

TOWN OF ROBLIN



**ZONING BY-LAW
NO. 515-07**

Landmark

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THE TOWN OF ROBLIN BY-LAW NO. 515-07

A By-law of the Town of Roblin, in the Province of Manitoba, to regulate and control the use and development of land and buildings within the Municipal limits of the Town of Roblin.

WHEREAS Section 39(1) of *The Planning Act* (the *Act*) provides that the Council of a Municipality may enact a Zoning By-law which generally conforms to a Development Plan adopted for the area;

AND WHEREAS pursuant to the provisions of Subsection 27(1) of the *Act*, the Roblin Planning District which includes the Town of Roblin has, by By-law, adopted *The Roblin Planning District Development Plan By-law No. 29-05*;

AND WHEREAS Section 32(2) of the *Act* provides that the Council of a Municipality shall enact a Zoning By-law upon the adoption of a Development Plan for the area;

NOW THEREFORE the Municipal Council of the Town of Roblin, in meeting duly assembled, enacts as follows:

1. *The Town of Roblin Zoning By-law No. 102/90* and all amendments thereto, are hereby rescinded.
2. The Zoning By-law, attached hereto and marked as Schedule "A", is hereby adopted.
3. This By-law shall be known as the *Town of Roblin Zoning By-law*.
4. The *Town of Roblin Zoning By-law* shall take force and effect on the date of Third Reading of this By-law.

DONE AND PASSED in Council assembled in Council Chambers, in Roblin, Manitoba, this ____ day of _____, A.D. 200__.

Mayor

Chief Administrative Officer

Read a First time this ____ day of _____, A.D. 200__.

Read a Second time this ____ day of _____, A.D. 200__.

Read a Third time this ____ day of _____, A.D. 200__.

Certified a true copy of By-law No. ____ of the Town of Roblin.

Chief Administrative Officer

**THE TOWN OF ROBLIN
ZONING BY-LAW
BEING *SCHEDULE "A"*
ATTACHED TO BY-LAW NO. 515-07
OF
THE TOWN OF ROBLIN**

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ZONING DISTRICT MAPS

1.0 Title and Contents

1.1 Title

- 1) This By-law may be cited as the Town of Roblin Zoning By-law.

1.2 Intent and Purpose

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

- 1) To ensure general conformance with the objectives and policies of *The Roblin Planning District Development Plan*.
- 2) To outline the powers and duties of Town of Roblin Council (Council), the Roblin Planning District Board (Planning Board), the Designated Officer and the landowner and/or developer as they relate to this By-law.
- 3) To regulate the following:
 - a) all buildings and structures erected hereafter;
 - b) all uses or changes in use of all buildings, structures and land established hereafter;
 - c) all structural buildings alterations or relocations of existing and structures occurring hereafter;

- and
- d) all enlargements or additions to existing buildings, structures and uses.

1.3 Regulation of Uses

- 1) With the exception of Section 5.2 of this By-law, no land, building or structure shall be constructed, enlarged, placed, used or occupied except for a use that:
 - a) is listed in the Zoning District clauses as:
 - i) a permitted use development;
 - ii) a conditional use development, subject to approval as such; or
 - b) is an accessory use, building or structure.
 - c) has been granted a use variance as per Section 97(2) of *the Act*.
- 2) There shall be a maximum of one dwelling unit per lot or parcel of land, except for the following:
 - a) Single Family Dwellings, Two Family Dwellings, Townhouse Dwellings, Multiple Family Dwellings or Mobile Home Dwellings as provided for in this By-law; and
 - b) Mobile Home Dwellings in a mobile home park that has been approved by Council.
- 3) Where any land, building or structure is used for more than one purpose, all provisions of the By-law relating to each use shall apply. Where there is a conflict, the more restrictive regulations shall prevail, except as otherwise approved by Council.

1.4 Contents of the By-law

The contents of this By-law include:

- 1) Part I, comprising of Section 1.0 to Section 7.0, outlines the Operative and Interpretive Clauses.
- 2) Part II, comprising of Section 8.0 to Section 47.0, outlines the General Administrative Clauses, General Development Regulations and Special Land Use Regulations.
- 3) Part III, comprising of Section 48.0 to Section 65.0, outlines the Zoning Districts clauses.
- 4) Part IV comprises the Zoning District Maps.

1.5 Headings and Titles

- 1) Despite any other provision of this By-law or any other By-law passed by Council to the contrary, headings and titles within this By-law shall be deemed to form part of the text of this By-law.

1.6 Interpretation

- 1) Words, phrases and terms defined herein shall be given the defined meaning.
- 2) Words, phrases and terms neither defined herein nor defined in By-laws of the Town of Roblin shall be given their usual and customary meaning except where, in the opinion of Council, the context indicates a different meaning.
- 3) The phrase *used for* includes *arranged for, maintained for, designed for, or occupied for*.
- 4) The provisions of this By-law shall be interpreted to be the minimum regulations except where the abbreviation for, or word, *maximum* is used, in which case the maximum regulation shall apply.
- 5) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunctions *and, or, or either-or*, the conjunctions shall be interpreted as follows:
 - a) *and* indicates that all the connected items, conditions, provisions or events shall apply;
 - b) *or* indicates that all the connected items, conditions, provisions or events may apply singly or in combination; and
 - c) *either-or* indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
- 6) 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 the like kind or character.

1.7 Units of Measurement

- 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.

1.8 Effective Date

- 1) This By-law shall be in full force and effect when the Council of the Town of Roblin has given it Third Reading.

1.9 Control of Development

- 1) No development, other than that designated in Section 11.1, shall be undertaken in the Town of Roblin unless an application has been approved and the development permit has been issued.

1.10 Relationship to Former By-laws

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

1.11 Validity

- 1) Should a court of competent jurisdiction declare any Section or part of a Section of this By-law invalid, the same shall not affect provisions of the By-law as a whole or any part thereof beyond that which is declared invalid.

2.0 Non-Conforming Buildings, Structures, Lots and Uses

- 1) When on or before the day on which this By-law or any By-law for the amendment of it comes into force, a development permit has been issued, and the enactment of the By-law would render the development in respect of which the permit was issued a non-conforming building, structure, lot, or use, the development permit continues in effect despite the enactment of the By-law.
- 2) Any lawful building or structure which does not conform to one or more of the applicable yard regulations of the Zoning District in which it is located, either on the effective date of this By-law or amendments thereto, shall be deemed to be a permitted building or structure and shall be used as if it conformed to all such regulations, in accordance with Section 2.0 (5) hereof.
- 3) Any legal existing lot which does not conform to the minimum site area, site width, front yard or access regulations hereof for the Zoning District wherein it is located, shall be deemed to be a permitted lot and all such regulations, in accordance with



Section 2.0 (5) hereof.

- 4) Any lawful use of a building, structure or lot, or portion thereof, which does not conform to one or more of the applicable use regulations of the Zoning District in which it is located, either on the effective date of this By-law or amendments thereto, shall be deemed to be a permitted use and shall be used as if it conformed to all such regulations, in accordance with Section 2.0 (5) hereof.
- 5) A non-conforming use of land or a non-conforming use of a building may be continued, but if that use is discontinued for a period of twelve consecutive months or more, any future use of the land or building shall conform to the provisions of this By-law.
- 6) A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected upon the lot while the non-conforming use continues.
- 7) A non-conforming use of part of a building shall not be extended throughout the building and the building, whether or not it is a non-conforming building shall not be enlarged or added to and no structural alterations shall be made thereto or therein.
- 8) A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt or structurally altered except:
 - a) as may be necessary to make it a conforming building; or
 - b) as the Designated Officer considers necessary for the routine maintenance of the building.
- 9) Where a building or structure that does not conform to the provisions of this By-law or amendments thereto is destroyed or damaged to an extent that is 50.00 percent or more of the assessed value of the building or structure above its foundation, the building or structure shall not be repaired or rebuilt except in conformity with the provisions of this By-law.
- 10) The use of land or the use of a building is not affected by change of ownership, tenancy or occupancy of the land or building.
- 11) Despite Section 2.0 (1) to Section 2.0 (10), as per *the Act* a non-conformity may be altered by way of variation order by Council.
- 12) Any owner may apply to the Designated Officer for a Non-Conforming Certificate in accordance with

provisions of *the Act*.

3.0 The Zoning District Maps

- 1) The Zoning District Maps are Part IV of this By-law, which divide the Town of Roblin into Zoning Districts and specifies regulations applying to particular lands.

3.1 Zoning District Boundaries

Should uncertainty or dispute arise relative to the precise location of the boundary of any Zoning District, as depicted on the Zoning District Maps, the location shall be determined by the following:

- 1) Where a Zoning District boundary is shown as approximately following the centre of streets, lanes or other public thoroughfares, it shall be deemed to follow the centre line thereof.
- 2) Where a Zoning District boundary is shown as approximately following the boundary of a site, the site boundary shall be deemed to be the boundary of the Zoning District for that portion of the Zoning District boundary which approximates the site boundary.
- 3) Where a Zoning District boundary is shown approximately following Municipal limits, it shall be deemed to be following Municipal limits.
- 4) Where a Zoning District boundary is shown as approximately following the centre of pipelines, railway lines, or utility easements, it shall be deemed to follow the centre line of the right-of-way thereof.
- 5) Where a Zoning District is shown as approximately following a topographic contour line or a top-of-bank line, it shall be deemed to follow the said line. In the event of a change in the said line, it shall be deemed as moving with that line.
- 6) Where a Zoning District boundary is shown as being parallel to or as an extension of features noted above, it shall be so construed.
- 7) Where features on the ground are at variance with those shown on the Zoning District Map or in other circumstances not mentioned above, the Designated Officer shall interpret the Zoning District boundaries. Any such decision may be appealed to Council.

- 8) Where a Zoning District boundary is not located in conformity to the provisions of Section 3.1(1) to

Section 3.1(7) of this By-law, and in effect divides or splits a registered parcel of land into more than one Zoning District:

- a) the disposition of the said boundaries shall be determined by dimensions indicated on the Zoning District Maps or by measurements directly scaled from the Zoning District Maps; and
- b) each such portion of the said parcel of land shall be used in accordance with the applicable Zoning District regulations of this By-law as if it were a separate site.

3.2 Right-of Way Boundaries

- 1) Despite anything contained in this By-law, no Zoning District shall be deemed to apply to any public roadway and any public roadway may be designed, constructed, widened, altered, redesigned and maintained in such manner as may be determined by Council.
- 2) Where any public roadway is closed pursuant to the provisions of *The Municipal Act*, as amended, the land contained therein shall there upon be deemed to carry the same Zoning District as the abutting land.
- 3) Despite Section 3.2 (2), where such abutting lands are governed by different Zoning Districts, the centre line of the public right-of-way shall be deemed to be the Zoning District boundary.

4.0 Approval Required for Development

- 1) No person
 - a) shall commence, or cause or allow to be commenced, a development without a development permit which has been issued under the provisions of this By-law; or
 - b) shall carry on, or cause or allow to be carried on a development without a development permit which has been issued under the provisions of this By-law.

