floor area
Places of Worship	1 space per 15 seating places plus 1 space per 20 m ² (215.28 ft ²) of assembly room floor area of the largest assembly room within the building
Schools	1.5 spaces per classroom
Industrial Uses	
General	1 space per 1 employee on maximum work shift or 1 space per 92.9 m ² (1,000 ft ²) of gross floor area, whichever is greater
Residential Uses	
Single Unit, Two-Unit, Manufactured Home Dwellings	1 space per dwelling unit
Multi-Unit Dwellings	1.5 spaces per dwelling unit
Accessory Uses	
Secondary Suites	1 space per dwelling unit

6.26.4 The following regulations apply to the required dimensions for parking spaces:

- a. Parking space dimensions may vary depending on the angle measured perpendicular to the axis of the access aisle of the space provided. The dimensions of parking spaces shall be in accordance with the standards of the Table 6-2 below;
- b. All entrances and egress driveways shall be a minimum of 7.5 metres (24.61 feet) and no closer than 7.5 metres (24.61 feet) from the point of two property lines at a street intersection;
- c. Where an aisle serves two different types of angled parking, which are located across from each other, the largest required access aisle shall be provided;
- d. Where access to a parking space is directly from a street or lane, the width of the adjacent street or lane may be computed as part of the required aisle width.





Table 6-2: Parking Space Standards					
Angle of Parking	Configuration	Minimum Stall Dimensions		Minimum Aisle Width	
		Stall Width (a)	Stall Depth (b)	Two-Way (c)	One-Way (c)
0 degrees (Parallel)		2.5 m (8.2 ft)	5.5 m (18.04 ft)	6.7 m (22.0 ft)	4.5 m (14.76 ft)
45 degrees (Angled)		2.5 m (8.2 ft)	5.5 m (18.04 ft)	7.3 m (24.0 ft)	4.5 m (14.76 ft)
60 degrees (Angled)		2.5 m (8.2 ft)	5.5 m (18.04 ft)	7.3 m (24.0 ft)	5.5 m (18.04 ft)
90 degrees (Head-In)		2.5 m (8.2 ft)	5.5 m (18.04 ft)	6.7 m (22.0 ft)	6.0 m (20.0 ft)





- 6.26.5 Where in this By-law parking facilities are required for single detached and bare land condominium dwelling units, the parking area shall:
- a. Be provided on the same site;
 - b. Have a minimum required area for each parking space of 15 m² (161.46 ft²), a minimum width of 2.5 metres (8.20 feet), and a minimum length of 5.5 metres (18.04 feet); and
 - c. Be constructed so that the location of vehicular approach ramps or driveways at the street line are no closer than 7.5 metres (24.61 feet) from the point of intersection of two property lines at a street intersection.
- 6.26.6 Accessible parking spaces shall be provided according to the minimum number of spaces specified by Table 6-3. Each accessible parking space shall have a minimum width of 3.5 metres (11.5 feet) and a minimum length of 7 metres (23 feet). Accessible parking spaces shall be located within close proximity and access to the principal building entrance. Accessible parking spaces must be clearly marked and reserved for the exclusive use of people with mobility issues.

Table 6-3: Required Accessible Parking Spaces	
Number of Off-Street Parking Spaces on a Zoning Site	Minimum Number of Accessible Parking Spaces
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101+	4 plus 1 for every 50 additional spaces, to a maximum of 10 spaces





6.27 LOADING REGULATIONS

6.27.1 No person shall erect, enlarge, or change the use of a site without providing and maintaining a minimum number of on-site loading spaces in accordance with Table 6-4 below:

Table 6-4: Minimum Loading Spaces Required	
Use Category and Use	Minimum Loading Spaces Required
Commercial Sales and Services Uses	
General	Exempt for less than 465 m ² (1,525.59 ft ²) of gross floor area; 1 space between 465 m ² (1,525.59 ft ²) and 1,400 m ² (4,593.12 ft ²) of gross floor area; 1 additional space for each 2,300 m ² (7,545.93 ft ²)
Office	Exempt for less than 1,400 m ² (4,593.12 ft ²); 1 space for uses between 1,400 m ² (4,593.12 ft ²) and 2,800 m ² (9,186.35 ft ²); 1 additional space for each 2,300 m ² (7,545.93 ft ²) up to 5
Community, Recreation and Public Service Uses	
Hospitals and Medical Services	1 space up to 1,400 m ² (4,593.12 ft ²) of gross floor area; 2 spaces up to 2,800 m ² (9,186.35 ft ²) of gross floor area; 1 additional space for each 2,800 m ² (9,186.35 ft ²) up to 5
Industrial Uses	
General	1 space up to 1,400 m ² (4,593.12 ft ²) of gross floor area; 2 spaces up to 2,800 m ² (9,186.35 ft ²) of gross floor area; 1 additional space for each 2,800 m ² (9,186.35 ft ²) up to 5

6.27.2 When required, on-site vehicular loading and unloading spaces must meet the following provisions:

- a. Loading spaces must be located either within or abutting the building containing the use;
- b. No loading spaces shall be provided within a minimum front yard;
- c. Loading spaces provided within the minimum side yard shall be open and uncovered; and
- d. Meet the requirements of Table 6-5.

Table 6-5: Loading Space Standards			
Building Gross Floor Area	Minimum Area	Minimum Width	Minimum Clearance
1,400 m ² or less (15,069.47 ft ²)	17 m ² (182.99 ft ²)	3 m (9.84 ft)	-
Larger than 1400 m ² (15,069.47 ft ²)	33.5 m ² (360.59 ft ²)	3 m (9.84 ft)	4.25 m (13.94 ft)





6.28 WATER SUPPLY

- 6.28.1 A potable water supply (including wells) shall be available to developments where water is required, and the development proponent is responsible to gain confirmation and approval for adequate water service and infrastructure.
- 6.28.2 Council may require an applicant to provide written proof from a qualified professional, that a potable water supply of sufficient quality and quantity is available to service the proposed development or subdivision.
- 6.28.3 If Subsection 6.28.2 above is not complied with, or if the proposed development or subdivision may jeopardise ground or surface water supplies, Council may refuse a development or recommend refusal of a proposed subdivision.

6.29 WASTE DISPOSAL

- 6.29.1 The development proponent is responsible to gain confirmation and approval for adequate wastewater service and infrastructure and solid waste disposal to the satisfaction of approving authorities.
- 6.29.2 Notwithstanding any minimum site size referenced in this By-law, the minimum site size for sites with private onsite wastewater services will be limited by the minimum site size required by the Onsite Wastewater Management Systems Regulation.

6.30 DEVELOPMENT ON ENVIRONMENTALLY SENSITIVE LANDS

- 6.30.1 No building or structure shall be built in an area that is subject to flooding, erosion, bank instability, landslide, and subsidence, is marshy or unstable, or is otherwise hazardous or unsuitable by virtue of its soil or topography, unless it is demonstrated to the satisfaction of Council that proper measures will be taken to deal with the unsuitability or hazard.
- 6.30.2 Development is prohibited on lands that are within 0.61 metres (2 feet) of the high-water mark of the design flood, a recorded flood exceeding the flood design, or a flood specified by the Province of Manitoba, unless an engineering report showing the development, with flood protection, may occur without creating any additional risks is submitted to the RM of Ste. Anne at the time of application for a development permit.
- 6.30.3 Where development is proposed in an area that, in the opinion of the Designated Officer, may be subject to ponding due to snowmelt or heavy rainfall events, the development proponent may be required to provide additional measures, including the provision of sufficient fill around the building, to provide an additional measure of protection from flood damage.





6.31 DEVELOPMENT ADJACENT TO THE SEINE RIVER

6.31.1 Riverbank lands along the Seine River, the Seine River Diversion and watercourses feeding into the Seine River and Seine River Diversion shall generally be preserved in their natural state.

Development will be subject to the following conditions:

- a. When approving subdivisions adjacent to the Seine River, Seine River Diversion and watercourses feeding into the Seine River and Seine River Diversion, Council may require a right-of-way agreement to provide access for future watercourse and bank maintenance;
- b. Clearing of trees and the removal of natural vegetation shall not occur within two hundred (200) feet of the riverbank lands from the normal high water mark of the Seine River. Normal maintenance of the treed area, including the removal of deadfall is excepted;
- c. No permanent building or structure greater than 50.07 m² (539 ft²) shall be constructed or located within a horizontal distance of at least ten (10) times the height of the bank above the channel grade or 60.96 metres (200 feet) feet from the high-water mark, whichever is the greater, of the Seine River unless an engineering investigation indicates that the distance may be reduced. Non-habitable accessory uses may be permitted at the discretion of the Designated Officer. Bank stabilization works with approval from Council are excepted from this provision;
- d. The minimum setback requirement from the Seine River for lagoons, waste disposal grounds and other similar uses which may have the effect of polluting the water or causing bank erosion shall be determined by Council based upon provincial regulations and recommendations from the appropriate provincial department.
- e. Where the development or use of the riverbank lands may have a detrimental effect on water quality or could alter, obstruct or increase flood velocities or stages of the Seine River, Council may reject or approve certain conditions recommended by the appropriate provincial department.
- f. Activities such as dumping, excavation, cultivation or excessive grazing at the riverbank lands, which will accelerate or promote dangerous erosion or bank instability, shall be prohibited.

6.32 AIRPORT VICINITY AREAS

6.32.1 No buildings or structures shall be erected within the following areas:

- a. A 60.96 metres (200 feet) strip parallel to and on either side of the centerline of a runway; and
- b. An area 243.84 metres (800 feet) from either end of a runway.



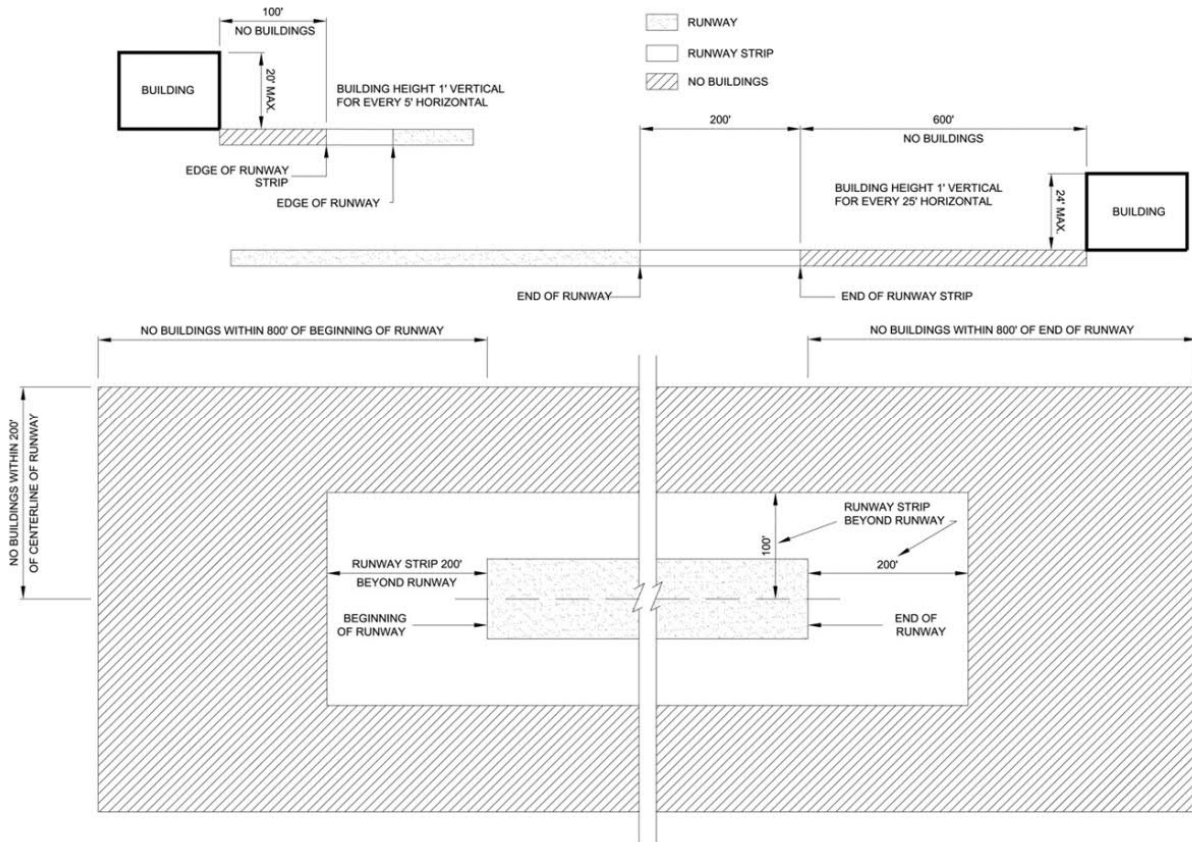


6.32.2 No building constructed around an airport shall exceed the following height restrictions:

- a. No building along the edge of a runway shall exceed a height of 0.31 m. (1.0 ft.) vertical for every 1.54 metres (5.00 feet) measured horizontally from the edge of the runway strip, as illustrated below; and
- b. No building located in the take-off or approach paths to a runway shall exceed a height of 0.31 metres (1.0 feet) vertical for every 7.62 metres (25 feet) measured horizontally from the ends of the runway strip and diverging ten (10) percent from the extension of the edges of the runway, as illustrated below.