5.0 Other Legislation

5.1 Compliance

- 1) A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with:
 - a) the regulations of the *National Building Code* as well as applicable Provincial Municipal building regulations and building code regulations;

- b) *The Roblin Planning District Development Plan;*
 - c) any other appropriate Federal, Provincial or Municipal legislation; and
 - d) the conditions of any caveat, covenant, site plan, development agreement, variation order or conditional use order, easement or other instrument affecting a building or land.
- 2) Whenever provisions contained in any appropriate Federal, Provincial or Municipal legislation impose overlapping regulations, laws or policies over the use of land, buildings or structures, or contain any restrictions covering any of the same subject matter contained herein, the most restrictive or highest standard shall apply.
- 3) Whenever the provisions of a special agreement or development agreement entered into between the Town of Roblin and a developer impose overlapping regulations over the use of land, buildings or structures, or contain any restrictions covering any of the same subject matter contained in this By-law, the most restrictive or highest standard shall govern.
- 4) The Province of Manitoba and the Government of Canada are not bound or restricted by any regulation of this By-law. The said governments are encouraged, however, to permit only those developments that are consistent with the regulations of this By-law.

5.2 Public Utilities and Services

- 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.

6.0 Definitions

Terms and words in this By-law as defined in the *Act* have the meaning expressed therein. Other terms and words, unless the context otherwise requires, are defined below.

6.1 General Definitions

- 1) **Abut or abutting** means immediately continuous to or physically touching, and when used with respect to a site, means

that the site physically touches upon another site or piece of land, and shares a lot line or boundary line with it.

- 2) **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.
- 3) **Act, the** means *The Planning Act*, being Chapter P80 of the Continuing Consolidation of the Statutes of Manitoba, and amendments thereto.
- 4) **Alteration** means a change or modification to an existing building, structure or use which, unless otherwise provided for herein, does not increase the exterior dimensions with respect to height and area.
- 5) **Animal Unit (A.U.)** means the number of animals of a particular category of livestock that will excrete 73.00 kg. (160.93 lb.) of nitrogen in a twelve month period.
- 6) **Aquifer** means a water bearing geological formation that is capable of producing water to wells or springs in quantities that are economically useful.
- 7) **Attached**, when used in reference to a building, means a building otherwise complete in itself, which is dependent for structural support, or complete enclosure, upon a wall or walls shared in common with an adjacent building or buildings.
- 8) **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.).
- 9) **Bedrooms** means a habitable room located within a dwelling unit that is used primarily for sleeping.
- 10) **Bedroom Suites** means a bedroom located within a dwelling unit that contains washroom facilities for the exclusive use of the occupants thereof.
- 11) **Blank Walls** means exterior walls containing no windows, doors or other similar openings.

- 12) **Buffer Strip** means a strip of landscaping or vegetation used to provide a screen between sites in order to mitigate objectionable features between them.
- 13) **Building** means any structure used or built for the shelter, accommodation or enclosure of persons, animals, material or equipment.
- 14) **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.
- 15) **Bulk Fuel Storage Tank** means a tank used for the bulk 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.
- 16) **Calliper** means the trunk diameter of a tree measured at a point 300.00 mm. (12.00 in.) above the top of the root ball.
- 17) **Composting** means a designed and managed system to facilitate the process of aerobic decomposition of organic matter by biological action.
- 18) **Conditional Use Order** means those uses of land, buildings or structures which may be permitted in a particular Zoning District but only at the discretion of Council in accordance with the *Act*.
- 19) **Condominium** means individual ownership of a unit in a multiple unit structure where expenses common to all parties are shared.
- 20) **Condominium Bare Land Unit** means a unit of land defined by delineation of its horizontal boundaries without reference to any buildings on a condominium plan.
- 21) **Condominium Unit** means a part of the land or building that is designated as a unit by the condominium plan, and is comprised of the space enclosed by its boundaries and all material parts of the land within this space at the time the condominium declaration and plan are registered.
- 22) **Construction or Constructed** means the physical location, erection, increase or decrease in size of any building or structure or ground including any excavation, building,

drilling, digging, alteration, addition, extension, location, relocation, demolition, replacement and/or development.

- 23) **Conversion** means a change in use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the use of such land or building without involving major structural alterations.
- 24) **Council** means the Council of the Municipal Corporation of the Town of Roblin.
- 25) **Cultivated Land** means land that is prepared and used for the growing of crops.
- 26) **Curb Cutting** means the cutting or lowering of a curb, sidewalk or boulevard, or any of them, to provide a driveway for vehicular and pedestrian access to a site.
- 27) **Designated Officer** means the Designated Officer as appointed by the Roblin Planning District Board on behalf of the Council for the Town of Roblin in accordance with the *Act*.
- 28) **Development Permit** means a permit issued by the Roblin Planning District on behalf of the Town of Roblin authorizing development, and may include a building permit.
- 29) **Development Plan** means The Roblin Planning District Development Plan adopted by By-law and as amended.
- 30) **Dwelling Unit** means one or more self-contained rooms provided with sleeping and cooking facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence for a household.
- 31) **Dwelling Unit Area** means the total floor area of the dwelling unit contained within the outside surface of the exterior walls. This calculation shall exclude basement or other areas that are below-grade.
- 32) **Elevation, Lot Grade** means either the elevation of the finished ground surface at any specific reference point, at any point on the slope between two specific reference points on a lot, or a combination thereof.
- 33) **Environmental Impact Statement** means a study prepared in accordance with established procedures to identify and



assess the impacts of development on a specified feature or system.

- 34) **Family** means one or more persons related by blood or marriage or common law marriage, or group of not more than four persons who may not be related by blood or marriage occupying a dwelling unit and living together as a single housekeeping unit.
- 35) **Flood Proofed** means the measures taken to ensure that a structure or building is safe from the effects of flooding and includes: no openings of any kind such as windows, doors and vents, or electrical meeting equipment etc. shall be permitted below the flood datums.
- 36) **Flood Risk Area** means that land adjacent to a watercourse that is divided into two parts: the floodway and the floodway fringe. The floodway includes the area where the majority of floodwaters pass. The floodway fringe includes the area outside the floodway that may be subjected to periodic flooding or inundation of floodwaters.
- 37) **Floor Area Ratio** means the numerical value of the gross floor area of the building or structure located upon the building site, excluding:
- a) basement areas used exclusively for storage or service to the building;
 - b) parking areas below grade, and
 - c) floor areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the site.
- 38) **Frontage** means all that portion of a site fronting on a street and measured between side lot lines.



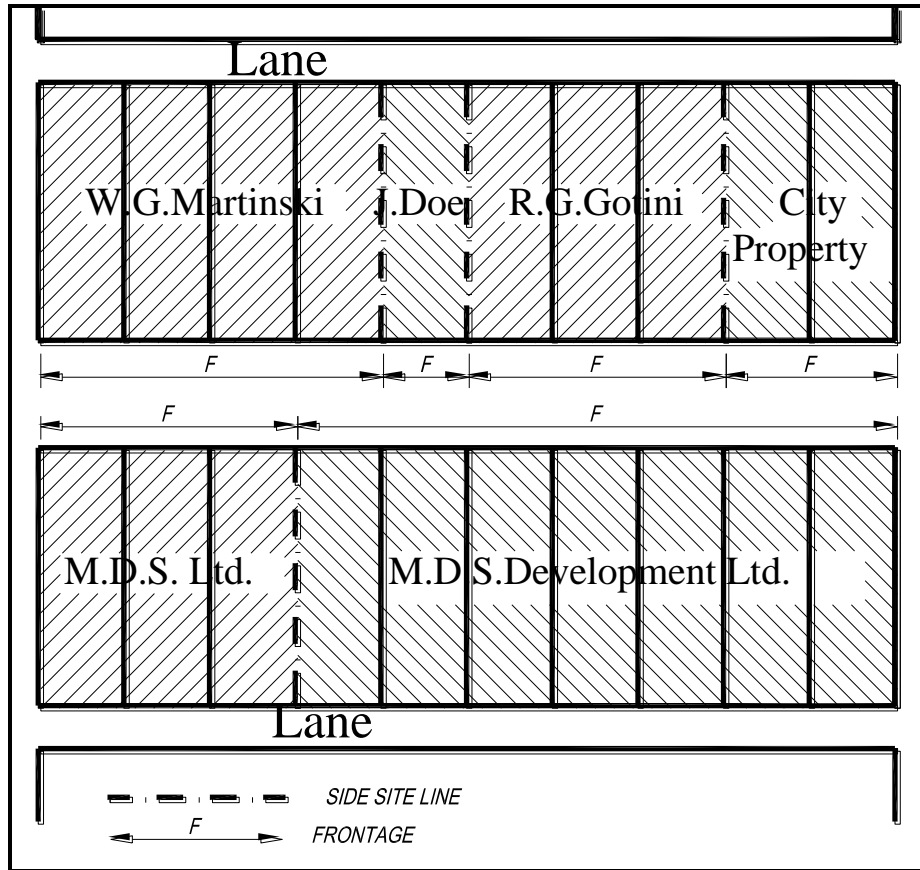


Figure 1. Frontage

- 39) **Fuel Tank Storage** means a tank for the bulk storage of petroleum products or other inflammable liquids which are being legally kept in a retail store or storage tank which is incidental to the primary use of the premises.
- 40) **Garage** means an accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport.
- 41) **Grade, Building Lot** means the lot grade elevation of the finished ground surface immediately adjacent to the foundation of a building.

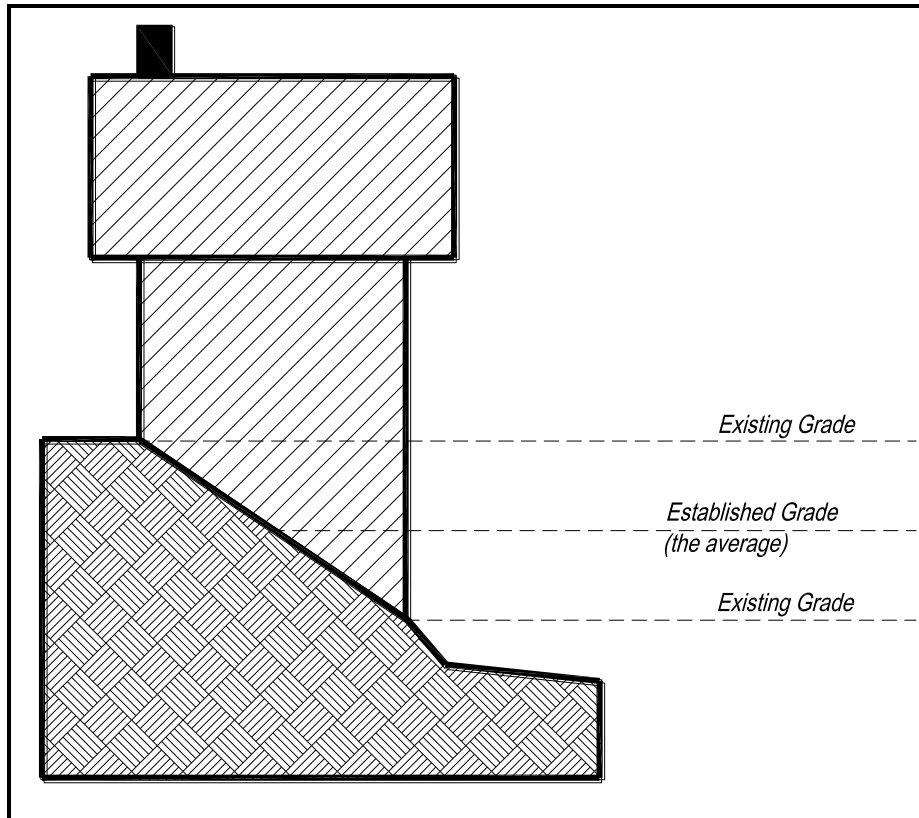


Figure 2. Established Grade of a Building

- 42) **Groundwater** means water below the surface of the ground.
- 43) **Habitable Room** means any room in a dwelling other than a non-habitable room.
- 44) **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; and
 - b) the average level between eaves and ridges in the case of a pitched, gambrel, mansard 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 Zoning District.

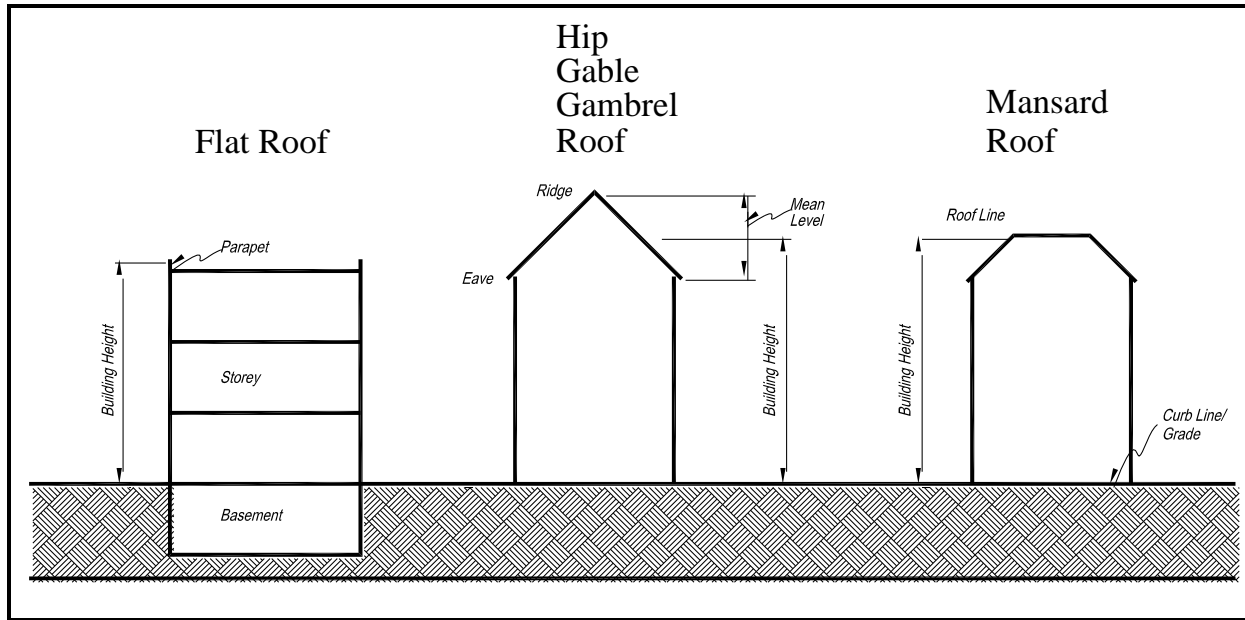


Figure 3. Height of Buildings

- 45) **Household** means one person or two or more persons voluntarily associated, plus any dependents, living together as an independent, self-governing single housekeeping unit.
- 46) **Institution** means a building or part of a building used for a non-commercial purpose by an organized body or society for promoting a particular object or cause, but does not include Private Clubs.
- 47) **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.
- 48) **Livestock** means animals or poultry not kept exclusively as pets, excluding bees.
- 49) **Loading Space** means an off-street space or berth on the same site with a building, or contiguous with a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandize or materials, and which abuts upon a street, lane or other appropriate means of access.
- 50) **Lot, Corner** means a lot located at the intersection of two public roadways, the interior angle of such intersection not exceeding 135.00 degrees.

- 51) **Lot, Double Fronting** means a lot which abuts two public roadways, which are parallel or nearly parallel in the vicinity of the lot.
- 52) **Lot, Interior** means any lot other than a corner lot or through lot.

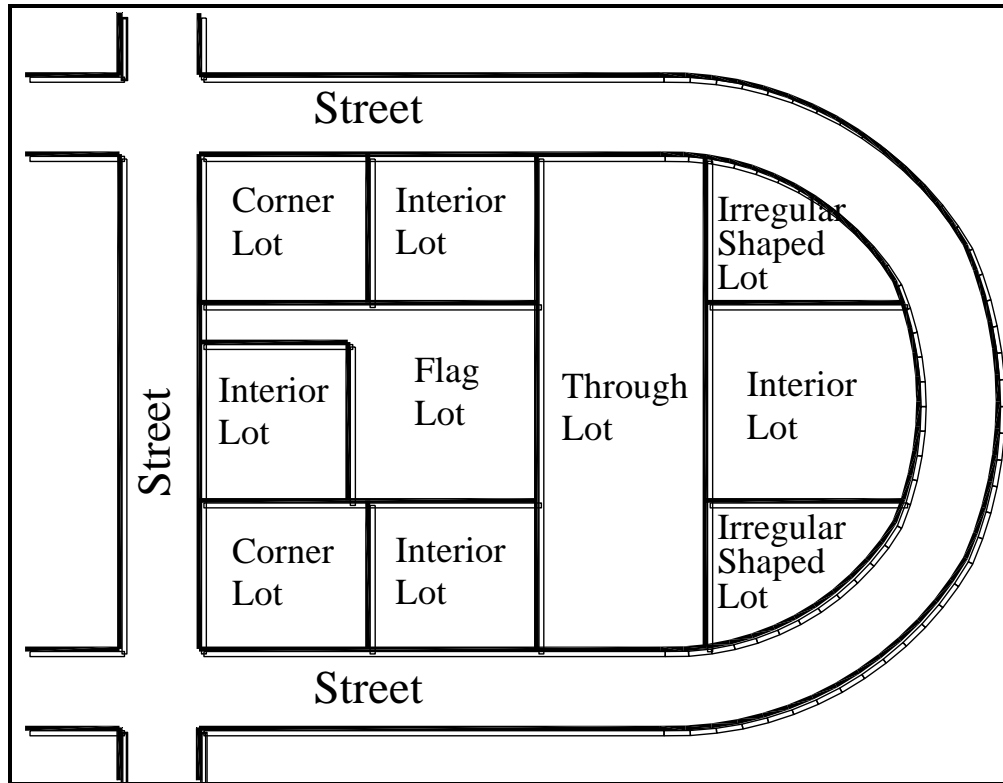


Figure 4. Lot Types

- 53) **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.
- 54) **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.
- 55) **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.
- 56) **Lot Line, Side** means the property line of a lot other than a front lot line or rear lot line.



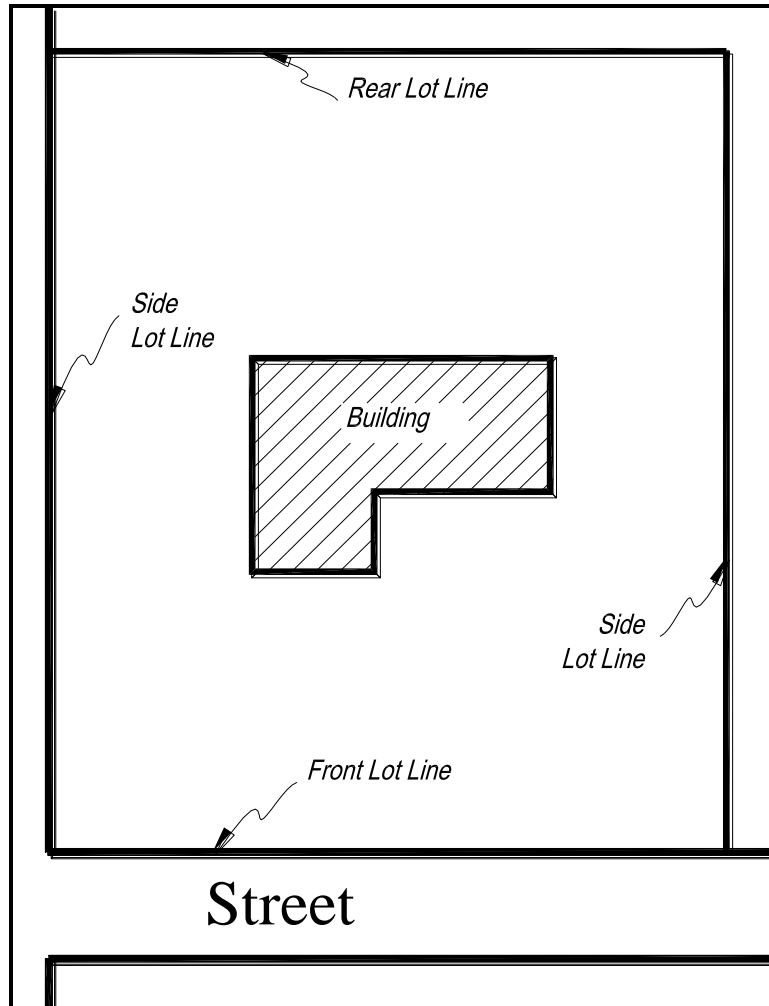


Figure 5. Lot Lines

- 57) **Manufactured Home Dwelling** means a factory built dwelling unit certified prior to the placement on the lot as having been built as a modular home in accordance with CSA building regulations, being placed on a permanent foundation, having its chassis or frame permanently removed, and arriving at the lot ready for occupancy apart from incidental operations and connections.
- 58) **Mobile Home Park** means a parcel or land under one ownership upon which mobile home spaces are provided for rent or lease and have been approved by Council.
- 59) **Mobile Home Site** means a site in a mobile home subdivision that may be purchased for the placement of a mobile home.
- 60) **Mobile Home Subdivision** means a parcel of land subdivided into mobile home sites that may be sold for the placement of

mobile homes.

- 61) **Modular Home Dwelling** means a building assembly or system of building sub-assemblies manufactured in its entirety, or in substantial part, off-site and transported to the point of use for installation on-site, with or without other specified components, as a finished building or as part of a finished building in accordance with CSA building regulations. Modular homes need not have electrical, plumbing, heating, ventilation, insulation or other service systems, but when such systems are installed at the off-site manufacture or assembly point, they shall be deemed a part of such building or system of building assemblies. Modular homes do not include open frame construction which can be completely inspected on-site.
- 62) **Motor Home** means a certified and licensed vehicular structure, as defined in *The Highway Traffic Act* that is used as temporary accommodation for recreational purposes and being independent of Municipal sewer, water and electrical services.
- 63) **Municipal Engineer** means the Municipal Engineer as appointed by Council for the Town of Roblin.
- 64) **Municipality** means the Municipal Corporation of the Town of Roblin.
- 65) **Non-Habitable Room** means a space in a dwelling unit providing a service function and not intended primarily for human occupancy, including bathrooms, entryways, corridors, or storage areas.
- 66) **Nuisance** means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.
- 67) **Offensive or objectionable** means, when used with reference to signage, lighting or a development, a use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise; vibration; smoke; dust or other particular matter; odour; toxic or non-toxic matter; radiation hazards; fire or explosive hazards; heat; glare; unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which in the opinion of Council may be or become hazardous or injurious as regards health or safety, or which adversely affects the amenities of the neighbourhood, or interferes with or may interfere with the normal enjoyment of

any land, building or structure.