6.32.3 Applications for Development Permits involving properties within the vicinity of an airport shall be accompanied by either:

- a. A statement from Transport Canada Aviation that the proposed development does not include obstructions that in any way exceed the obstruction limitation surfaces applicable to the airport; or
- b. Certification by a professional engineer or architect licensed to practice in the Province of Manitoba confirming that the proposed development does not include obstructions that exceed the obstruction limitation surfaces applicable to the airport.



Development constraints in the vicinity of airports.





Section 7: Use-Specific Development Standards

The following regulations apply to specific land uses due to their unique characteristics and impact on land and/or infrastructure.

7.1 ANHYDROUS AMMONIA FACILITIES

7.1.1 Anhydrous Ammonia Facilities shall meet the siting and exterior requirements of the Anhydrous Ammonia Code of Practice. An agricultural retailer that sells Anhydrous Ammonia or a fixed storage vessel containing ammonia shall be located at least:

- a. 1,500 metres (5,000 feet) from the LUD of Richer and settlement centres of Giroux, Greenland and La Coulée, the Town of Ste. Anne, LUD of La Broquerie, City of Steinbach, the LUD of Blumenort, and any designated residential area;
- b. 1,500 metres (5,000 feet) from the lot line of any evacuation-sensitive facilities such as schools, hospitals, senior citizens' homes, and other institutional facilities;
- c. 500 metres (1,640 feet) from any dwelling;
- d. 100 metres (328.08 feet) from the edge of the right-of-way of a Provincial Trunk Highway, Provincial Road or Provincial Access Road; and
- e. 50 metres (160 feet) from the Seine River, and any creek, stream, or environmentally sensitive area.

7.2 LIVESTOCK OPERATIONS

7.2.1 All Livestock Operations shall meet the mutual separation distances as outlined in Appendix 3 based on the AU calculations and criteria outlined in Appendix 1. Mutual separation distances to dwellings will be measured to the building itself. Separation distances to designated areas will be measured to the boundaries of the designated areas as identified by the Designated Officer.

7.2.2 For the purposes of this section of the By-law, the calculation of AUs shall be cumulative across the species as determined by the Province of Manitoba. See Appendix 1 for additional information.

7.2.3 In addition to the standard development application submission regulations, applications for Livestock Operations producing up to and including 199 AU shall:

- a. Meet or exceed all applicable provincial or federal government environmental health regulations in force at the time of the permit application from the province for the expansion or modification of a livestock operation;
- b. Have an adequate land base that is either owned or leased by the proponent to carry out the proposed operation requirements; and
- c. Ensure all manure storage facilities and confinement facilities conform to all applicable provincial government regulations.





- 7.2.4 In addition to the standard development application submission regulations, and the requirements for Livestock Operations up to and including 199 AU, applications for Livestock Operations involving 300 or more AU shall:
- a. Be sent to the Minister for referral to the Technical Review Committee (TRC);
 - b. Be subject to any measures required to implement the recommendations of the TRC, if imposed by Council;
 - c. Submit analyses of geology, aquifers, and groundwater supply, soils and soil profiles, crop production/nitrogen/phosphorus utilization, and surface drainage relative to the proposed operation if requested by the Designated Officer or as required by the TRC; and
 - d. Submit a letter signed by the applicant and agricultural engineer (or other qualified professional) certifying the contents of all information submitted as part of the application, if required by the Designated Officer in consultation with the TRC.
- 7.2.5 In addition to the notice provisions in The Act, prior to any hearing of an application for a conditional use permit or variance to establish or expand a livestock operation, the following notice is required:
- a. 10 – 49 AU, send notice by regular mail to every residence within 100 metres (328 feet);
 - b. 50 – 299 AU, send notice by regular mail to every residence within 1600 metres (1 mile); and
 - c. 300+ AU and all earthen manure storage facilities, send notice by regular mail to every residence within 3000 metres (1.86 miles).

These notice provisions apply mutually to any hearing of an application for a variance to establish or expand a dwelling unit not within a designated residential area and in the vicinity of a livestock operation. Notice is required in accordance with Section 2.6.7 of this By-law.

7.3 ANIMAL SHELTER, POUND, KENNEL, AND VETERINARY FACILITY

- 7.3.1 The following additional considerations shall be made for an Animal Shelter, Pounds, Kennels, and Veterinary Facilities:
- a. No building or exterior exercise area(s) shall be used to accommodate the animals, or allowed within 300 m. (1,000 ft.) of any dwelling located on adjacent lots;
 - b. All facilities, including buildings and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council;
 - c. All facilities shall be visually screened from existing dwellings on adjoining lots;
 - d. A use shall at no time unduly interfere with the character of the area or the general enjoyment of adjoining sites;
 - e. Failure to comply with any of the above regulations or conditions of a Development Permit may result in the revoking of the permit by the Municipality; and
 - f. Adequate fencing/containment needed as deemed appropriate by Designated Officer.





7.4 AUTOMOTIVE SERVICE STATIONS OR GAS BARS

- 7.4.1 Automotive Service Stations or Gas Bars shall be subject to the following requirements:
- a. Gas pumps and islands shall be set back 6 metres (20 feet) from any site line;
 - b. Underground storage tanks shall be in accordance with The Fire Protection Act;
 - c. Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations;
 - d. Access/egress points shall not be continuous along a street and shall be at least 10 metres (32 feet) apart;
 - e. Gas stations or service stations are restricted to locations with access to a paved road;
 - f. The surface of the automotive service station or gas bar may be constructed of asphalt, gravel or other material deemed appropriate by the Designated Officer; and
 - g. Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the Designated Officer.

7.5 RETAIL SALES AND SERVICES, RESTRICTED

- 7.5.1 Retail Sales and Services, Restricted stores shall not be established within 304 metres (1,000 feet) of the property line of a school, public daycare, residence for vulnerable populations, such as a residential care home or group home, or recreation facility (indoor or outdoor).
- 7.5.2 A copy of the Public Notice of Hearing must be sent to every property owner located within a 304 metre (1,000 foot) radius of the affected property, as well as meet the other requirements for notice of a public hearing under The Act.

7.6 SPECIAL EVENT FACILITY

- 7.6.1 Applications for a special event facility shall include the following information:
- a. A site plan showing:
 - i. General vehicle access routes;
 - ii. Emergency and protective service vehicle access routes;
 - iii. Emergency plan (including muster point, evacuation scenarios, etc.)
 - iv. Parking (location, sizes and number of stalls);
 - v. Pathways (if applicable);
 - vi. Buildings and structures;
 - vii. Exterior site lighting; and
 - viii. Landscaping
 - b. Sound and/or sight barriers or buffers (description or illustration);
 - c. Signage;
 - d. Site maintenance information (e.g., waste management)
 - e. Security information;





- f. Dates and hours of operation;
 - g. Liability insurance information; and
 - h. Other matters deemed necessary by the Designated Officer and/or Council.
- 7.6.2 Applications shall be circulated to all relevant provincial departments and agencies for review and comment.
- 7.6.3 Where approved, a special event facility shall require the landowner or applicant to enter into a development agreement with the municipality to cover such matters as outlined in clause 7.6.1, or other matters deemed necessary by Council.
- 7.6.4 Off-site parking may be considered as part of the conditional use and defined as part of the development agreement but shall not take cultivated land out of production. Note that off-site parking will require a variance.
- 7.6.5 It is the intent that special event facilities in Agricultural and Rural Zoning Districts to be in keeping with the area and not negatively impact agricultural operations in the area. Special event facilities will not be permitted on prime agricultural land, including Class 1, 2 and 3 soils.

7.7 COMMERCIAL COMPOSTING

- 7.7.1 Commercial composting will be a conditional use in the A, AM, NA, HC and RIC Zones.
- 7.7.2 Composting for commercial purposes in the Agricultural and Rural Zoning Districts must adhere to the following development standards:
- a. The processing of composting material, including material undergoing initial decomposition and material undergoing secondary curing before being applied to land, must not occur within 30 metres (98.43 feet) of any parcel boundary or domestic water supply intake, nor within 15 metres (49.21 feet) of any natural watercourse or constructed ditch; and
 - b. Initial decomposition of compostable waste for operations within 457.2 metres (1,500 feet) of a residential zone must be contained in a vessel or on a site from which potential odours can be mitigated.
- 7.7.3 Composting for commercial purposes in the Rural Industrial Commercial Zone must adhere to the following development standards:
- a. Composting materials undergoing initial decomposition must be contained in a closed reactor or vessel in which conditions such as moisture, temperature, and oxygen levels can be closely monitored and controlled, and from which odours detectable by humans cannot escape; and
 - b. Equipment for the shredding or grinding of materials must be located within a structure having solid walls and a roof so that any noise generated by the equipment is attenuated.





- 7.7.3 Composting materials undergoing secondary curing or being stored prior to initial decomposition must be stored on an impermeable surface and any leachate must be collected, such that any contaminants leaching from the composted materials cannot enter the groundwater table.
- 7.7.4 Council may prescribe additional standards on a case-by-case basis related to screening, landscaping, and buffering as appropriate.

7.8 PUBLIC COMMUNICATION TOWER

- 7.8.1 The Federation of Canadian Municipalities (FCM)/Canadian Wireless Telecommunications Association (CWTA) Antenna System Siting Protocol (Protocol) must be addressed for any new cell towers or similar wireless technology infrastructure to be established in the municipality, including but not limited to:
- Notification of potential siting;
 - Site investigation meeting with municipality to discuss location and potential co-location;
 - Confirmation of municipal development and design preferences and requirements;
 - A proposal submitted with all requirements contained in the Protocol; and
 - Confirmation of any applicable municipal fees.
- 7.8.2 The following systems are generally excluded from requirements to consult with the municipality, but must still consider local surroundings, neighbouring residents, co-location opportunities, sensitive locations, and Transport Canada marking requirements:
- Systems less than 15 metres (49.21 feet) above ground;
 - Maintenance of existing radio apparatus;
 - Additions or modifications to an existing Antenna System, within limits described in the Protocol;
 - Painting or lighting to comply with Transport Canada; and
 - Temporary installation for a Special Event or emergency, i.e., less than 3 months.

7.9 HEAVY INDUSTRIAL USE

- 7.9.1 Council may require additional information for the development of a Heavy Industrial site including, but not limited to, impacts to neighbouring land uses, levels of nuisance, access, circulation, and potential truck traffic.
- 7.9.2 Development and maintenance of heavy industrial or manufacturing operations as a principal or accessory use shall be subject to the following:
- Where the potential for pollution of the groundwater resources is identified, any appropriate mitigative measures acceptable to the appropriate provincial department shall be implemented; and





- b. Industrial development that emits, produces, processes, handles, or stores hazardous materials or hazardous wastes shall be subject to appropriate mitigative measures acceptable to the appropriate provincial department.
- 7.9.3 Containment ponds shall be constructed so as to minimize any seepage into underlying aquifers.
- 7.9.4 All new storage tanks and all storage tank replacements shall:
- a. Be situated above ground unless permitted to be underground by provincial regulations;
 - b. Have a secondary containment with dykes, impervious liners or equivalent leak detection; and/or
 - c. Install a monthly statistical inventory reconciliation system.