- 68) **Off-Road Vehicle** means any wheeled or tracked motor vehicle designed or adapted for cross-country travel on land, water, ice, snow, marsh or swamp land or other natural terrain, and includes motorcycles, all-terrain vehicles, mini-bikes, dirt-bikes and trail-bikes, dune or sport buggies, snowmobiles, and amphibious vehicles.
- 69) **Oriel Windows** means a type of bay or bow window that projects out from an upper storey of a dwelling unit.
- 70) **Outdoor Storage** means the storage of merchandise, goods, inventory, materials or equipment or other items that are not intended for immediate sale, by locating them outside.
- 71) **Parcel of Land** means the aggregate of all land described in any manner in the certificate of title.
- 72) **Party Wall** means a wall forming part of a building and used for separation of adjoining buildings occupied, constructed or adapted to be occupied by different persons or businesses.
- 73) **Passenger Vehicles** means a motor vehicle that is designed, constructed or adapted for the principal purpose of transporting passengers, but excludes off-road, motor home, trailer, travel trailer and truck vehicles.
- 74) **Performance Standard** means a standard to control noise, odour, smoke, toxic or noxious matter, vibration, fire and explosive hazards or glare or heat generated by, or inherent in, uses of land or buildings.
- 75) **Pollution** means the presence of foreign substances that adversely affect the natural constituents of the air, water or soil.
- 76) **Private Pool** means a artificially constructed basin, lined with concrete, fibreglass, vinyl or like material, that is capable of containing a water depth greater 60.00 cm. (24.00 in.) and that is located on the property of a single family dwelling.
- 77) **Ready-To-Move Dwelling** means a method of constructing a dwelling unit whereby all of its component parts have been assembled in an off-site manufacturing facility and transported to a site where it is anchored to a permanent foundation.

- 78) **Repair** means the _____ renewal or



reconstruction of any part of an existing structure for the purpose of its maintenance or restoration.

- 79) **Separation Distance** means a distance to be maintained between two uses, measured from the nearest points of any structure or areas upon which the uses are located.
- 80) **Separation Space** means open space around dwellings separating them from adjacent buildings or activities, and providing daylight, ventilation, and privacy.
- 81) **Setback** means the distance that a development or a specified portion of it must be set back from a lot line.
- 82) **Site** means an area of land consisting of one or more abutting lots.
- 83) **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.
- 84) **Site Depth** means the average horizontal distance between the front and rear lot lines of the site.

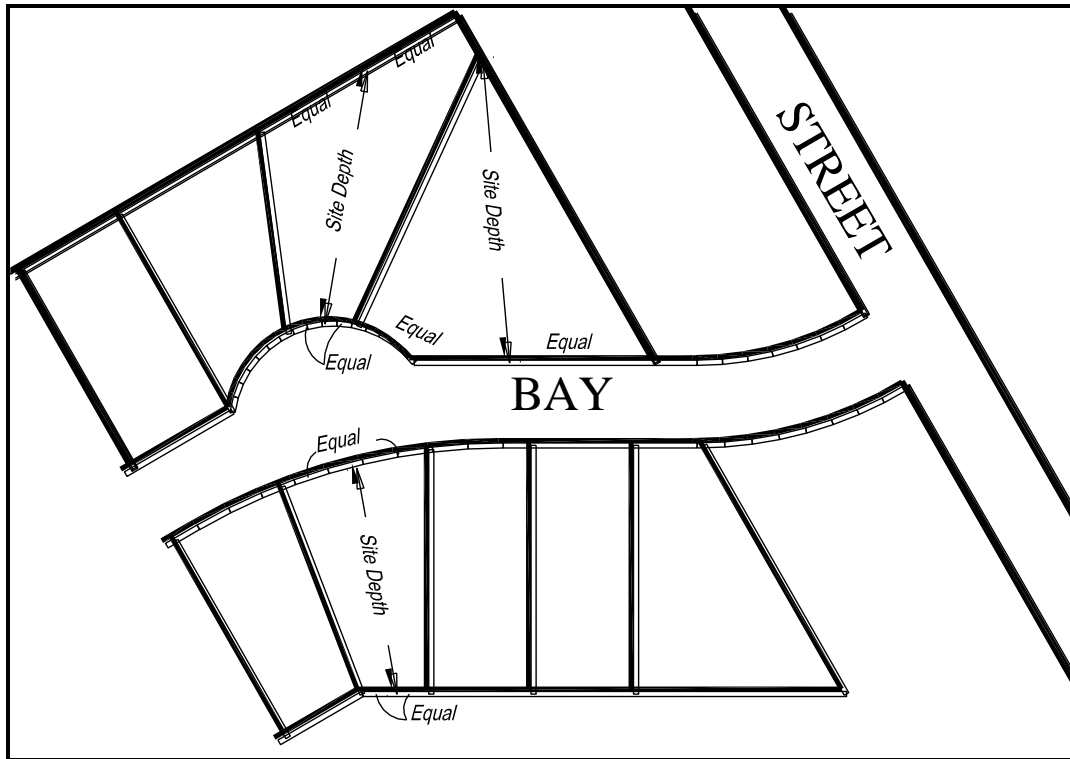


Figure 6. Site Depth

- 85) **Site Plan** means a map or series of maps drawn to scale showing some or all of the following information: proposed and existing buildings, structures, alterations and additions, roads, walkways, landscaping, parking areas, stacking spaces, loading spaces, vegetation, buffer strips, elevations, areas to be raised by fill, grade level, physical features of the site and other relevant information as may be required by the Designated Officer or Council for any proposed development.
- 86) **Site Width** means the horizontal distance between the side lot lines of a site, measured at right angles to the site depth at a point midway between the front and rear lot lines, or at 15.24 m. (50.00 ft.) from the front lot line, and the lesser of these distances is the site width.

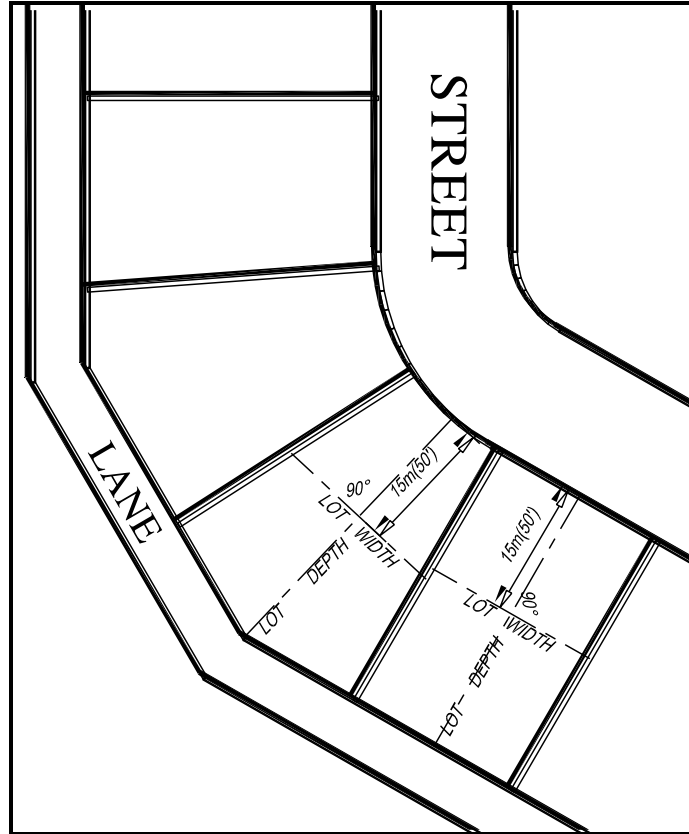


Figure 7. Site Width

- 87) **Sleeping Unit** means a habitable room, or a group of two or more habitable rooms, not equipped with self-contained cooking facilities, providing accommodation for not more than two persons.
- 88) **Roblin Planning District Board** means the Roblin Planning District Board as established under *the Act*.
- 89) **Stacking Space** means an on-site queuing area for a passenger vehicle that is separated from other vehicular traffic and pedestrian circulation by barriers, markings or signs.
- 90) **Storey** means that portion of a building which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is the portion of the building which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a basement is more than 1.83 m. (6.00 ft.) above grade, such basement shall be considered a storey for the purpose of this By-law.

91) **Storey, Half** means a storey under a gable, hip, or



gambrel roof, the wall plates of which, on at least two opposite walls, are not more than 0.66 m. (2.17 ft.) above the floor of such storey.

- 92) **Street** means a public roadway having a right-of-way at least 10.06 m. (33.00 ft.) in width that affords the principal means of access to abutting land.
- 93) **Structure** means anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil or by any other structure.
- 94) **Surface Water** means any body of flowing or standing water, whether naturally or artificially created, including but not limited to a lake, river, creek, spring, drainage ditch, roadside ditch, reservoir, swamp, wetland and marsh, including ice on any of them, but not including a dugout on the property of an agricultural operation.
- 95) **Temporary Buildings and Uses** means an incidental use, building or structure for which a development permit has been issued for a limited time only.
- 96) **Traffic Generation** means the volume of vehicular traffic generated over a prescribed area within a prescribed time frame, which can be directly attributed to a particular development or geographic area.
- 97) **Trailer** means a vehicle designed for carrying chattels, and for being towed by a motor vehicle.
- 98) **Travel Trailer** means a certified and licensed portable vehicle designed for carrying persons as temporary accommodation for recreational purposes that is towed by a motor vehicle.
- 99) **Truck** means a motor vehicle that is constructed or adapted to carry goods, wares, merchandise, freight or commodities, but not passengers.
- 100) **Use** means the purpose or activity for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.
- 101) **Variation Order** means the altering of any of the regulations found in this By-law in accordance with the Act.

- 102) **Watercourse** means the channel in or bed on which surface water flows or stands, whether continuously or intermittently, but does not include a dugout, reservoir, intermittent slough, drainage ditch or intermittent stream that is completely surrounded by private land controlled by the owner or operator of an agricultural operation and that has no outflow going beyond the private land.
- 103) **Yard** means required open space that is unoccupied by any building or structure and unobstructed from its lowest level to the sky, unless otherwise permitted in this By-law.
- 104) **Yard, Front** means a yard extending all the full length of the front lot line between the side lot lines. All front yard regulations found in this By-law shall be measured from the front lot line.
- 105) **Yard, Rear** means a yard extending along the full length of the rear lot line from the front yard to the rear yard.
- 106) **Yard, Side** means a yard extending along the side lot line from the front yard to the rear yard.