7.10 NATURAL RESOURCE DEVELOPMENT

- 7.10.1 In addition to the standard Development Permit application submission regulations, an applicant proposing to establish a natural resource development including, among others, aggregate, forestry, peat or mineral mining, may be required to submit the following information:
- a. A description of existing land uses immediately adjacent to the site;
 - b. A description of the proposed operation including:
 - i. Site plan showing minimum setbacks from water courses;
 - ii. Site preparation measures to accommodate the proposed operation;
 - iii. Location and size of proposed equipment storage areas as well as aggregate, topsoil or peat moss stockpile areas;
 - iv. Access and egress locations on the site;
 - v. Site security and public safety provisions thereon;
 - vi. Infrastructure servicing needs;
 - vii. Existing and anticipated final grades of the excavated land;
 - viii. Drainage and water storage provisions;
 - ix. Analysis of topography, geology, aquifers, groundwater supply, soils and soil profiles relative to the proposed operation;
 - x. Landscaping provisions;
 - xi. The condition in which the site is to be left when the proposed operation is complete, or the final disposition to be made of the area from which the topsoil or peat moss is to be removed, including the action which is to be taken for restoring the condition of the surface of the land to be affected, preventing, controlling or lessening the creation of erosion or dust from the land, removing goods and materials from the site and providing for site security and public safety measures;
 - xii. Traffic management plan including trip generation data. The traffic management plan shall also specify truck routes. A Traffic Impact Study may be required if deemed necessary by the Designated Officer or Council;
 - xiii. Duration of extraction;





- xiv. Daily hours of operation;
 - xv. Dust mitigation plan;
 - xvi. Insurance and letter of credit;
 - xvii. Proposed buffer zones and mutual separation distances/setbacks from adjacent land uses.
 - c. Must provide a valid lease/permit/registration from the appropriate department/branch for the location.
- 7.10.2 A dwelling unit is allowed provided it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.
- 7.10.3 No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required side or rear yard.
- 7.10.4 When outside storage of goods and materials is required, such storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building.
- 7.10.5 The Natural Resource Development shall comply with all environmental and public health regulations of the Province of Manitoba. If the Designated Officer believes a proposed Natural Resource Development may conflict with these regulations, the application shall be referred to the appropriate Provincial department(s) prior to issuing a Development Permit.
- 7.10.6 No dwelling unit shall be located within 150 metres (492 feet) from any active Natural Resource Development, including aggregate deposits.
- 7.10.7 No dwelling unit shall be located within 15.24 metres (50.00 feet) from the edge of a right-of-way established for the transmission of high-pressure natural gas or the transmission of hydroelectricity in excess of 100 kilovolts.

7.11 UNDERGROUND NATURAL RESOURCE OPERATION

- 7.11.1 The establishment of an underground natural resource operation must comply with all municipal by-laws, and all provincial and federal legislative and regulatory requirements.
- 7.11.2 Minimum setbacks apply to the underground natural resource operation, including the storage of waste materials, stockpiling, inventory and equipment. The setback requirements do not apply to berms or other methods of landscape screening.
- a. 150 metres (492 feet) from a Provincial Trunk Highway, Provincial Road, municipal road or residence;
 - b. 150 metres (492 feet) from a dwelling unit, commercial structure or active farm building; and
 - c. 402 metres (1320 feet) from an area designated for residential purposes, including the RR, RR5, RU and GD zones.





7.11.3 The establishment of an underground natural resource operation will require a conditional use permit. The application for the conditional use permit shall include the following information:

- a. A written description of the proposed operation, including but not necessarily limited to, the following information:
 - i. Type and quantity of material to be extracted;
 - ii. Proposed start and end dates of extraction;
 - iii. Existing use of the land and proposed use after reclamation;
 - iv. Existing natural and archaeological features on and adjacent to the site;
 - v. Where extracted materials would be hauled and over what roads;
 - vi. A blasting plan, in compliance with all provincial guidelines and requirements;
 - vii. Proposed lighting which shall be limited to that which is minimally necessary for safe mining operations, site accessibility and security;
 - viii. Hours of operation – note that operations will be limited to reasonable hours consistent with the characteristics of the property and neighbourhood surrounding the operations, the impact of the operations on the community and nearby residents. The project site shall only haul, produce and remove material during hours specified in the conditional approval. No operations will be permitted on Sundays or statutory holidays.
 - ix. Proposed frequency of groundwater monitoring and how ground water quality will be protected.
 - x. Any special measures that will be used for spill prevention and control.
 - xi. Dust, odor and noise control measures.
- b. A site plan showing:
 - i. Location of proposed mining operation;
 - ii. Property boundaries of the subject parcel as well as neighbouring properties within 402 metres (1320 feet) of the project site;
 - iii. Roads located within 201 metres (660 feet) of the project site, with road names indicated;
 - iv. Proposed gating at all site entrances;
 - v. Location and use of all existing structures within 402 metres (1320 feet) of the project site;
 - vi. Location and names of all intermittent and perennial streams and/or rivers;
 - vii. Location of all wetlands within 201 metres (660 feet) of the project site;
 - viii. Location of all wells within 402 metres (1320 feet) of the project site;
 - ix. Location of all utilities at the project site;
 - x. Location of hazardous materials storage;
 - xi. Location of all proposed pipelines;
 - xii. Groundwater elevation at the project site, with the source of information (boring, well data, etc.);
- c. A landscaping plan showing berms and vegetative screening to provide adequate screening of the mining site. Council will determine the minimum height and location of such screening;
- d. A drainage plan; and





- e. A reclamation plan and the approval of the reclamation plan must be received and filed prior to commencement of extraction activities.

7.11.4 The operator must agree to conduct monitoring activities, annually or more often if necessary to ensure compliance with this Zoning By-law and conditions associated with the conditional use permit.

7.12 SOLAR ENERGY FARM

7.12.1 The establishment of a solar energy farm will require a conditional use permit. The application for a conditional use permit shall include (but is not necessarily limited to) the following information:

- a. A description of the current use and physical characteristics of the subject parcels;
- b. A concept plan identifying:
 - i. The proposed location of the solar panels and related facilities;
 - ii. Location of proposed fencing, driveways and internal roads;
 - iii. Location and nature of proposed buffers;
 - iv. Location of accesses from municipal road; and
 - v. The proposed construction phases.

7.12.2 A solar energy farm must meet the following standards:

- a. The farm shall adhere to the same setbacks and height restrictions for secondary/accessory buildings in the zone in which the installation is situated;
- b. Solar panels must be sited to minimize glare onto neighbouring properties and roadways;
- c. Fencing shall be erected around the perimeter of the solar farm; and
- d. Shall not negatively impact agricultural production in the area.

7.13 SOLID OR LIQUID WASTE DISPOSAL FACILITIES

7.13.1 The provisions of this section shall apply to all solid or liquid waste disposal facilities, including those facilities that may be owned or used by another municipality.

7.13.2 No dwelling, mobile home dwelling or other habitable building shall be constructed within 457.2 metres (1,500 feet) of the site of any solid or liquid waste disposal facility.

7.13.3 Development and maintenance of a solid or liquid waste disposal facility shall be subject to the following standards:

- a. A buffer strip containing trees, shrubs or a berm surrounding a solid or liquid waste disposal facility may be required to the specifications established by Council in the required Development Permit;
- b. Any solid or liquid waste disposal facility may be fenced to a standard as specified by Council; and





- c. Development of a solid or liquid waste disposal facility shall also be subject to the minimum separation distance set out in Table 7-1 below and measured between the fence, berm, or edge of the facility (as the case may be) and the nearby building development.

Table 7-1: Mutual Separation Distance for Solid and Liquid Waste Disposal Facilities		
Use	Minimum Separation Distance to Solid Waste Facility	Minimum Separation Distance to Liquid Waste Facility
Dwelling	457 metres (1,500 feet)	1,500 feet (457 metres)
Intensive rural residential subdivision, community residential, general development, LUD or commercial recreational resort	457 metres (1,500 feet)	457 metres (1,500 feet)
Commercial or industrial USE	300 metres (984 feet)	300 metres (984 feet)
Any Buildings	400 metres (1,312 feet)	400 metres (1312 feet)

7.14 WASTE TRANSFER STATION

7.14.1 Development and maintenance of a waste transfer station shall be subject to the following standards:

- a. The site should be located on a major haul route to the landfill and designed with a controlled site exit and entry and signage indicating the name of the facility, emergency contacts and a list of materials accepted and unaccepted for transfer;
- b. Facilities should not be located in the 1:200 year flood plain or in any area which has a greater than 1% chance of flooding in any year;
- c. There shall be a setback of 30 metres (98.43 feet) from the transfer area to the nearest property boundary and / or nearest back top or high-water mark of any water course or water resource, including any off-site well used as a water supply;
- d. There shall be a separation distance of 90 metres (295.28 feet) from the transfer area to the foundation or pad of the nearest off-site building or structure;
- e. The facility must include features to minimize the generation of leachate and odours; and
- f. The site design should incorporate a vegetated or landscaped buffer of at least 15 metres (49.21 feet) around the perimeter of the transfer area.

7.15 WIND ENERGY GENERATING STATION

7.15.1 A commercial Wind Energy Generating System (WEGS) must meet the following standards:





- a. All provincial regulatory requirements, including those under The Environment Act and The Planning Act;
- b. A commercial WEGS turbine facility must be setback a distance equal to 1.5 times the height of the WEGS from public roads, including Provincial Trunk Highways and Provincial Roads;
- c. A commercial WEGS turbine facility must be setback a distance equal to 1.5 times the height of the WEGS from the property line unless appropriate agreements or easements are in place with adjacent property owners. The total height of any WEGS shall be measured from the ground to the uppermost extension of any rotor blade;
- d. All commercial WEGS must adhere to a 30 metre (98.43 feet) separation distance from any water body or waterway;
- e. In addition to satisfying the minimum yard requirements, the minimum separation distance between a commercial WEGS tower and the nearest habitable buildings shall be 457.2 metres (1,500 feet);
- f. All WEGS shall observe a minimum separation distance of 457.2 metres (1,500 feet) from the boundary of any Town, Settlement Centre, Rural Residential area, or General Development area;
- g. Commercial WEGS shall not contain any artificial lighting, other than what is required by federal and provincial regulations;
- h. Commercial WEGS shall not have any advertising or signage, other than the manufacturer's or owners name or logo;
- i. As part of their Development Permit application, proponents for commercial WEGS must submit a detailed site plan showing the location of wall wind generating devices, associated accessory buildings or structures, electrical lines (above or below ground), on-site roads, and driveways providing access the public road system;
- j. Proponents of WEGS are responsible for obtaining any required federal or provincial permits or approvals from any agencies and a copy of such permits or approvals must be remitted to the municipality;
- k. Where a WEGS is proposed on a site that is not under the ownership of the proponent, 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; and
- l. Where in the opinion of the Municipality, the distances referred to in this section are not sufficient to reduce the potentially negative impact of WEGS due to the proposed number or density, 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 vary the required distances.

7.15.2 An On-Site Use WEGS must meet the following standards:

- a. An on-site use WEGS must be setback at least 6 metres (20 feet) behind the front facing wall of the principal building, or in the case of corner lots, at least 4.5 metres (15 feet) from the front and side site lines;





- b. On-site use WEGs are permitted to exceed the maximum heights permitted in the Bulk Table found in the Bulk Table in Section 9.5, up to a maximum 4.5 metres (15 feet) above the roof of the principal building; and
- c. An on-site use WEGs must be safely and securely attached to a rooftop in compliance with the National and Provincial Building Codes.

7.16 CONDOMINIUM DEVELOPMENTS

7.16.1 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. Such development shall require a conditional use order and 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 10.06 metres (33 feet) width; and
 - ii. A lane, where such thoroughfare is not over 10.06 metres (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-unit dwelling. These shall be considered as dwelling units within a multiple-unit dwellings (apartment block or townhouse) for the purposes of this By-law, and the building containing the condominium units shall be considered a multiple-unit dwelling for the purposes of bulk requirements.
- d. Condominium developments which propose a mixture of different land uses, or which do not conform to the requirements of this By-law may be deemed by Council as a Planned Unit Development and subject to the provisions of section 7.18.

7.17 MOBILE HOME PARK

7.17.1 A Mobile Home Park shall only be permitted in the "RMH" Residential Mobile Home Zone and subject to the following conditions:

- a. A mobile home space shall be provided with an electrical services outlet,
- b. A mobile home space shall be provided with an adequate base support for the mobile home.





- c. A buffer area at least 7.62 metres (25 feet) wide shall be provided within and adjacent to the perimeter of the mobile home park property boundary.
 - d. A mobile home park shall be maintained in a satisfactory and safe condition. Maintenance shall include, but not be limited to, cutting of grass, removal of weeds and removal of refuse in all areas of the mobile home park.
 - e. A mobile home park shall contain a common recreational area as follows:
 - i. The common recreational area shall be a minimum of five (5) percent of the mobile home park area.
 - ii. The common recreational area shall not include the buffer area as provided in clause c. of this subsection.
 - iii. The common recreational area shall be bordered by a fence or hedge where it abuts any part of the internal roadway system.
 - f. A mobile home park shall have provisions for the disposal of sewage in compliance with the appropriate provincial regulations.
 - g. A mobile home park shall ensure sufficient parking for each home and visitors.
 - h. A drainage plan.
- 7.17.2 A Mobile Home Park shall meet the requirements of the RM of Ste. Anne Municipal Standards.
- 7.17.3 Each manufactured home (which includes mobile homes) shall comply with its appropriate Canadian Standards Association standards for construction.
- 7.17.4 Notwithstanding the requirements of the Bulk Table in Section 9.6, the following reduced dimensional standard shall apply to individual manufactured home spaces within mobile home parks:
- a. Minimum site area per mobile home space – 334.45 m² (3,600 ft²);
 - b. Minimum site width per mobile home space – 12.19 metres (40 feet); and
 - c. Minimum site depth per manufactured home space – 27.43 metres (90 feet).

7.18 PLANNED UNIT DEVELOPMENTS

A Planned Unit Development (PUD) is a land development project built as an entity in accordance with a comprehensive site plan that is presented by a developer to a board or council. PUDs can be a useful tool for larger mixed-use developments because they give municipalities and developers flexibility in siting building, mix of uses and different housing types, usable open spaces and the preservation of significant natural features through customized site-specific standards.

7.18.1 A PUD shall comply with the following regulations:

- a. PUDs are only permitted as a conditional use in the following zones:
 - i. GD – General Development
 - ii. RU – Residential Urban
 - iii. RR – Rural Residential
 - iv. RR5 – Rural Residential 5





- v. RMH – Residential Mobile Home
 - vi. CRR – Commercial Recreational Resort
 - vii. GC – General Commercial
 - viii. HC – Highway Commercial
 - ix. RIC – Rural Industrial Commercial
- b. A PUD may only be established on sites or developments larger than 1 acre in area;
 - c. The uses and standards of a PUD must be generally consistent with the desired character for the area set out in the RM of Ste. Anne Development Plan, any applicable Secondary Plan, and the uses and standards intended for the site;
 - d. In addition to a conditional use application, an application for a PUD shall include normal Development Permit as well as an impact study that outlines the following information:
 - i. Economic, social and environmental impacts to the community;
 - ii. Municipal servicing requirements including water, sanitary and sewer;
 - iii. The effect on the general character of the area and adjacent areas;
 - iv. The effect on the general environment including, but not necessarily limited to, drainage, groundwater and erosion;
 - v. The effect on Municipal services and the street system; and
 - vi. Other information as required by Council;
 - e. PUDs shall be regulated through a site plan or development agreement, which is caveated against the title at the Land Titles office;
 - f. An application for a PUD must be accompanied with a detailed site plan, including:
 - i. The location of the site boundaries;
 - ii. The location, height and types of use of buildings and structures;
 - iii. The location of all transportation infrastructure;
 - iv. Landscaping;
 - v. Parking;
 - vi. Services including water and sewage collection;
 - vii. Lot grading;
 - viii. All instances where the bulk standards of proposed buildings or structure do not comply with the requirements of the Zoning By-law; and
 - ix. Other information as required by the Designated Officer.

7.19 BACKYARD BEEKEEPING

7.19.1 Backyard beekeeping must meet the following requirements:

- a. No person shall establish an apiary without first obtaining a development permit from the Municipality;
- b. Hives are limited to a maximum of one (1) per site in the “GD” General Development, “RU” Residential Urban, and “RMH” Residential Mobile Home zones or limited to a maximum of four (4) per site in the “A” Agriculture, “AL” Agricultural Limited, “AM” Agricultural Mixed-Use, “NA” Rural Natural Area, “RR” Rural Residential, or “RR5” Rural Residential 5 zones and must be:





- i. Setback at least 15.24 metres (50 feet) from any site line;
- ii. Concealed behind a solid fence 1.8 metres (6.0 feet) in height if they are located in the LUD of Richer.
- c. Hives are not permitted in the “CRR” Commercial Recreational Resort, “GC” General Commercial, “HC” Highway Commercial, or “RIC” Rural Industrial Commercial zones.

7.20 FARM-BASED COMMERCE

7.20.1 All farm-based commerce operations shall be subject to the following conditions:

- a. Farm-based commerce operations shall only be located on farmstead sites which are accessory to currently active agricultural operations;
- b. The farm-based commerce use shall be valid only during the period of time the property is occupied as an agricultural operation;
- c. On-site signs shall be permitted according to Subsection 6.23;
- d. Off-site directional signs not exceeding 0.5 m² (5 ft²) may be permitted at the discretion of Council where necessary to provide directions from a highway or main road to the operation;
- e. Farm-based commerce operations shall comply with all environmental and public health standards of the Province of Manitoba. If Council determines that a proposed use may conflict with these standards, the application shall be referred to the appropriate provincial department(s) prior to issuing a Development Permit.
- f. A proposed use should not be permitted if in the opinion of Council, such use would be more appropriately located in another Zone having regard for potential traffic generation and interference with the agricultural character of the area;
- g. A Development Permit may be required at the discretion of the Designated Officer for a farm-based commerce operation and will include provisions satisfactory to the municipality for the following:
 - i. Adequate on-site parking and location for vehicles and equipment and materials;
 - ii. Garbage and debris to be kept out of public view;
 - iii. Appropriate fencing/landscaping and/or other visual barriers; and
 - iv. Hours of operation;
- h. Any increase in the operation as originally applied for or approved shall require a new approval;
- i. Council may also apply special standards in the issuance of a Development Permit limiting the size of operation including, but not limited to, the size and number of buildings used for the operation, the number of employees, or the requirement to mitigate negative impacts on neighbouring uses; and
- j. A Development Permit for a farm-based commerce operation may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.





7.21 HOBBY POULTRY

- 7.21.1 On parcels of up to 2 acres, up to a maximum of ten (10) chickens (no mature roosters), may be kept subject to the following:
- a. No person shall establish hobby poultry on a site without first obtaining a development permit from the Municipality;
 - b. The coop and enclosure must meet the following standards:
 - i. Be located in the rear of the lot behind the dwelling and not located within the minimum setbacks;
 - ii. Be positioned to meet the minimum setback requirements for the applicable zone;
 - iii. The enclosure must be covered entirely on all sides and top by chicken-grade fencing;
 - c. The area must be kept in a clean and tidy manner as determined by the Designated Officer.
 - d. For each additional acre of land, an additional ten (10) chickens (no mature roosters) per acre may be permitted to a maximum number of fifty (50) chickens (no mature roosters).

7.22 HOME-BASED COMMERCE

- 7.22.1 At the discretion of the Designated Officer, a conditional use permit may be required to establish a Home-Based Commerce operation.
- 7.22.2 All Home-Based Commerce operations, including home-based occupations and industries, shall be subject to the following general regulations:
- a. Uses are limited to those uses which do not interfere with the rights of other residents to a peaceful enjoyment of their neighborhood;
 - b. Uses must be accessory to a privately owned single unit dwelling;
 - c. The home-based commerce operation must be operated by a resident of the dwelling unit and shall only be valid during the period of time the dwelling is occupied by said resident;
 - d. A home-based commerce operation shall not significantly change the principal character or external appearance of the dwelling unit unless otherwise permitted through a Development Permit;
 - e. On-site signs shall be permitted according to Subsection 6.23;
 - f. Off-site directional signs not exceeding 0.5 m² (5 ft²) may be permitted at the discretion of Council where necessary;
 - g. Home-based commerce operations shall comply with all environmental and public health standards of the Province of Manitoba. If Council determines that a proposed use may conflict with these standards, the application shall be referred to the appropriate provincial department(s) prior to issuing a Development Permit;





- h. A home-based commerce use shall not be permitted if in the opinion of the Municipality, such a use would be more appropriately located in another Zone having regard for, among other matters, the potential for traffic generation and potential interference with the residential character of the area;
 - i. A Development Permit for a home-based commerce use shall include provisions satisfactory to the municipality for the following:
 - i. A description of the home-based commerce use;
 - ii. Parking and location for vehicles, equipment, and materials;
 - iii. Appropriate space for garbage and debris;
 - iv. Appropriate fencing/landscaping and/or other screening;
 - v. Hours of operation;
 - vi. Traffic management; and
 - vii. Mitigative measures to ensure negative impacts on neighbours are minimized.
 - j. Any increase in the operation as originally applied for or approved shall require a new approval; and
 - k. A Development Permit for a home-based commerce operation may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

7.22.3 Home-Based Occupations shall be subject to the following additional provisions:

- a. All primary commerce activities must take place inside the existing private dwelling and/or accessory building or structure and there shall be no outside storage of goods or materials associated with the home-based commerce activity;
- b. The home-based occupation shall not create nuisance by way of dust, noise, vibration, smoke, odour, etc., nor shall it create or cause any fire hazard, electrical interference or traffic congestions in the neighbourhood or area;
- c. May include limited selling of goods and services related to the Home-Based Occupation; and
- d. No more than two non-resident full time equivalent employees shall be permitted.

7.22.4 Home-Based Industries shall be subject to the following additional provisions:

- a. No more than five non-resident full time equivalent employees shall be permitted;
- b. Limited and/or controlled character change to the existing buildings/yard may be permitted;
- c. Outside storage of materials, equipment, loading, noise, traffic, hours of operation will generally exceed those of a home-based occupation, and are permitted within the parameters of the development permit; and
- d. May include the selling of goods or services related to the Home-Based Industry;
- e. Should the operation utilize mechanical or electrical equipment, the application shall include mitigative measures to ensure negative impacts on neighbouring uses are minimized.





7.23 KEEPING OF ANIMALS

- 7.23.1 On parcels of at least 4 acres, a limited number of non-domesticated animals (non-poultry) may be kept on a site, subject to the following:
- No person shall establish keeping of animals on a site without first obtaining a development permit from the Municipality;
 - All animals on-site are not to exceed one (1) AU per 3 acres, and then one (1) additional AU for every one (1) additional acre. The number of AUs must be less than 10 AUs;
 - Animals must be kept in a suitable enclosure and shall not be allowed to roam in unfenced areas; and
 - Any structure intended for the keeping of animals is only permitted in the rear yard of a site and must maintain a setback of 15.24 metres (50 feet) setback from any site line.

7.24 MANURE STORAGE FACILITY AND DISPOSAL

- 7.24.1 Any permanent and composted manure storage from any livestock operation in any Agricultural and Rural Zoning District shall not be:
- Stored within 100 metres (328 feet) of a water course, body of water, or well; and
 - Stored within 100 metres (328 feet) of the property line of the operator.

Note: Section 17 of Manitoba Regulation 42/98 allows the Director to vary any requirements of the Regulation, respecting the siting of manure storage containers/structures or other matters.

7.25 PORTABLE GARAGE

- 7.25.1 A maximum of one portable garage up to 27.87 m² (300 ft²) is permitted per zoning site in the GD and RU zones.
- 7.25.2 Portable garages larger than 27.87 m² (300 ft²) require a development permit.
- 7.25.3 Portable garage structures must be maintained and remain in good condition, at the discretion of the Designated Officer.

7.26 SECONDARY SUITE

- 7.26.1 No more than one Secondary Suite shall be permitted on a single zoning site.
- 7.26.2 The exterior of a detached Secondary Suite should incorporate building materials, textures, and colours that are similar to those found on the principal building.
- 7.26.3 The following regulations apply to a Secondary Suite that is within or attached to a principal dwelling:





- a. The principal dwelling must be an existing permanent structure, or the existing dwelling may be used as the secondary suite; and
- b. The maximum floor area shall not exceed 40% of the total habitable floor space of the principal dwelling or 80 m² (861.1 ft²) including any finished basement space, whichever is the lesser.

7.26.4 The following regulations apply to a detached Secondary Suite (Coach House & Garden Suites):

- a. The maximum floor area shall be no greater than the principal dwelling, including any finished basement space, and shall not exceed the maximum lot coverage for ancillary structures as permitted within the zoning by-law;
- b. The maximum building height shall be no greater than:
 - i. Two storeys for an above grade Coach House, and
 - ii. One storey for an at-grade Garden Suite or Coach House.
- c. Where a property with a detached Secondary Suite backs onto a public lane, public right-of-way, public park, or a property zoned for commercial or industrial uses, the Secondary Suite may project into a required rear yard, but must be setback a minimum of 3 metres (9.8 feet);
- d. Minimum separation from the Principal Dwelling shall be 3 metres (9.8 feet);
- e. Detached suites will be required to meet the regulatory requirements of the province regarding water and wastewater servicing.