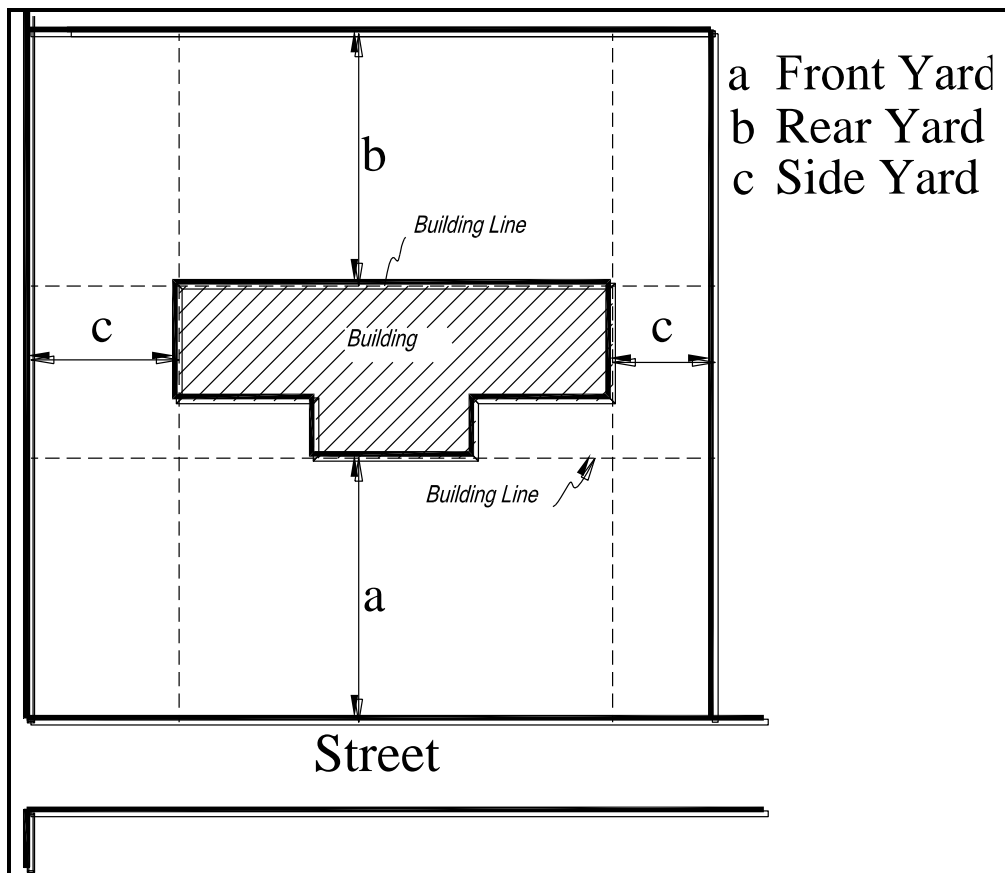


Figure 8. Yards



- 107) **Zoning District** means a Section contained in Part II of this By-law which regulates the use and development of land as depicted on the Zoning District Map comprising Part IV of this By-law.

6.2 Sign Definitions

Terms and works used in this By-law regarding the regulations of signs, unless the context otherwise requires, are defined as follows:

- 1) **Abandoned Sign** means any sign which no longer correctly identifies a business or the products and services offered on the site where the sign is located, or any sign which is not in a readable state.
- 2) **Animated Sign** 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.
- 3) **Awning Sign** means a non-illuminated sign painted or stencilled on the fabric surface of a shelter supported entirely from the exterior wall of a building and designed to be collapsible, retractable or capable of being folded against the wall or supporting building.
- 4) **Business Identification Sign** means a sign identifying the name, dealer, franchise, association, primary function, product or service of the commercial activity conducted on the premises, and may include local advertising and changeable copy.

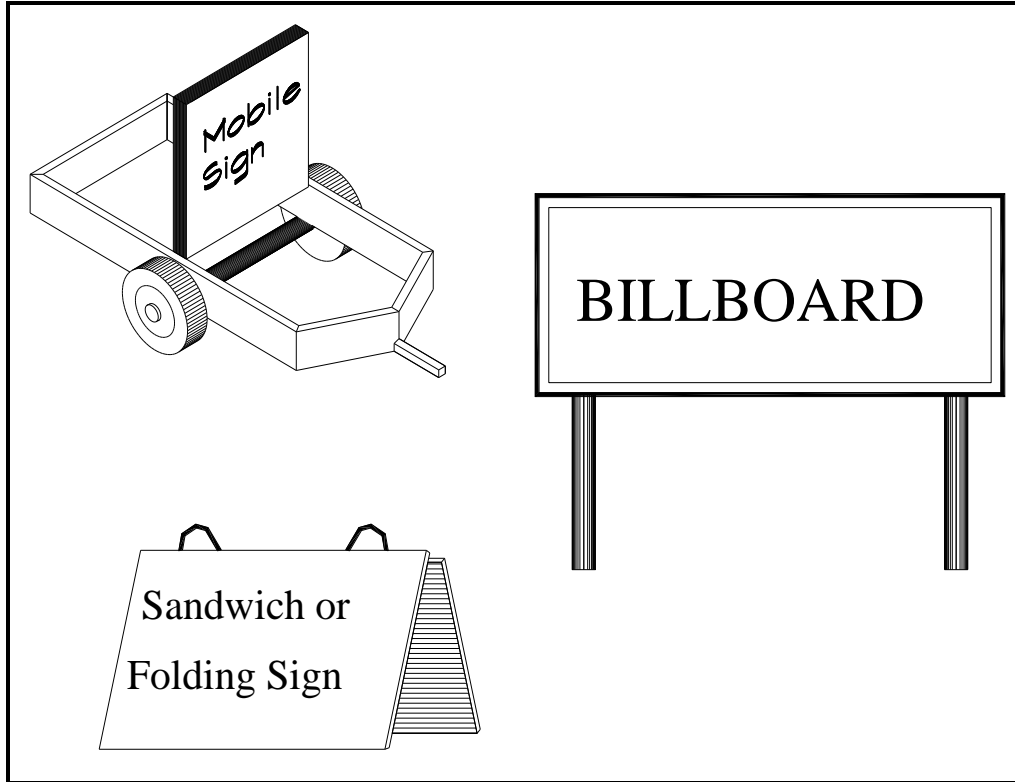


Figure 9. Types of Signs (Mobile, Sandwich, Billboard)

- 5) **Canopy Sign** means a sign attached to, or forming part of, a permanent building projecting or fixed structural framework which extends outward from the exterior wall of a building and which may be roofed over or covered to provide protection over the entrance to a building.
- 6) **Copy** means the letters, graphics or characters which make up the message on sign face.
- 7) **Copy Area** means the total area within one or more rectangles which enclose the entire limits of the copy.
- 8) **Directional Sign** means on-premise or off-site signs providing direction to pedestrian or vehicular traffic without advertising copy, except a business logogram.
- 9) **Electric Sign** means any sign containing electrical wiring or lights built into the sign face which are intended for connection to an electrical energy source.
- 10) **Fascia Sign** means any sign painted on or attached to an exterior building wall so does not extend that the sign more than

40.00 cm. (15.75 in.) out from the wall or beyond the horizontal limits of the wall.

- 11) **Free Standing Sign** means any sign supported independently of a building and permanently fixed to the ground.
- 12) **General Advertising Sign** means a sign which directs attention to a business, activity, product, service or entertainment which cannot be considered as the principal products sold nor a principal business, activity, entertainment, or service provided on the premises where the sign is displayed, and general advertising has a similar meaning.
- 13) **Height (sign)** means the vertical distance measured from the finished ground surface directly under the sign to the highest point of the sign.
- 14) **Identification Sign** means a sign which contains only the name and address of a building, institution or person and the activity carried on in the building or institution, but does not include any other advertising copy.
- 15) **Illuminated Sign** means any sign having only steady illumination of the same intensity by artificial means, either from lighting directed on the sign face or from a light source located within the sign which is transmitted through a transparent or translucent sign face.
- 16) **Mural Sign** means a non-illuminated sign painted on the exterior wall of a building which enhances the visual appearance of the building and does not include business identification or general advertising.

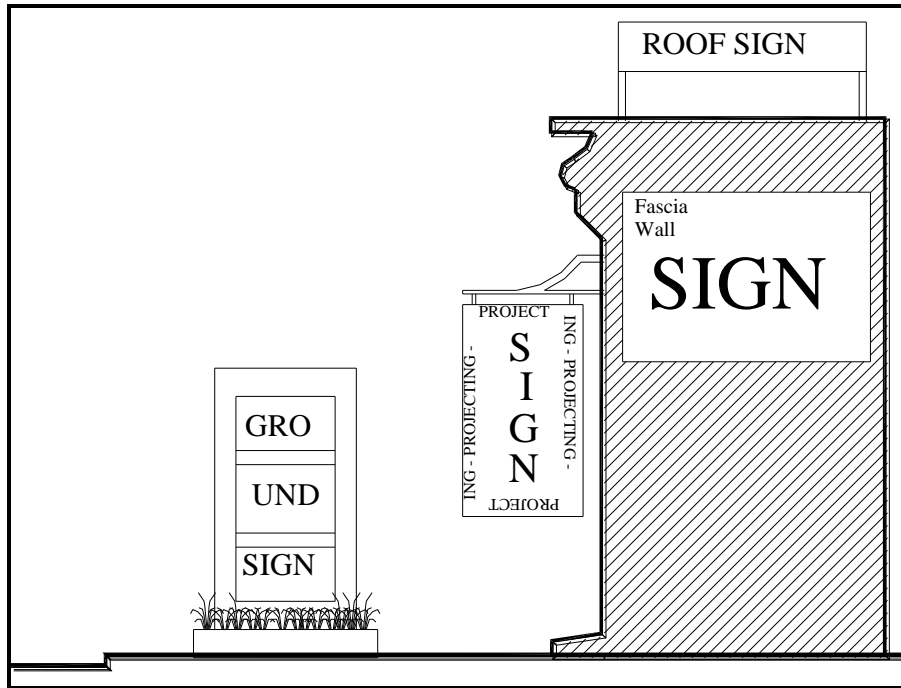


Figure 10. Types of Signs (Free Standing, Roof, Fascia, Projecting)

- 17) **Official Sign** means a sign required by, or erected pursuant to, the provisions of Federal, Provincial or Municipal legislation.
- 18) **Portable Sign** means a sign greater than 0.50 sq. m. (5.38 sq. ft.) in area that is mounted on a stand or other support structure other than a stationary trailer and is designed in such a manner that the sign can readily be relocated to provide advertising at another location or readily taken on and off a site, and may include copy that can be changed manually through the use of attachable characters, message panels or other means.
- 19) **Projecting Sign** means any sign, except a canopy sign, which is supported by an exterior building wall and projects outward from the building wall by more than 40.00 cm. (15.75 in.).
- 20) **Real Estate Sign** means a sign displaying real estate copy.
- 21) **Roof Sign** means any sign erected upon, against, or above a roof, or on top of or above, the parapet of a building.
- 22) **Sign** means any visual medium, including its structure and other component parts, illuminated or not illuminated, which is used or capable of being used, on a permanent or temporary

basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Without limiting the generality of the foregoing, signs shall include banners, placards, and painted messages.

- 23) **Sign Alteration** means any modification of a sign or supporting structure, excluding the routine maintenance or repainting of a sign or changing the copy on signs specifically designed for this purpose.
- 24) **Sign Area** means the entire area of the sign on which copy is intended to be placed. In the case of double-faced or multi-faced sign, only half of the area of each face of the sign used to display advertising copy shall be used in calculating the total sign area.
- 25) **Sign Structure** means any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.
- 26) **Temporary Sign** means a sign which is not permanently anchored to a footing extending below grade or permanently affixed to, or painted on, a building and on which the copy has been painted or affixed in a permanent manner. The copy on the sign shall relate to an activity, use or event of limited time duration not exceeding six months. Temporary signs include such signs as political campaign signs, real estate signs, construction identification signs, signs identifying seasonal businesses, signs advertising specific community events, and signs providing temporary identification for developments awaiting installation of a permanent sign. For the purpose of this By-law, temporary signs shall include sandwich and folding signs but not portable signs.
- 27) **Warning Sign** means an on-premise sign providing a warning to the public, including such signs as *No Trespassing* or *Private Driveway* signs.