7.26.5 A minimum of one on-site parking space per unit must be provided.

7.26.6 A secondary suite shall have access to the road by an existing driveway.

7.26.7 A mobile home must adhere to the Manitoba Building Code.

7.26.8 Any subdivision of the secondary suite from the main parcel must comply with the RM of Ste. Anne Development Plan policies.

7.27 SHIPPING CONTAINER (SEA CAN)

7.27.1 Shipping containers must adhere to the following standards:

- a. If used for more than 90 days per calendar year, a shipping container is considered an accessory building and must meet the requirements for accessory buildings in the zone in which it is located;
- b. Shipping containers, when stacked, must not exceed the maximum height for accessory buildings for the zone; and
- c. If used for less than 90 days per calendar year, a shipping container is considered temporary and may be used for temporary storage or emergency purposes, provided it meets the requirements for temporary buildings and structures in this By-law.





7.27.2 Any Development Permit approving a shipping container will include provisions regarding the number of shipping containers allowed on the site and may include requirements for a site plan and a landscaping plan.

7.28 SHORT-TERM RENTAL

7.28.1 A short-term rental may not be offered or advertised without a development permit obtained from the RM of Ste. Anne.

7.28.2 The premises in which a short-term rental occurs must comply with the Building By-law and the Codes adopted under it.

7.28.3 An operator of a short-term rental must disclose that fact to their home insurance provider and obtain adequate damage and liability coverage and must provide proof of coverage to the Development Officer on request.

7.28.4 Guests or visitors at a short-term rental must comply with the RM of Ste. Anne Noise By-law.

7.28.5 The maximum number of overnight adult guests permitted in a short-term rental shall be two per legal bedroom as per the Canadian National Occupancy Standard.

7.28.6 A short-term rental must provide at least one parking space for each short-term rental bedroom, entirely within the parcel on which it is located. No on-street parking of travel trailers or motor homes will be permitted.

7.28.7 An advertisement for a short-term rental must disclose the maximum permitted guest occupancy and the number of off-street parking spaces available.

7.28.8 Every person operating a short-term rental shall:

- a. Maintain the short-term rental in a clean and sanitary condition;
- b. Ensure that the short-term rental is operated and used in such a way that the use will comply with any current municipal by-law; and
- c. Provide guests with a list of the short-term rental regulations provided for in sections 7.27.5 and 7.27.6, including the Noise and Animal By-laws of the RM.

7.29 PRIVATE SOLAR ENERGY SYSTEM, ON-SITE USE

7.29.1 An on-site, private solar energy system must meet the following standards:

- a. An on-site, private solar energy system must meet the yard requirements for accessory uses in the zone in which it is located;
- b. The land must be maintained if a private solar energy system is installed on the ground;
- c. A roof or wall-mounted private solar energy system shall not exceed, in size, the total square footage of the principal structure;





- d. A private solar energy system that is mounted on a roof may project a maximum of 1.5 metres (5 feet) from the surface of the roof but may not extend beyond the outermost edge of the roof; and
- e. A private solar energy system that is mounted on a wall may project a maximum of 0.61 metres (2 feet) from the surface of the wall and must be located a minimum of 2.4 metres (8 feet) above grade.

7.30 SWIMMING POOL, PRIVATE

7.30.1 A private swimming pool with a depth greater than 0.61 metres (2.0 feet) is to be enclosed by a fence with a lockable gate or other suitable barrier constructed in accordance with the following requirements:

- a. A minimum height of 1.5 metres (5.0 feet);
- b. There shall be no openings, other than a door to a building or a gate as described in (c), and it shall not be possible for a child to crawl under either the fence or the gate;
- c. Any gate shall be self-closing, shall be at least 1.5 metres (5.0 feet) in height and shall be equipped with a lockable latch to prevent unauthorized entry;
- d. The outside surface of the fence and gate shall be relatively smooth so as not to provide foot or toe holds; and
- e. Where a chain link fence is used, the outside surface of the fence or gate shall be at least No. 11 gauge.

7.30.2 Notwithstanding the requirements outlined in the Bulk Table in Section 9.5, the side and rear yard setbacks for a swimming pool are a minimum 1.5 metres (5.0 feet), all other yard setbacks shall be the same as the site requirements.

7.30.3 All other requirements must be met in accordance with the Manitoba Building Code on Private Swimming Pools.

7.31 GUN RANGE

- 7.31.1 A conditional use application for a gun range must include the following information:
- a. Evidence of approval from the Chief Firearms Officer of Manitoba;
 - b. Evidence that the gun range complies with any federal, provincial or municipal legislation that applies to the establishment and operation of such a facility;
 - c. Evidence that the range design complies with the RCMP Range Design and Construction Guidelines;
 - d. A site map showing the location of the gun range and the land uses of the surrounding area that could be affected by the gun range;
 - e. A copy of the proposed safety rules; and
 - f. The proposed hours of operation.





7.32 CAMPGROUND

- 7.32.1 A conditional use application for a campground must include a business plan.
- 7.32.2 A conditional use application for a campground must include a site plan showing:
- a. Service buildings or structures including washroom, shower building, office or store;
 - b. General vehicle access routes;
 - c. Emergency and protective service vehicle access routes;
 - d. Emergency plan (including muster point, evacuation scenarios, etc.)
 - e. Parking (location, sizes and number of stalls);
 - f. Pathways (if applicable);
 - g. Exterior site lighting;
 - h. Landscaping;
 - i. Sound and/or sight barriers or buffers (description or illustration);
 - j. Signage;
 - k. Water and wastewater servicing ;
 - l. Site maintenance information (e.g., solid waste management)
 - m. Security information;
 - n. Dates and hours of operation;
 - o. Liability insurance information; and
 - p. Other matters deemed necessary by the Designated Officer and/or Council.
- 7.32.3 Any building or structure including projection shall not be located nearer than a distance of 4.57 metres (15 feet) from the limits of any travel trailer or camp space.
- 7.32.4 The proposed campground must meet all provincial legislative and regulatory requirements.
- 7.32.5 The establishment of a campground will be subject to entering into a development agreement with the RM.
- 7.32.6 No permanent residences will be permitted, other than that of the owner/caretaker.
- 7.32.7 Guest occupancy cannot exceed 180 consecutive days.

7.33 CONSERVATION SUBDIVISION

- 7.33.1 An application for a conservation subdivision shall include the following information (refer to Managing Change in Rural Manitoba: A Manual for Conservation Subdivision Design for more information) :
- a. An existing features/site analysis map;
 - b. A Yield Plan;
 - c. A Conservation Subdivision Plan that depicts:
 - i. Proposed arrangement, size and number of lots;
 - ii. Proposed street layout and connection to existing streets;
 - iii. Location, type and area of open space;





- iv. Proposed location of active transportation corridors; and
 - v. Location of proposed water supply and sewage facilities, including but not limited to well sites for the individual or community water system, septic tanks, holding tanks, septic tanks with disposal (septic) fields, secondary treatment systems, collection systems, and other wastewater treatment facilities, as applicable.
- d. Open Space Management Plan.





Section 8: Use Table

8.1 APPLICABILITY

- 8.1.1 The provisions of this section shall only apply to the listed developments in the specific zones where they are a permitted or conditional use.

8.2 USE TABLE ORGANIZATION

- 8.2.1 In the Use Table, land uses and activities are classified into general 'use categories' based on common functional or physical characteristics, such as the type and intensity of land use, the type and number of customers or residents, how goods or services are managed or delivered, and/or other site specific conditions. This classification system provides a method for assigning present and future land uses into appropriate Zones. This classification does not list every use or activity that may appropriately exist within the categories and specific uses may be listed in one category when they may reasonably be listed in one or more other categories.
- 8.2.2 The use category titles in Table 8-1 are intended to operate as an indexing tool and do not form part of this By-law.

8.3 USE TABLE SYMBOLS

- 8.3.1 In the Use Table:
- The letter P indicates a use is permitted (with the appropriate development permits);
 - The letter C indicates a use is conditionally permitted (with the appropriate development permits);
 - A dash indicates a use is prohibited; and
 - Uses not listed are prohibited.

8.4 USE TABLE

Refer to pages 97 to 101 for the Use Table.



Table 8-1: Use Table

Legend "P": Permitted Use "C": Conditional Use "": Use Specific Standard Applies "-": Not a Permitted Use	Agricultural and Rural Districts				Community Districts					Business Districts				Use-Specific Standards
	A - Agriculture AL - Agricultural Limited AM - Agricultural Mixed-Use NA - Rural Natural Area				GD - General Development RU - Residential Urban RR - Rural Residential RR5 - Rural Residential 5 RMH - Residential Mobile Home					CRR - Commercial Recreational Resort GC - General Commercial HC - Highway Commercial RIC - Rural Industrial Commercial				
Agricultural and Rural Uses	A	AL	AM	NA	GD	RU	RR	RR5	RMH	CRR	GC	HC	RIC	Section
Abattoir	C	-	C	C	-	-	-	-	-	-	-	-	C	-
Agri-Business	P	C	P	C	C	-	-	-	-	-	P	P	P	-
Agricultural Activities, General	P	C	P	C	C ①	-	-	-	-	-	-	-	-	-
Agricultural Activities, Specialized	P	C	P	C	C ①	-	-	-	-	-	C	C	C	-
Agricultural Chemical Storage	P	-	C	C	-	-	-	-	-	-	-	C	P	-
Agricultural Product Storage	P	-	C	C	-	-	-	-	-	-	-	-	P	-
Agri-tourism Operation	C	C	C	C	-	-	-	-	-	-	-	-	-	-
Airport or Aircraft Landing Field	C*	-	C*	C*	-	-	-	-	-	-	-	-	C*	6.32
Anhydrous Ammonia Facility	C*	-	C*	C*	-	-	-	-	-	-	-	C*	C*	7.1
Communal Farm Operation	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Game Farm	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Greenhouse or Tree Nursery	P	P	P	P	P	-	P ⑫	P ⑫	-	-	P	P	P	-
Livestock Auctioneering Establishment	C	-	C	C	C	-	-	-	-	-	-	C	C	-
Livestock Operations 10 - 79 AU	P*	-	P*	C*	-	-	-	-	-	-	-	-	-	7.2
Livestock Operations 80 - 150 AU	P*	-	C*	-	-	-	-	-	-	-	-	-	-	7.2
Livestock Operations 151 - 199 AU	P*	-	C* ⑬	-	-	-	-	-	-	-	-	-	-	7.2
Livestock Operation 200+ AU ②	C*	-	C* ⑬	-	-	-	-	-	-	-	-	-	-	7.2
Stable or Riding Academy	P	C	C	C	C	-	-	C	-	C	-	-	-	-

① Until such time as the land is developed.

② Provincial TRC required for new or expanding livestock operations greater than 300 AU.

③ Not permitted in the General Development area of La Coulée.

④ Must be in completely enclosed building.

⑤ Cannot have group homes within 304.8 metres (1,000 feet) of each other.

⑥ Regulatory requirements apply to surface extraction mining operations.

⑦ When accessory to a commercial or industrial use, enclosed within the principal building, and a maximum of 55.74 m2 (600 ft2) in area.

⑧ When accessory to an agricultural use.

⑨ Pursuant to the provisions of the RM of Ste. Anne Development Plan. Minimum lot size for a hobby farm is 5 acres and should generally not be larger than 10 acres.

⑩ When accessory to a residential use.

⑪ May only be considered on parcels that exist as of the date of adoption of this Zoning By-law.

⑫ Greenhouses in the RR and RR5 zones are considered as farm buildings for the purpose of administering the Manitoba Building Code.

⑬ Expansion of existing livestock operations only.