7.0 Use Class Definitions

- 1) The Use Classes group individual land uses into a specified number of classes, with common functional or physical impact characteristics.
- 2) The Use Classes of this Section are used to define the range of uses which are permitted or conditional within the various Zoning Districts of this By-law.

- 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.
- 4) Where a specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two or more Use Class definitions, the Designated Officer may deem that the use conforms to and is included in that Use Class which he/she considers 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 Zoning District.

7.1 Residential Use Classes

- 1) **Institutional Residence** means a premise which is intended for the training, treatment, rehabilitation, housing, care and/or supervision of seniors. This Use Class includes nursing homes, personal care homes, residential care homes, attached housing and rehabilitation homes.
- 2) **Mobile Home Dwelling** means a dwelling unit designed for transportation after fabrication, whether on its own wheels or on a flatbed or other trailer, and which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy, being on the site on wheels, jacks or similar supports, or on a permanent foundation, and having been built in accordance with CSA building regulations and *The Buildings and Mobile Homes Act*. For the purpose of this By-law, the removal of the wheels or permanent or semi-permanent attachment of a foundation to a Mobile Home Dwelling shall not change the classification.
- 3) **Multiple Family Dwelling** means a building containing three or more dwelling units served by common corridors and entrance. Each dwelling unit shall be designed for and used by one family.
- 4) **Semi-Detached Dwelling** means the whole of a building divided vertically into two separate dwelling units, each of which has an independent entrance.
- 5) **Single Attached Dwelling** means one of a group of up to four Single Family Dwellings that are attached, with each dwelling unit having an independent entrance directly from the outside.

- 6) **Single Family Dwelling** means a development consisting of a building containing only one dwelling, which is separate from any other dwelling or building. This Use Class includes a manufactured home dwelling, ready-to-move dwelling and modular home dwelling, but not a Mobile Home Dwelling.
- 7) **Townhouse Dwelling** means a dwelling unit divided vertically into three or more attached dwelling units by fire separations, each of which has an independent entrance.
- 8) **Two Family Dwelling** means an attached or semi-detached building designed for and used by not more than two families, each having exclusive occupancy of a dwelling unit.

7.2 Residential-Related Use Classes

- 1) **Bed and Breakfast Home** means a principal dwelling where sleeping accommodation with or without light meals is provided to members of the travelling public for remuneration.
- 2) **Boarding and Rooming House** means a detached dwelling used for the accommodation of the public in which the rooms are rented to persons other than the tenant or owner or any other member of the family, with or without the provision of meals
- 3) **Group Home** means a residential dwelling in which three to ten unrelated persons, exclusive of supervisory staff, live as a residential unit under the responsible supervision consistent with the particular requirements of its residents. The home is licensed under all applicable Provincial legislation and is in compliance with Municipal By-laws and amendments thereto.
- 4) **Guest Cabin** means a building accessory to and subordinate to a permitted residential use designed to provide additional sleeping quarters for occasional guests of the owner and without kitchen facilities.
- 5) **Home Industry** means an industry or profession carried out in a building accessory to a dwelling as a secondary use generally in keeping with the trade or calling of the occupant.
- 6) **Home Occupation** means an occupation, trade, profession or craft carried on, in or from a dwelling unit or its accessory building for consideration and which is clearly incidental or accessory to the residential use of the dwelling unit.

- 7) **Lodge** means development used for the accommodation of the public and may include self-contained cabins, cottages or housekeeping units.
- 8) **Temporary Additional Dwelling or Mobile Home Dwelling** means a dwelling unit or Mobile Home Dwelling that is placed on the same site as a Single Family Dwelling on a temporary basis.

7.3 Commercial Use Classes

- 1) **Aircraft Landing Field** means any area of land or water that is used or intended for a use for the landing or taking off of aircraft and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities, including taxiways, aircraft storage and hangars.
- 2) **Amusement Establishment** means a facility within any building, room or area having table games or electronic games played by patrons for entertainment. This Use Class includes arcades but does not include Carnivals or Indoor Participant Recreation Services.
- 3) **Animal Shelter and Veterinary Service** means a development used for the care and treatment of animals where the veterinary services primarily involve outpatient care and minor medical procedures. This Use Class includes pet clinics and veterinary offices.
- 4) **Auctioneering Establishment** means a development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment.
- 5) **Automotive and Equipment Repair Shop** means a development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This Use Class includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops, but does not include body repair and paint shops.
- 6) **Automotive and Recreational Vehicle Sales** means the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, utility trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with

incidental maintenance services and sale of parts. This Use Class includes automobile dealerships, car rental agencies and motorcycle dealerships.

- 7) **Broadcasting and Motion Picture Studio** means a development used for the production or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.
- 8) **Business Support Service** means a development used to provide support services to businesses which are characterized by one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.
- 9) **Car Broker** means a development used for the retail purchase and sale of used passenger vehicles from a single detached dwelling unit. The Use Class does not include Automotive and Equipment Repair Shops, Automotive and Recreational Vehicle Sales and/or Convenience Vehicle Rentals.
- 10) **Carnival** means a temporary use of land, buildings or structures for the purpose of providing or locating facilities for commercial entertainment and participatory amusement activities, including games and rides, and includes circuses and midways.
- 11) **Commercial Resort** means a commercial recreation establishment which may consist of one or more buildings containing single or multiple family dwelling units, recreational facilities and service facilities which are used on an intermittent and seasonal basis. Other facilities which may be part of the resort development includes: a camping and tenting ground, a hotel, a retail store, an eating and drinking establishment, a marina, a golf course and other outdoor recreation game courts, areas and trails.
- 12) **Commercial School** means a development used for training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.

- 13) **Contractor's Yard** means a site or area of land occupied or used by a building or construction trade or operation wherein the outside storage of materials or storage and servicing of equipment is the principal use of the site.
- 14) **Convenience Retail Store** means a development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from business premises which do not exceed 275.00 sq. m. (2,960.17 sq. ft.) in gross floor area. Typical uses include small food stores, drug stores, and variety stores, selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.
- 15) **Convenience Vehicle Rentals** means a development used for the rental of new or used automobiles, light trucks and utility trailers. This Use Class includes those establishments which are not strictly office in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fuelling or car washing facilities.
- 16) **Custom Manufacturing Establishment** means a development used for small-scale on-site production of goods.
- 17) **Drive-In Food Service** means a development used for eating and drinking which offer a limited menu produced in a manner that allows rapid customer service and include one or more of the following features: car attendant services; drive-through food pickup services; or parking primarily intended for the on-site consumption of food within a motor vehicle.
- 18) **Eating and Drinking Establishment** means the sale to the public of prepared foods, for consumption within the premises or off the site. This includes licensed drinking establishments, restaurants, cafes, delicatessens, tearooms, banquet catering, lunchrooms, and take-out restaurants. This Use Class does not include drive-in food services which provide services to customers who remain in their vehicles, refreshment stands, take-out windows where service is provided to customers on the outside, or mobile catering food services.
- 19) **Equipment Rentals and Sales** means a development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items.
- 20) **Fleet Service** means a development using a fleet of



vehicles for the deliver of people, goods or services, where such vehicles are not available for sale or long-term lease. This Use Class includes ambulance services, taxi services, bus line, messenger and courier services.

- 21) **Funeral Service** means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services. This Use Class includes funeral homes, undertaking establishments and includes cremation and interment services.
- 22) **Gas Bar** means a development used for the retail sale of gasoline, other petroleum products, and incidental auto accessories. This Use Class does not include Service Stations.
- 23) **General Contractor Service** means a development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal Contractor Services Use only.
- 24) **General Retail Store** means a development used for the retail sale of groceries, beverages, household goods, furniture and appliances, hardware, printed matter, confectionary, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots are permitted within general retail stores. This Use Class includes Convenience Retail Stores but does not include developments used for the sale of gasoline, heavy agricultural or industrial equipment, massage parlours, adult entertainment establishments or adult video rental or sales stores. This Use Class includes the sale of domestic animal supplies.
- 25) **General Storage** means a development used exclusively for temporary indoor or outdoor storage of goods, materials and merchandise. This Use Class does not include vehicle storage compounds, automobile wrecking yards, salvage yards, scrap metal yards, or the storage of hazardous goods or waste.
- 26) **Greenhouse, Plant and Tree Nursery** means a development used primarily for the raising, storage and sale of bedding, household and ornamental plants.

- 27) **Health Service** means a development used for the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include medical and dental offices, health clinics and counselling services.
- 28) **Hotel** means a development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include accessory Eating and Drinking Establishments, meeting rooms and Personal Services Shops.
- 29) **Household Repair Service** means a development used for the provision of repair services to goods, equipment and appliances normally found within a dwelling unit. This Use Class includes radio, television and appliance repair shops, furniture refinishing and upholstery shops.
- 30) **Limited Contractor Service** means a development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, there are no accessory manufacturing activities, and no more than two service vehicles.
- 31) **Mobile Catering Food Service** means a development using a fleet of vehicles for the delivery and sale of food to the public.
- 32) **Motel** means a development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include accessory Eating and Drinking Establishments and Personal Service Shops.
- 33) **Non-Accessory Parking** means a development providing vehicular parking which is not primarily intended for the use of residents, employees or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below grade.
- 34) **Outdoor Amusement Establishment** means a permanent development providing facilities for entertainment and amusement activities which primarily take place out-of-doors and where



patrons are primarily participants. Typical uses include amusement parks, go-cart tracks and miniature golf establishments.

- 35) **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. This Use Class includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats.
- 36) **Professional, Financial and Office Support Service** means a development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.
- 37) **Rapid Drive-Through Vehicle Service** means a development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within his vehicle or waits on the premises. Typical uses include automatic or coin operated car washes, rapid lubrication shops, or speciality repair establishments.
- 38) **Recycling Depot** means a development used for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building. This does not include auto wreckers.
- 39) **Service Station** means 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. Typical uses include truck stops and highway service stations.
- 40) **Small Animal Breeding and Boarding Establishment** means a development used for the breeding, boarding or training of small animals normally considered as household pets. Typical uses are kennels and pet boarding establishments.
- 41) **Spectator Entertainment Establishment** means a development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances;

or the showing of motion pictures. Typical uses include auditoria, cinemas, and theatres.

- 42) **Truck and Mobile Home Sales and/or Rentals** means a development used for the sale or rental of new or used trucks, motorhomes, mobile homes, and automobiles, together with incidental maintenance services and the sale of parts and accessories. Typical uses include truck dealerships, recreation vehicle sales and mobile home dealerships.
- 43) **Trucking Operation** means the use of land, buildings or structures for the purpose of storing, servicing, repairing or loading trucks, transportation trailers and/or buses. This Use Class automotive repair, eating and drinking areas, gas bar, retail sales and service station as accessory uses.
- 44) **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 as furniture, carpet, major appliances and building materials.