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Commercial Sales and Services Uses	A	AL	AM	NA	GD	RU	RR	RR5	RMH	CRR	GC	HC	RIC	Section
Animal Shelter, Pound, Kennel or Veterinary Facility	C*	C*	C*	C*	C*	-	C*	C*	-	-	C*	C*	C*	7.3
Auctioneering Establishment (excluding storage/sales of livestock)	P	C	P	C	C	-	-	-	-	-	P	P	P	-
Automotive Sales or Rental	-	-	-	-	C	-	-	-	-	-	P	P	-	-
Automotive Service Station or Gas Bar	-	-	-	-	C	-	-	-	-	-	C	C	-	7.4
Convenience Retail Store	-	-	-	-	P	C	-	-	-	C	P	P	-	-
Drive-in or Drive-through Establishment	-	-	-	-	P	-	-	-	-	-	P	P	-	-
Eating or Drinking Establishment	-	-	-	-	P	-	-	-	-	C	P	P	-	-
Entertainment, Indoor	-	-	-	-	C	-	-	-	-	C	C	C	-	-
Entertainment, Outdoor	-	-	-	-	C	-	-	-	-	C	C	C	-	-
Equipment Rental, Sales and Service	-	-	-	-	P	-	-	-	-	-	P	P	-	-
Funeral Service	-	-	-	-	C	-	-	-	-	-	P	P	-	-
General Contractor	-	-	-	-	P ③	-	-	-	-	-	P ④	P	P	-
Grocery or Supermarket	-	-	-	-	P	C	-	-	-	C	P	P	-	-
Heavy Equipment Sales, Service and Rental	-	C	C	-	C	-	-	-	-	-	C	P	P	-
Home Improvement Store	-	-	-	-	P	-	-	-	-	-	P	P	-	-
Hotel or Motel	-	-	-	-	P	-	-	-	-	C	P	P	-	-
Landscape or Garden Contractor	P	C	P	P	P	-	-	-	-	-	P	P	-	-
Office	-	-	-	-	P	-	-	-	-	-	P	P	-	-
Parking Lot or Structure	-	-	-	-	P	-	-	-	-	-	P	P	-	-
Personal Service Shop	-	-	-	-	P	-	-	-	-	-	P	P	-	-
Resort	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Retail Sales and Service, General	-	-	-	-	P	-	-	-	-	C	P	P	-	-
Retail Sales and Service, Restricted	-	-	-	-	C*	-	-	-	-	-	C*	C*	-	7.5
Self or Mini Storage	-	C	C	C	P	-	-	-	-	-	C	P	-	-
Special Event Facility	-	C*	C*	C*	C*	-	-	-	-	C*	C*	C*	-	7.6
Towing and Storage Facility	-	-	-	-	C	-	-	-	-	-	C	P	P	-
Truck Stop	-	-	-	-	C	-	-	-	-	-	-	P	P	-
Warehouse Sales	-	-	-	-	C	-	-	-	-	-	C	P	-	-

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⑧ When accessory to an agricultural use.

⑨ Pursuant to the provisions of the RM of Ste. Anne Development Plan. Minimum lot size for a hobby farm is 5 acres and should generally not be larger than 10 acres.

⑩ When accessory to a residential use.

⑪ May only be considered on parcels that exist as of the date of adoption of this Zoning By-law.

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⑬ Expansion of existing livestock operations only.

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Community, Recreation and Public Services Uses	A	AL	AM	NA	GD	RU	RR	RR5	RMH	CRR	GC	HC	RIC	Section
Campground	-	-	-	C	-	-	-	-	-	C	C	C	-	7.32
Cemetery	C	C	C	C	C	C	C	C	-	-	-	-	-	-
Child Care Service	C	C	C	-	P	P	C	C	C	-	C	-	-	-
Community Centre or Hall	-	-	-	-	P	C	C	C	C	C	P	P	-	-
Farmers' Market	P	P	P	P	P	-	-	-	-	P	P	P	-	-
Golf Course	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Group Home ⑤	C	C	C	C	C	C	C	C	-	-	-	-	-	-
Gun Range	C*	-	C*	C*	-	-	-	-	-	-	-	-	C*	7.31
Hospitals and Medical Services	-	C	-	-	P	P	C	C	-	-	P	P	-	-
Library, Museum or Gallery	-	-	-	-	P	C	C	C	C	-	P	P	-	-
Outfitter	C	-	C	C	-	-	-	-	-	C	-	-	-	-
Places of Worship	-	C	C	C	P	C	C	C	C	-	P	P	-	-
Private Club	-	-	-	-	P	-	-	-	-	C	P	P	-	-
Protective Emergency Service	C	C	C	C	C	C	C	C	C	C	P	P	P	-
Public Parks, Playgrounds, Gardens, and Historical Sites	C	C	C	C	P	P	P	P	P	P	C	C	C*	-
Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Race Track	-	-	C	-	-	-	-	-	-	C	C	C	-	-
Recreation Facility, Indoor	-	C	C	-	P	C	C	C	C	P	P	P	-	-
Recreation Facility, Outdoor	-	C	C	C	C	C	C	C	C	P	C	C	-	-
Residential Care Home	C	C	C	C	C	C	C	C	-	-	-	-	-	-
School	-	C	-	-	C	C	C	C	-	-	-	-	-	-

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⑦ When accessory to a commercial or industrial use, enclosed within the principal building, and a maximum of 55.74 m² (600 ft²) in area.

⑧ When accessory to an agricultural use.

⑨ Pursuant to the provisions of the RM of Ste. Anne Development Plan. Minimum lot size for a hobby farm is 5 acres and should generally not be larger than 10 acres.

⑩ When accessory to a residential use.

⑪ May only be considered on parcels that exist as of the date of adoption of this Zoning By-law.

⑫ Greenhouses in the RR and RR5 zones are considered as farm buildings for the purpose of administering the Manitoba Building Code.

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Table 8-1: Use Table

Legend "P": Permitted Use "C": Conditional Use "*": Use Specific Standard Applies "-": Not a Permitted Use	Agricultural and Rural Districts				Community Districts					Business Districts				Use-Specific Standards
	A - Agriculture AL - Agricultural Limited AM - Agricultural Mixed-Use NA - Rural Natural Area				GD - General Development RU - Residential Urban RR - Rural Residential RR5 - Rural Residential 5 RMH - Residential Mobile Home					CRR - Commercial Recreational Resort GC - General Commercial HC - Highway Commercial RIC - Rural Industrial Commercial				
Industrial Uses	A	AL	AM	NA	GD	RU	RR	RR5	RMH	CRR	GC	HC	RIC	Section
Brewery / Distillery / Winery	C	C	C	C	C	-	-	-	-	-	C	C	C	-
Bulk Fuel Storage Facility	C	-	C	-	C	-	-	-	-	-	C	C	C	-
Commercial Composting	C	-	C	C	-	-	-	-	-	-	-	C	C	7.7
Communication Tower	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	7.8
Fleet Service	-	-	-	-	C	-	-	-	-	-	C	P	P	-
Freight or Trucking Operation (non-agricultural)	-	-	-	-	C	-	-	-	-	-	-	P	P	-
General Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	C*	C*	7.9
General Industrial, Light	-	-	-	-	C	-	-	-	-	-	C	P	P	-
Natural Resource Development (includes Aggregate Extraction Operations) ⑥	C*	C*	C*	C*	-	-	-	-	-	-	-	-	-	7.10
Recycling Depot	C	-	C	C	C	-	-	-	-	-	-	C	C	-
Research and Technology Facility	-	-	-	-	C	-	-	-	-	-	P	P	-	-
Solar Energy Farm	C*	-	C*	C*	-	-	-	-	-	-	-	-	-	7.12
Solid or Liquid Waste Disposal Site	C*	-	C*	C*	-	-	-	-	-	-	-	-	-	7.13
Underground Natural Resource Operation (includes Silica Mining)	C*	C*	C*	C*	-	-	-	-	-	-	-	-	-	7.11
Warehouse and Distribution	-	-	-	-	C	-	-	-	-	-	C	P	C	-
Waste Transfer Station	C*	-	C*	C*	-	-	-	-	-	-	-	C*	C*	7.14
Wind Energy Generating Station, Commercial	C*	-	C*	C*	-	-	-	-	-	-	-	-	-	7.15
Wrecking Yard	C	-	C	C	-	-	-	-	-	-	-	C	C	-
Residential and Residential Related Uses	A	AL	AM	NA	GD	RU	RR	RR5	RMH	CRR	GC	HC	RIC	Section
Condominium Development	-	-	-	-	C*	C*	C*	-	-	-	-	-	-	7.16
Conservation Subdivision	-	-	-	-	-	-	P	P	-	-	-	-	-	7.34
Dwelling, Manufactured Home	P	C	P	P	P	C	P	P	P	-	-	-	-	-
Dwelling, Mobile Home (New)	P*	C	P*	P*	P*	C	P*	P*	P*	-	-	-	-	-
Dwelling, Modular Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Dwelling, Multiple Unit	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Dwelling, Single Unit	P	P	P	P	P	P	P	P	C	-	-	-	-	-
Dwelling, Two Unit	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	C*	-	-	-	-	7.17
Planned Unit Development	-	-	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	7.18

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Accessory Uses	A	AL	AM	NA	GD	RU	RR	RR5	RMH	CRR	GC	HC	RIC	Section
Accessory Uses, not listed	C	C	C	C	C	C	C	C	C	C	C	C	C	-
Backyard Beekeeping and Associated Structures	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	7.19
Bed & Breakfast	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Caretaker's Suite (7)	P	C	P	P	C	-	-	-	-	C	C	C	C	-
Drive-In or Drive-Through Establishment	-	-	-	-	P	-	-	-	-	P	P	P	-	-
Farm Buildings and Structures (8)	P	P	P	P	-	-	-	-	-	-	-	-	-	6.7
Farm Produce Outlet	P	P	P	P	P	-	-	-	-	-	P	P	P	-
Farm-based Commerce (8)	P*	C*	P*	P*	-	-	-	-	-	-	-	-	-	7.20
Farmstead Dwelling (8)	P	P	P	P	-	-	-	-	-	-	-	-	-	-
Garage or Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Hobby Farm and Associated Structures (9)	P	P	P	P	-	-	C	C	-	-	-	-	-	-
Hobby Poultry and Associated Structures	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	7.21
Home Day Care (10)	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Home-based Industry (10)	P*	P*	P*	P*	C*	C*(11)	C*	C*	-	-	-	-	-	7.22
Home-based Occupation (10)	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	7.22
Keeping of Animals and Associated Structures (10)	P*	P*	P*	P*	C*	C*	C*	P*	-	-	-	-	-	7.23
Manure Storage Facility	P*	C*	P*	C*	-	-	-	-	-	-	-	-	-	7.24
Outdoor Storage	P*	P*	P*	P*	C*	-	C*	C*	-	C*	C*	P*	P*	6.22
Portable Garage	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	7.25
Secondary Suite (attached)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	7.26
Secondary Suite (detached)	C*	C*	C*	C*	C*	C*	C*	C*	-	-	-	-	-	7.26
Shipping Container	P*	C*	P*	P*	C*	C*	C*	C*	-	C*	C*	P*	P*	7.27
Short-term Rental	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	-	-	-	7.28
Signs	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	6.23
Solar Energy System, On-Site Use	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	7.29
Swimming Pool, Private (10)	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	7.30
Wind Energy Generating Station, On-Site Use	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	7.15

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Section 9: Bulk Table

9.1 APPLICABILITY

9.1.1 The provisions of this section shall be to all principal and accessory developments in the specific zoning districts where they are a permitted or conditional, unless otherwise stated. Where specific dimensional standards apply in different zoning districts, they apply to the zoning districts designated on the Zoning Maps in Part D of this By-law.

9.2 SITE REGULATIONS

9.2.1 No land shall be used or occupied, and no structure shall be erected, altered, used or occupied herein for any use in the Zoning District in which such land or structure is located other than in accordance with the Bulk Standards as listed in Table 9-1, with the exception of development lawfully established prior to the effective date of this By-law.

9.2.2 For the purposes of this section, the maximum accessory building area shall not apply to swimming pools, hut tubs, or seasonal non-winter structures including decks, screened porches, verandas, uncovered walks and wheelchair ramps.

9.3 BULK TABLE ORGANIZATION

9.3.1 In the Bulk Table, the cells in each row specify a dimensional standard for development for each zoning district, noted in the far left column, in relation to the requirement set out at the top of the column in which the cell is contained. Notes indicate special situations that affect the application of dimensional standards to specific zoning district.

9.4 BULK TABLE SYMBOLS

9.4.1 In the Bulk Table, dimensional standards are expressed in metric units first and [imperial units] second.

9.4.2 Special notes are denoted with numbers (①), (②), (③), etc.).

9.5 BULK STANDARDS

9.5.1 No person may erect a building or structure in any residential or mixed zoning district unless the building or structure complies with Table 9-1 below or the regulations pertaining to that specific development or zone found herein.

9.6 BULK TABLE

Refer to pages 103 to 107 for the Bulk Table.