7.4 Industrial Use Classes

- 1) **Bulk Storage Facility** means a place for the outdoor storage or tank storage of large quantities of raw materials or industrial related goods such as liquids, fuels, gases, minerals, pipes, gravel, fertilizers, and grain. This Use Class does not include Anhydrous Ammonia Facilities.
- 2) **General Industrial** means development used principally for one or more of the following activities: the assembling of semi-finished or finished goods, products or equipment; the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses; or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible with adjacent land uses; the storage or transshipping of materials, goods and equipment; and the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses.

- 3) **Industrial Vehicle
Equipment Sales**

**and
and/or**



Rentals means a development used for the sale, rental and repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, manufacturing, assembly and processing operations and agricultural production.

- 4) **Light Industrial** means processing and manufacturing uses, provided that they do not create unusual fire, explosion or safety hazards, noise in excess of average intensity of street and traffic noise in the area in question; they do not emit smoke, dust, dirt, toxic or offensive odours or gas and there is no production of heat or glare perceptible from any adjacent site. Typical uses include automotive body repair and paint shops, commercial manufacturing and research facilities.
- 5) **Portable Asphalt Plant** means a temporary facility with equipment designed to heat, dry and mix aggregate with asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process.
- 6) **Processing Use** means a development used for the extraction, treatment, preparation, packaging, transportation, handling and storage of raw materials and other minerals. Typical uses include concrete batching plants.
- 7) **Storage Compound** means a development used exclusively for temporary outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include vehicle storage compounds, automobile wrecking yards, automobile recycling facilities and salvage yards.
- 8) **Transport Terminal** means a development where commercial passenger vehicles pick up and discharge fare-paying passengers or a development used for the sale, rental, repair or storage of commercial vehicles.

7.5 Agricultural Use Classes

- 1) **Abattoir** means a building, structure, or part thereof, used for the slaughtering of animals and related activities.
- 2) **Agri-Business** means a commercial establishment that provides goods or services to the agricultural sector. Typical uses include farm equipment and machinery repair shops, bulk fuel stations,

feed and fertilizer supply operations, livestock auction marts and commercial seed cleaning plants.

- 3) **Agricultural Activities** means a use of land for agricultural purposes. Typical uses include farming, pasturage, agriculture, apiculture, aquaculture, floriculture and horticulture. This Use Class does not include Livestock Operations or Natural Resource Developments.
- 4) **Agricultural Crop Protection Warehouse** means a facility used to store, blend and/or distribute chemicals used for crop protection and production. Products can include herbicides, insecticides, fungicides, rodenticide, and fertilizers. This Use Class does not include Anhydrous Ammonia Facilities.
- 5) **Agricultural Implement Sales and Service** means a building and open space area used for display, sale and rental of new or used farm implements that includes repair work.
- 6) **Agricultural Product Storage** means the temporary storage of any agricultural product for future use, delivery or processing as per *The Environment Act*.
- 7) **Agriculture Support Industry** means an industry, commercial service or retail business in which the major product or service being bought, sold or processed is intended mainly for, from or by farmers. Typical uses include aerial spraying companies, grain storage including grain elevators, feed mills and seed plants. This Use Class does not include Bulk Storage Facilities or Anhydrous Ammonia Facilities.
- 8) **Anhydrous Ammonia Facility** means an area for the storage of anhydrous ammonia that is commonly used as a fertilizer.
- 9) **Composting** means a designed and managed system to facilitate the process of aerobic decomposition of organic matter by biological action.
- 10) **Equestrian Establishment** means a facility engaged in the training of horses or the operation of a horse riding academy or horse riding stables.
- 11) **Farm Produce Outlet** means a building or structure where farm produce is sold in season.

- 12) **Farmstead** means any  Dwelling dwelling unit

which is accessory to a farm operation and is on a parcel of land that includes associated agricultural buildings.

- 13) **Livestock Operation** means a permanent or semi-permanent facility or non-grazing area where livestock producing at least 10.00 Animal Units are kept or raised, either indoors or outdoors, and includes all associated manure collection facilities, but does not include:
- a) an operation for the slaughter or processing of livestock;
 - b) an operation for the grading or packing of livestock or livestock products;
 - c) an operation for transporting livestock or livestock products;
 - d) a livestock auction mart;
 - e) an agricultural fair; and
 - f) a livestock sales yard where livestock are kept no longer than three days.
- 14) **Residential Related Farm** means a development for small scale, non-commercial agricultural pursuits ancillary to rural residential uses. This Use Class shall be developed so that it will not unduly interfere with the general enjoyment of adjacent property. Animals shall be kept for the use or enjoyment of the householder only.
- 15) **Specialized Agriculture** means the use of land for apiculture, floriculture, horticulture including market gardening, orchards and tree farming, and similar agricultural activities on a commercial basis.

7.6 Natural Resource Development Use Classes

- 1) **Forestry Use** means the general raising and harvesting of wood and without limiting the generality of the foregoing, shall include the raising and cutting of wood, pulpwood, lumber and other forestry products.
- 2) **Wildlife and Conservation Reserve** means land that has been designated by Provincial legislation for the protection and conservation of wildlife. This Use Class includes Wildlife Management Areas.

7.7 Basic Service Use Classes

- 1) **Cemetery** means a development of a parcel of land, primarily a landscaped open space for the entombment of the deceased, and may include the following accessory developments:

crematories, cinerarium, columbarium, and mausoleums. Typical uses include memorial parks, burial grounds and gardens of remembrance.

- 2) **Extended Medical Treatment Service** means a development providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences. Typical uses include hospitals, sanatoriums, nursing homes, convalescent homes, and auxiliary hospitals.
- 3) **Government Service** means a development providing Municipal, Provincial or Federal government services directly to the public. Typical uses include government offices, taxation offices, courthouses, postal distribution offices, manpower and employment offices, and social service offices.
- 4) **Protective and Emergency Service** means a development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of emergency development which is necessary for the local distribution of utility services. Typical uses in this class include police stations, fire stations and ancillary training facilities.
- 5) **Public Utility Service** means any system, works, plant, pipeline, equipment or services and facilities available at approved rates to the public, and includes all such carried on by or for the owner of a public utility or a Municipality or the Province of Manitoba. Typical uses include sanitary landfill sites, sewage treatment plants, sewage lagoons, garbage transfer and compacting stations and waste recycling plants.

7.8 Community, Educational, Recreational and Cultural Service Use Classes

- 1) **Child Care Service** means a development licensed by the Province of Manitoba to provide daytime personal care and education to children, but does not include overnight accommodation. Typical uses include day care centres, day nurseries, kindergartens, nursery schools and play schools.
- 2) **Community Recreation Service** means a development for recreational, social or multiple purpose use without fixed seats and primarily intended for local community purposes. Typical uses include community halls and community centres.

- 3) **Community Service Club** means a non-profit corporation chartered by *The Canada Corporation Act* or *The Manitoba Corporation Act*, or an association consisting of persons who are bona fide members paying annual dues, which owns or leases land, a building, or a portion thereof, the use of such premises being restricted primarily to meeting, community and related activities.
- 4) **Indoor Participant Recreation Service** means a development providing facilities within an enclosed building for sports and active recreation where patrons are predominately participants. Typical uses include athletic clubs; health and fitness clubs; curling, roller-skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys; paintball games; and racquet clubs.
- 5) **Outdoor Participant Recreation Service** means a development providing facilities which are available at the public at large for sports and active recreation conducted outdoors. Typical uses include golf courses, driving range, ski hills, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, paintball games, riding stables and fitness trails.
- 6) **Private Club** means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences. Private Clubs may include rooms for eating, drinking and assembly.
- 7) **Private Education Service** means a development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction as a home occupation. This Use Class includes dormitory and accessory buildings.
- 8) **Public Education Service** means a development which is publicly supported or subsidized involving public assembly for educational, training or instructing purposes, and includes administration offices required for the provision of such services on the same site. This Use Class includes public schools, community colleges, and technical and vocational schools, and associated administrative offices.
- 9) **Public Library and Cultural Exhibit** means a development for the collection of literary, artistic, musical and similar reference

materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums and art galleries.

- 10) **Public Park** means a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and human-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, water features, amphitheatres, and athletic fields.
- 11) **Religious Assembly** means a place of worship and related activities. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.
- 12) **Tourist Campsite** means a development of land which has been planned and improved for the seasonal short term use of motor homes, tents, campers and similar recreational vehicles and is not used as year round storage, or accommodation for residential use. Typical uses include recreational vehicle parks, campsites and tenting grounds.

8.0 Authority and Responsibility of the Designated Officer

8.1 Establishment and Appointment

- 1) The Designated Officer shall be any person appointed by the Roblin Planning District Board on behalf of the Council of the Town of Roblin to occupy the position of Designated Officer.

8.2 Designated Officer Duties and Responsibilities


The Designated Officer:

- 1) Shall review each development permit application to ascertain whether it conforms to the adopted *Roblin Planning Development Plan* and amendments thereto, all applicable regulations and information regulations of this By-law and amendments thereto, and other Municipal By-covenant, site plan, laws, the conditions of any caveat, development agreement, variance

or conditional use order, easement or any other instrument affecting a building or land.

- 2) May refer a development permit application to any municipal, provincial or federal department or any other agency or body, deemed appropriate to obtain comments on the application.
- 3) Shall approve, without any conditions, or with such conditions as are required to ensure compliance, an application for development of a Permitted Use provided the development complies with the regulations of this By-law, or shall refuse an application for development of a Permitted Use if the development does not comply with the regulations of this By-law unless he/she uses his/her discretion pursuant to Section 8.4 of this By-law.
- 4) May give notice of his/her decision on applications for development as follows:
 - a) where an application has been approved notice to the applicant shall be given in writing by ordinary mail; or
 - b) where an application has been refused, notice in writing shall be given to the applicant, by ordinary mail, and such notice shall state the reason for refusal.
- 5) Shall receive, review and process variation, permitted use and conditional use order applications.
- 6) Shall perform other such duties as described or implied elsewhere in this By-law or required by the Planning Board or Council.
- 7) A person who is unsatisfied with a decision or order of the Designated Officer may request the Planning Board to review the decision or order by written notice within 14 days after the person receives the decision or order.
- 8) After giving the person a reasonable opportunity to be heard, the Planning Board may confirm, vary, substitute or cancel the order or decision.

8.3 Entry for Inspection and Other Purposes

- 1) The Designated Officer may, after giving reasonable notice to the owner or occupier of the land or a building or other structure to be entered:
 - a) enter the land, building or structure at any reasonable time for the purpose of administering or enforcing this By-law in accordance with the Act;
 - b) request that  anything be produced to assist in

- c) inspection, remedy, or enforcement; and
make copies of anything related to the inspection, remedy, or enforcement.
- 2) The Designated Officer must display or produce on request identification showing his/her official capacity.
- 3) In an emergency or in extraordinary circumstances, the Designated Officer need not give reasonable notice or enter at a reasonable time and may undertake inspection, remedy or enforcement activities referred to in Section 8.3(1) of this By-law without the consent of the owner or occupant.

8.4 Variance to Regulations

- 1) The Designated Officer may approve, with or without conditions, a minor variation not to exceed 10.00 percent of the regulations of this By-law governing height, distance, area, size or intensity of use regulations.

8.5 Public Inspection of Applications

- 1) The Designated Officer shall ensure that a Register of Applications is maintained, and is made available to any interested person during normal office hours.