Table 9-1: Bulk Table

Zone	Use Type	Minimum ①						Total Site Coverage
		Site Area	Site Width	Front Yard	Side Yard		Rear Yard	
					Interior	Corner		
"A" Agriculture	Principal (Agricultural, Livestock Operations & Stables)	32.37 hectares [80 ac]	304.8 m [1000 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Residential)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Industrial)	As determined by Council						-
	Principal (Residential Care Home)	4.05 hectares [10 ac]	121.92 m [400 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Airport or Aircraft Landing Field)	4.86 hectares [12 ac]	60.96 m [200 ft]	38.10 m [125 ft]	15.24 m [50 ft]	15.24 m [50 ft]	15.24 m [50 ft]	-
	Principal (Public Utility)	As determined by Council						-
	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
"AL" Agricultural Limited	Principal (Agricultural & Stables)	16.19 hectares [40 ac]	182.88 m [600 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Residential)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Residential Care Home)	4.05 hectares [10 ac]	121.92 m [400 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Industrial)	As determined by Council						-
	Principal (Airport or Aircraft Landing Field)	4.86 hectares [12 ac]	60.96 m [200 ft]	38.10 m [125 ft]	15.24 m [50 ft]	15.24 m [50 ft]	15.24 m [50 ft]	-
	Principal (Public Utility)	As determined by Council						-
	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-

- ① Accessory uses shall meet the same setback distance requirements as the principal use.
- ② Increase size by 92.9 sq m (1,000 sq ft) for each additional dwelling unit above 4.
- ③ Increase size by 0.40 hectares (1 acre) for each additional dwelling unit above 3.
- ④ Serviced lots are connected to municipal water and wastewater.
- ⑤ Unserviced lots are serviced by onsite wastewater management systems, such as holding tanks or septic fields.

Table 9-1: Bulk Table

Zone	Use Type	Minimum ①						Site Coverage
		Site Area	Site Width	Front Yard	Side Yard		Rear Yard	
					Interior	Corner		
"AM" Agricultural Mixed-Use	Principal (Agricultural)	16.19 hectares [40 ac]	182.88 m [600 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Livestock Operations up to 150 A.U. & Stables)	16.19 hectares [40 ac]	As determined by Council					
	Principal (Residential)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Residential Care Home)	4.05 hectares [10 ac]	121.92 m [400 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Industrial)	As determined by Council						
	Principal (Airport or Aircraft Landing Field)	4.86 hectares [12 ac]	60.96 m [200 ft]	38.10 m [125 ft]	15.24 m [50 ft]	15.24 m [50 ft]	15.24 m [50 ft]	-
	Principal (Public Utility)	As determined by Council						
	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
"NA" Rural Natural Area	Principal (Residential)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Campground)	4.05 hectares [10 ac]	121.92 m [400 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Residential Care Home)	2.02 hectares [5 ac]	91.44 m [300 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-
	Principal (Industrial)	As determined by Council						
	Principal (Airport or Aircraft Landing Field)	4.86 hectares [12 ac]	60.96 m [200 ft]	38.10 m [125 ft]	15.24 m [50 ft]	15.24 m [50 ft]	15.24 m [50 ft]	-
	Principal (Public Utility)	As determined by Council						
	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	-

- ① Accessory uses shall meet the same setback distance requirements as the principal use.
- ② Increase size by 92.9 sq m (1,000 sq ft) for each additional dwelling unit above 4.
- ③ Increase size by 0.40 hectares (1 acre) for each additional dwelling unit above 3.
- ④ Serviced lots are connected to municipal water and wastewater.
- ⑤ Unserviced lots are serviced by onsite wastewater management systems, such as holding tanks or septic fields.

Table 9-1: Bulk Table

Zone	Use Type	Minimum ①						Site Coverage
		Site Area	Site Width	Front Yard	Side Yard		Rear Yard	
					Interior	Corner		
"GD" General Development	Principal (Serviced-Single Unit) ④	557.42 sq m [6,000 sq ft]	15.24 m [50 ft]	9.14 m [30 ft]	1.52 m [5 ft]	7.62 m [25 ft]	1.52 m [5 ft]	40%
	Principal (Serviced-Two Unit) ④	696.77 sq m [7,500 sq ft]	18.29 m [60 ft]	9.14 m [30 ft]	1.52 m [5 ft]	7.62 m [25 ft]	1.52 m [5 ft]	40%
	Principal (Serviced-Multiple Unit) ④	929.03 sq m [10,000 sq ft]	30.48 m [100 ft]	9.14 m [30 ft]	3.05 m [10 ft]	7.62 m [25 ft]	7.62 m [25 ft]	50%
	Principal (Other-Serviced) ④	929.03 sq m [10,000 sq ft]	30.48 m [100 ft]	9.14 m [30 ft]	3.05 m [10 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
	Principal (Other-Unserviced) ⑤	0.81 hectares [2 ac]	60.96 m [200 ft]	7.62 m [25 ft]	9.14 m [30 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
"RU" Residential Urban	Principal (Serviced-Single Unit) ④	557.42 sq m [6,000 sq ft]	15.24 m [50 ft]	7.62 m [25 ft]	1.52 m [5 ft]	7.62 m [25 ft]	1.52 m [5 ft]	40%
	Principal (Unserviced-Single Unit) ⑤	0.81 hectares [2 ac]	60.96 m [200 ft]	7.62 m [25 ft]	3.05 m [10 ft]	7.62 m [25 ft]	7.62 m [25 ft]	40%
	Principal (Serviced-Two Unit) ④	696.77 sq m [7,500 sq ft]	18.29 m [60 ft]	7.62 m [25 ft]	1.52 m [5 ft]	7.62 m [25 ft]	1.52 m [5 ft]	40%
	Principal (Unserviced-Two Unit) ⑤	0.81 hectares [2 ac]	60.96 m [200 ft]	7.62 m [25 ft]	3.05 m [10 ft]	7.62 m [25 ft]	7.62 m [25 ft]	40%
	Principal (Serviced-Multiple Unit) ② ④	929.03 sq m [10,000 sq ft]	30.48 m [100 ft]	7.62 m [25 ft]	3.05 m [10 ft]	7.62 m [25 ft]	7.62 m [25 ft]	50%
	Principal (Unserviced-Multiple Unit) ③ ⑤	0.81 hectares [2 ac]	60.96 m [200 ft]	7.62 m [25 ft]	3.05 m [10 ft]	7.62 m [25 ft]	7.62 m [25 ft]	50%
	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	7.62 m [25 ft]	3.05 m [10 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%

- ① Accessory uses shall meet the same setback distance requirements as the principal use.
- ② Increase size by 92.9 sq m (1,000 sq ft) for each additional dwelling unit above 4.
- ③ Increase size by 0.40 hectares (1 acre) for each additional dwelling unit above 3.
- ④ Serviced lots are connected to municipal water and wastewater.
- ⑤ Unserviced lots are serviced by onsite wastewater management systems, such as holding tanks or septic fields.

Table 9-1: Bulk Table

Zone	Use Type	Minimum ①						Site Coverage
		Site Area	Site Width	Front Yard	Side Yard		Rear Yard	
					Interior	Corner		
"RR" Rural Residential	Principal (Single Unit)	0.81 hectares [2 ac]	60.96 m [200 ft]	30.48 m [100 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	40%
	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	30.48 m [100 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
"RR5" Rural Residential 5	Principal (Single Unit)	2.02 hectares [5 ac]	91.44 m [300 ft]	30.48 m [100 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	40%
	Principal (Other)	2.02 hectares [5 ac]	91.44 m [300 ft]	30.48 m [100 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	40%
"RMH" Residential Mobile Home	Principal (Single Unit)	557.42 sq m [6,000 sq ft]	18.29 m [60 ft]	7.62 m [25 ft]	3.05 m [10 ft]	3.05 m [10 ft]	7.62 m [25 ft]	40%
	Principal (Other)	929.03 sq m [10,000 sq ft]	30.48 m [100 ft]	7.62 m [25 ft]	4.57 m [15 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%

- ① Accessory uses shall meet the same setback distance requirements as the principal use.
- ② Increase size by 92.9 sq m (1,000 sq ft) for each additional dwelling unit above 4.
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- ④ Serviced lots are connected to municipal water and wastewater.
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Zone	Use Type	Minimum ①						Site Coverage
		Site Area	Site Width	Front Yard	Side Yard		Rear Yard	
					Interior	Corner		
"CRR" Commercial Recreational Resort	Principal (Stable & Golf Course)	16.19 hectares [40 ac]	304.8 m [1000 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	50%
	Principal (Racing Site and Campground)	As determined by Council						
	Principal (Other)	2.02 hectares [5 ac]	60.96 m [200 ft]	30.48 m [100 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
"GC" General Commercial	Principal (Commercial Sales & Services in the LUD of Richer)	464.52 sq m [5,000 sq ft]	15.24 m [50 ft]	0 m [0 ft]	0 m [0 ft]	1.52 m [5 ft]	7.62 m [25 ft]	60%
	Principal (Commercial Sales & Services)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
"HC" Highway Commercial	Principal (Other)	0.81 hectares [2 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
	Principal (Bulk Fuel and Propane)	1.62 hectares [4 ac]	91.44 m [300 ft]	60.96 m [200 ft]	15.24 m [50 ft]	15.24 m [50 ft]	15.24 m [50 ft]	60%
"RIC" Rural Industrial Commercial	Principal (Other & Agri-Business)	2.02 hectares [5 ac]	60.96 m [200 ft]	15.24 m [50 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%
	Principal (Anydrous Ammonia Facility & Bulk Fuel Storage)	2.02 hectares [5 ac]	60.96 m [200 ft]	22.86 m [75 ft]	15.24 m [50 ft]	15.24 m [50 ft]	15.24 m [50 ft]	60%
	Principal (General Contractor)	2.02 hectares [5 ac]	60.96 m [200 ft]	38.10 m [125 ft]	7.62 m [25 ft]	7.62 m [25 ft]	7.62 m [25 ft]	60%

- ① Accessory uses shall meet the same setback distance requirements as the principal use.
- ② Increase size by 92.9 sq m (1,000 sq ft) for each additional dwelling unit above 4.
- ③ Increase size by 0.40 hectares (1 acre) for each additional dwelling unit above 3.
- ④ Serviced lots are connected to municipal water and wastewater.
- ⑤ Unserviced lots are serviced by onsite wastewater management systems, such as holding tanks or septic fields.

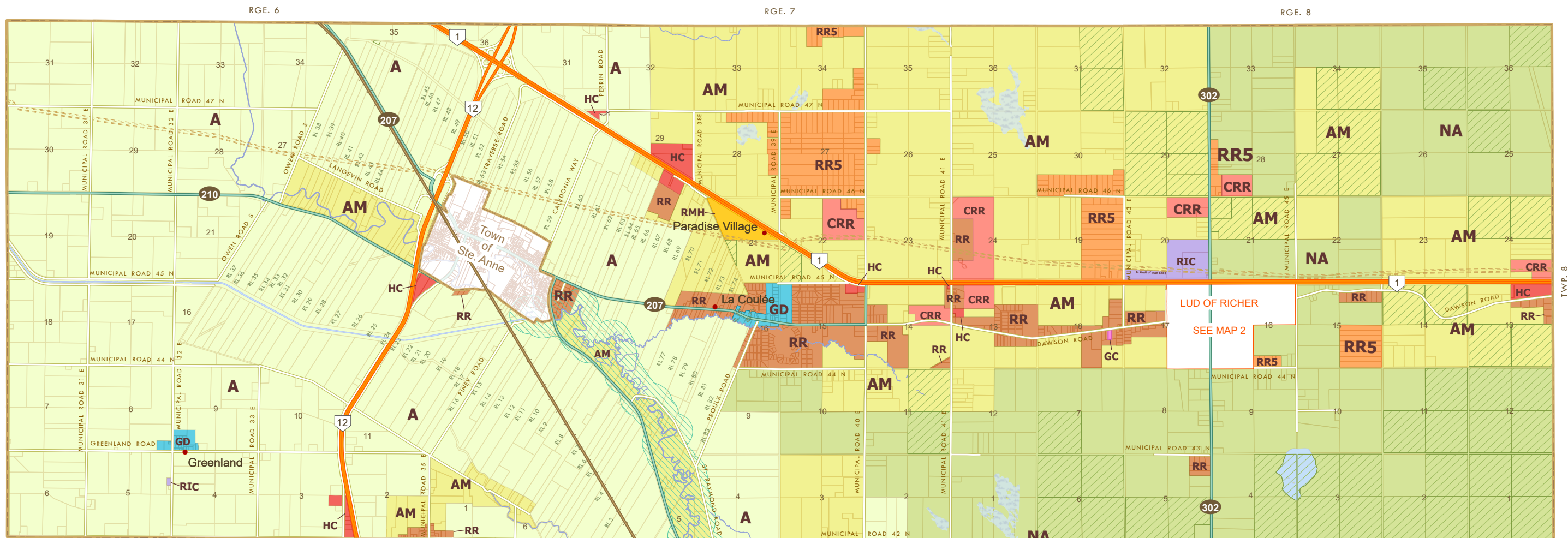
PART D:

Zoning Maps

Section 10: Zoning Maps

- Map 1: Rural Municipality of Ste. Anne
- Map 2: LUD of Richer





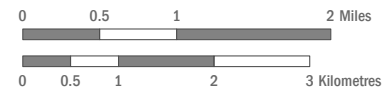
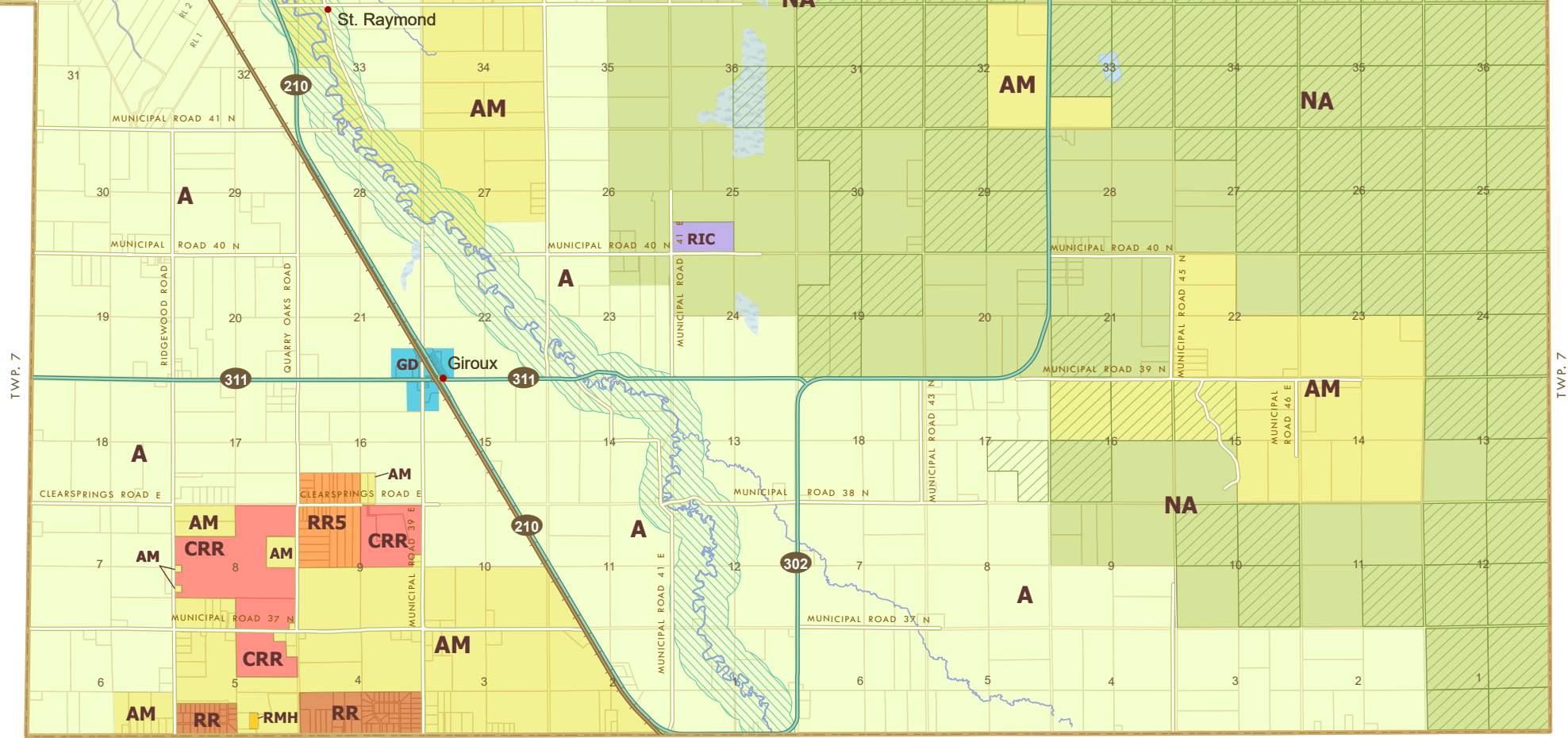
R.M. of Ste. Anne Zoning By-law 2023-13 Map 1

Zones

- A, Agriculture
- AM, Agricultural Mixed-Use
- NA, Rural Natural Area
- RR, Rural Residential
- RR5, Rural Residential 5
- RMH, Residential Mobile Home
- GD, General Development
- GC, General Commercial
- HC, Highway Commercial
- CRR, Commercial Recreational Resort
- RIC, Rural Industrial Commercial

Other Features

- Environmental Protection Area
- Crown Land
- Assessment Parcel
- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- Railway
- Pipeline
- River-Perennial



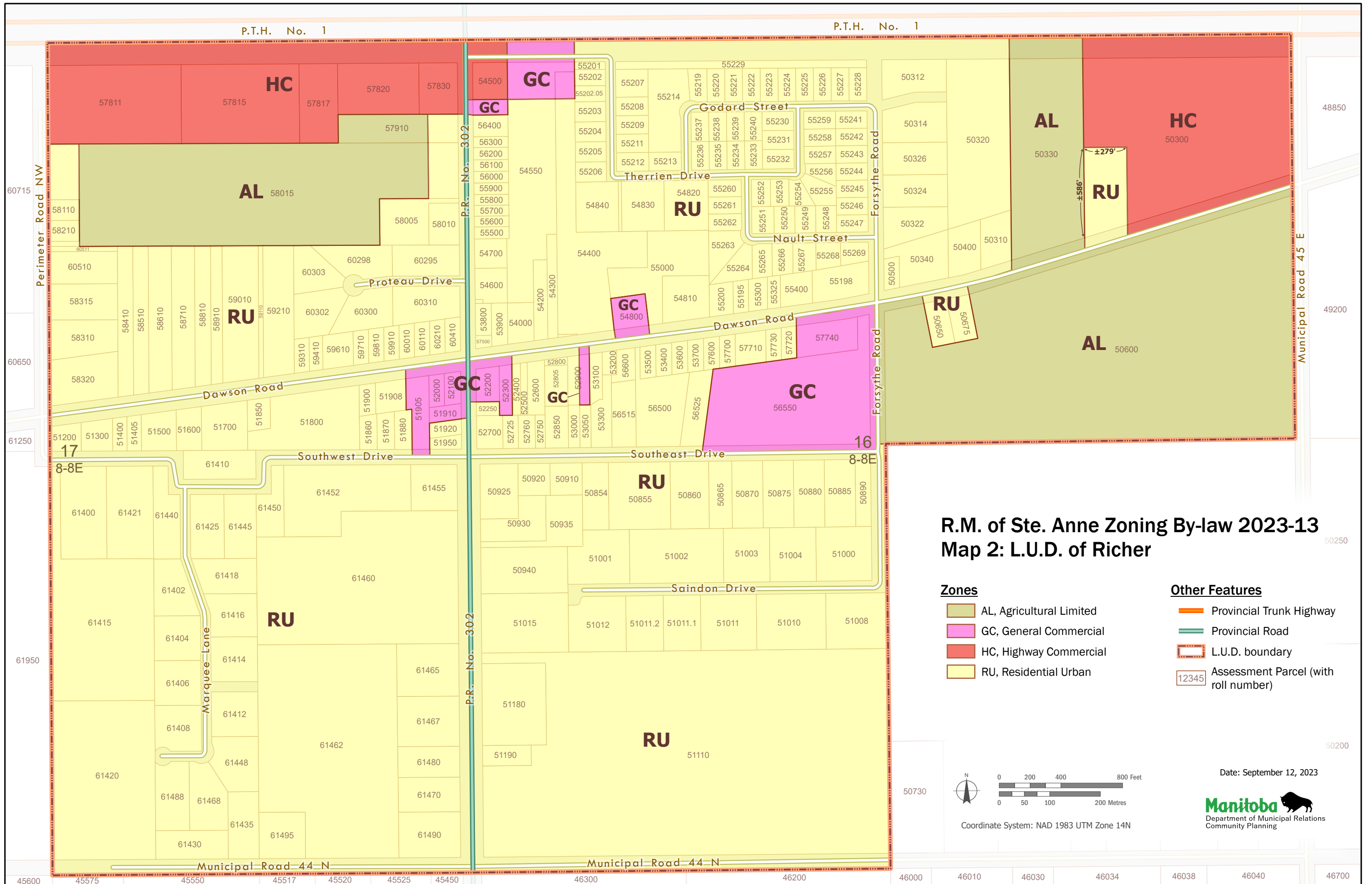
Date: October 20, 2023



RGE. 7

RGE. 8

Coordinate System: NAD 1983 UTM Zone 14N



Appendix 1: Animal Unit Calculation Table

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

*Animals not listed in the Animal Unit Calculation Table (such as alpacas, llamas or goats) must contact Manitoba Agriculture for accurate animal unit calculations.

Appendix 2: Animal Units by Hobby Farm Type of Animal

Animal Units by Hobby Farm Animal Type		
Hobby Farm Animal Type	Animal Units Produced by One Animal	Factor to be used to Determine Animal Units (i.e. Number of animals to produce one animal unit)
Alpacas, llamas	0.17	6
Bison - cows and associated livestock	1.25	0.8
Ducks - growing for meat	0.017	58
Ducks - mature	0.024	42
Emu	0.06	16
Geese - growing for meat	0.024	42
Geese - mature	0.045	22
Goats - miniature	0.22	4.5
Goats - mature	0.14	7
Goats - plus associated livestock	0.2	5
Horses - large	1	1
Horses - small to medium	0.667	1.5
Horses - miniature	0.222	4.5
Mink	0.005	219
Ostrich	0.14	7
Ponies - all	0.4	2.5
Rabbits - does (includes associated bucks and litters)	0.1	10

Source: Manitoba Agriculture, April 2022

Appendix 3: Mutual Separation Distances for Siting Livestock Operations

Mutual Separation Distances for Siting Livestock Operations				
Size of Livestock Operation in Animal Units	Separation Distance from Single Residence		Separation Distance from Designated Areas	
	To Earthen Manure Storage Facility	To Animal Confinement Facility or Non-earthen Manure Storage Facility	To Earthen Manure Storage Facility	To Animal Confinement Facility or Non-earthen Manure Storage Facility
10 - 100	199.95 m [656 ft]	99.97 m [328 ft]	800.10 m [2,625 ft]	530.05 m [1,739 ft]
101 - 200	299.92 m [984 ft]	149.96 m [492 ft]	1,200.00 m [3,937 ft]	800.10 m [2,625 ft]
201 - 300	399.90 m [1,312 ft]	199.95 m [656 ft]	1,599.90 m [5,249 ft]	1,070.15 m [3,511 ft]
301 - 400	449.88 m [1,476 ft]	224.94 m [738 ft]	1,800.15 m [5,906 ft]	1,200.00 m [3,937 ft]
401 - 800	499.87 m [1,640 ft]	249.94 m [820 ft]	1,999.79 m [6,561 ft]	1,330.15 m [4,364 ft]
801 - 1600	599.85 m [1,968 ft]	299.92 m [984 ft]	2,400.00 m [7,874 ft]	1,599.90 m [5,249 ft]
1601 - 3200	700.13 m [2,297 ft]	349.91 m [1,148 ft]	2,799.89 m [9,186 ft]	1,869.95 m [6,135 ft]
3201 - 6400	800.10 m [2,625 ft]	399.90 m [1,312 ft]	3,200.10 m [10,499 ft]	2,129.94 m [6,988 ft]
6401 - 12800	900.07 m [2,953 ft]	449.88 m [1,476 ft]	3,599.99 m [11,811 ft]	2,400.00 m [7,874 ft]
> 12800	1,000.05 m [3,281 ft]	499.87 m [1,640 ft]	3,999.89 m [13,123 ft]	2,670.05 m [8,760 ft]

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

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

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

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

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

Seasonal feeding area means an outdoor area other than a feedlot or grazing area, where:

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