8.6 Maintenance and Inspection of By-law

The Designated Officer shall:

- 1) Make available to the public during normal office hours copies of this By-law and all subsequent amendments thereto.
- 2) Charge the specified fee for supplying to the public copies of this By-law.

9.0 Responsibilities of Council and the Planning District Board

9.1 Responsibilities of Council

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

- 1) The enactment of this By-law.
- 2) Considering the adoption or rejection of proposed amendments or the repeal of this By-law.

- 3) Approving or rejecting variation order applications.
- 4) Approving or rejecting conditional use order applications and considering revoking the authorized conditional use order for any violation of any conditions imposed by it.
- 5) Administering and enforcing those provisions of *the Act*, where applicable.
- 6) Establishing a schedule of fees, where applicable.
- 7) If warranted, the establishment of a Planning Advisory Committee in accordance with the provisions of *the Act*.

9.2 Responsibilities of the Planning District Board

Subject to the provisions of the Act, the Planning District Board is responsible for:

- 1) Administering and enforcing those provisions of *the Act*, where applicable.
- 2) Administering and enforcing those provisions of this By-law.
- 3) Processing applications to be submitted to Council for amendments, variation orders and conditional uses and the collection of fees as provided herein
- 4) Establishing a schedule of fees and charges for development and building permits in co-operation with Council. Until all applicable fees and charges have been paid in full, no action need to be taken on any application.

10.0 Duties of the Owner

- 1) Neither the granting of a development permit nor the approval of the drawings and specifications or the inspections made by the Designated Officer shall in any way relieve the owner of the responsibility of complying with the regulations of this By-law or of any relevant By-laws of the Town of Roblin.
- 2) Every owner shall:
 - a) permit the Designated Officer to enter any building or premises for the purpose of administering or enforcing this By-law at all reasonable times

- and with the consent of the owner in accordance with Section 8.3 of this By-law;
- b) after the development application has been approved and the permit issued, notify the Designated Officer and obtain his/her approval before doing any work at variance with the approved documents filed; and
 - c) be responsible for obtaining, where applicable, from the appropriate authorities, permits or licenses relating to the buildings, grades, plumbing, blasting, street, occupancy, electrical, highways, and all other permits required in connection with the proposed work.

11.0 Development Classes

The following classes of development are hereby established.

- 1) Class A No Development Permit Required
- 2) Class B Permitted Use
- 3) Class C Conditional Use

11.1 Class A Development (No Development Permit Required)

No development permit is required under this By-law for the developments listed below, provided that such developments shall comply with the Permitted Use and regulations of this By-law. For a development listed below, the Designated Officer shall advise the applicant that no permit is required and return the submission, including any fees paid. Developments exempted from applications are as follows:

- 1) Regular maintenance and repair of any development provided it does not include structural alterations.
- 2) Private driveways and patios which are accessory to a development.
- 3) A fence, wall, or gate not exceeding 2.00 m. (6.56 ft.) in height.
- 4) An accessory building that:
 - a) is less than 10.00 sq. m. (107.64 sq. ft.) in area;
 - b) does not exceed 4.57 m. (15.00 ft.) or one storey in height; and
 - c) is not considered a hazard by the Designated Officer.
- 5) An unenclosed deck or a deck enclosed by a rail or parapet wall and a wheelchair ramp, all of which having a floor less than 0.61 m. (2.00 ft.) above grade unless it is anchored to the building.

- 6) Landscaping where the existing grade and natural surface drainage pattern is not materially altered.
- 7) The erection or placement of a temporary building, 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.
- 8) The carrying out by municipal officials of any operation for the maintenance or improvement of a public work including the inspection, repair or renewal thereof.
- 9) The following types of signs are exempt but this shall not relieve the owner or person in control of such signs from erecting and maintaining the signs in a safe and good condition:
 - a) signs of less than 0.60 sq. m. (6.46 sq. ft.) in area, advertising the sale, lease, or rent of property, premises, or buildings on that site;
 - b) memorial signs or tablets of bronze, brass, stone or other non-combustible materials when built into or attached to the walls of a building or other structure provided such tablets bear only the name of the owner, the name and use of the building, the date of erection of the building or reading matter commemorating a person or event;
 - c) signs of a duly constituted governmental body, including traffic or regulating devices, legal notices, railway crossing, danger or other emergency signs;
 - d) one real estate sign; and
 - e) non-illuminated directional signs, each sign not to exceed 0.50 sq. m. (5.38 sq. ft.) in sign area.

12.0 Development Permit Application Submissions

12.1 General Conditions

- 1) An application for a development permit shall not be considered to have been received until the applicant has submitted all information required pursuant to this Section of the By-law, and any information specifically required pursuant to the regulations of the applicable Zoning District or any other Section of this By-law and until the applicant has paid the appropriate fee.
- 2) Despite Section 12.1(1) of this By-law, the Designated Officer may consider an application if the

development is of such a nature as to enable a decision to be made on the application without all of the information required in this Section of the By-law.

- 3) The Designated Officer may require an applicant to submit such additional information as he/she considers necessary to verify the compliance of the proposed use or development with the regulations of this By-law.
- 4) Despite Section 11.1(4) of this By-law, a development permit for an accessory building cannot be issued unless a development permit for the main building has also been issued.
- 5) The approval of any application, drawings, or the issuing of a development permit shall not prevent the Designated Officer from thereafter requiring the correction of errors, nor from prohibiting the development being carried out when the same is in violation of this By-law.
- 6) Where an application for a development permit is determined to contain incorrect information, no development permit shall be issued until the applicant corrects such information.
- 7) Any development permit issued on the basis of incorrect information contained in the application shall be invalid.
- 8) Unless otherwise specified in this By-law, all drawings submitted shall be drawn on substantial standard drafting material to a scale of not less than 1:100 or such other scale as the Designated Officer may approve, and shall be fully dimensioned, accurately figured, explicit and complete.

12.2 Class B Developments (Permitted Use)

The following information shall be submitted with an application for Class B (Permitted Use) developments, and the appropriate application form fully and accurately completed in accordance with the following regulations:

- 1) The municipal address of land and buildings presently occupying the site, if any.
- 2) A status of Title.
- 3) A legal description of the land on which the proposed development is to occur, by lot, block, subdivision and

registered plan numbers.

- 4) The applicant's name, address and interest in the land.
- 5) A sketch plan of the site, showing the location of the proposed development relative to the boundaries of the site.
- 6) Description of the work to be performed with respect to:
 - a) change in current occupancy of land use; or
 - b) description of proposed development or building operations.
- 7) Identification of the scale of the development with respect to:
 - a) gross floor area of the development in square metres;
 - b) area of the site covered in square metres;
 - c) height of the structure in metres; and
 - d) number of floors or storeys.
- 8) The estimated value, in dollars, of the proposed work.
- 9) A site plan, at a minimum scale of 1:500, showing the following:
 - a) 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;
 - b) setbacks and yard dimensions;
 - c) the location of all buildings or structures in relation to property lines; and
 - d) dimensioned layout of existing and proposed parking areas, driveways, entrances and exits, abutting public roadways, median breaks and auxiliary lanes.
- 10) Identification of the scale of the development with respect to the number of dwellings, or establishments for commercial, industrial or other purposes.
- 11) If required by the Designated Officer, a site plan at a minimum scale of 1:500, showing:
 - a) the location of sidewalks and walkways; where applicable, parking, loading, storage, outdoor service and display areas; and
 - b) 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.
- 12) Floor plans at minimum scale of 1:100, indicating all uses or occupancies, storage and garbage holding areas.

- 13) Elevations and  drawings, indicating sections and

the bulk of buildings, at a minimum scale of 1:100.

- 14) Number of parking and loading spaces required and provided.
- 15) A building location certificate.
- 16) For developments not connecting to municipal services, information on the proposed water supply and wastewater management systems that demonstrates the availability of an adequate water supply to support the development and the ability to meet applicable Provincial government on-site wastewater management system requirements.

12.3 Class C Developments (Conditional Use)

In addition to two copies of the information required for Class B (Permitted Use) developments, the applicant shall submit two copies of the following for Class C (Conditional Use) developments:

- 1) A plan showing the location of adjacent buildings and structures indicating the approximate height and number of storeys.
- 2) Excluding the Agricultural and Natural Resource Development Use Classes, a description of the exterior finishing materials to be used.
- 3) A written statement and other supportive material explaining the proposed development.

12.4 Sign Developments

The following information shall be submitted, in duplicate, with an application for a development permit for a sign, and the appropriate application form shall be fully and accurately completed:

- 1) The municipal address and legal description of the land or building where the sign is to be erected.
- 2) The applicant's name, address, telephone number and interest in the land.
- 3) The name of the business or development where the signs is to be erected.
- 4) Whether the development where this sign is to be erected is single business occupancy or multiple

business occupancy development.

- 5) A letter from the owner of the property on which the sign is to be erected, or his/her agent, authorizing the applicant's sign development.
- 6) Two sets of working drawings for the proposed sign showing:
 - a) the overall dimensions of the sign, including all sign boxes and cabinets;
 - b) a description or illustration of the copy to be displayed on the sign;
 - c) the method of illumination, if any;
 - d) the materials from which the sign is to be constructed; and
 - e) method used to support the sign and the type of wall construction if the sign is anchored to a building.
- 7) Two sets of a sketch plan showing:
 - a) the location of the sign on the building;
 - b) the clearance from grade from the lowest portion of the sign;
 - c) maximum extension of the sign above the building roof or parapet wall;
 - d) the distance of the maximum projection of the sign beyond the building wall; and
 - e) any sidewalks, pedestrian passageways, or public roadways that the proposed sign will extend over.

13.0 Special Information Regulations

13.1 Slope and Soil Information

- 1) When an application for a development permit is submitted to the Designated Officer for the development of a site abutting a water course and Municipal drain, the Designated Officer may require, in consultation with a Certified Professional Engineer of Manitoba, information regarding the existing and proposed grades at 0.50 m. (1.64 ft.) contour intervals. The final grades shall be to the satisfaction of the Designated Officer and in accordance with any applicable lot grading by-law.
- 2) Despite anything contained herein, the Designated Officer may require a detailed engineering study of the soil conditions prepared by a Certified Professional Engineer of Manitoba prior to the issuance of a development permit or the construction of any development abutting a water course and Municipal drain. The engineering study shall contain evidence of:
 - a) test borings;

- b) ground water piezometer test;
- c) slope indicators where necessary;
- d) identification of any sub-surface mining operations;
- e) river erosion analysis; and
- f) surface erosion analysis.

The detailed engineering study shall conclude with the registered Professional Engineer certifying that the foundations proposed for the development are designed with full knowledge of the soil conditions and the proposed siting of the development upon this site.

- 3) The Designated Officer may require the submission of a detailed engineering study as outlined in Section 13.1(2) of this By-law prior to the issuance of a development permit at any location within the Municipality which in the opinion of the Designated Officer or Certified Professional Engineer of Manitoba has unstable soil conditions.
- 4) The Designated Officer, having required a detailed engineering study of the soil conditions may, acting on the advice of the Certified Professional Engineer of Manitoba, apply conditions to the approval of the development permit to prevent erosion, stabilize soil conditions and ensure proper land drainage.

14.0 Conditions Attached to a Development Permit

- 1) The Designated Officer, the Planning Board or Council may impose, with respect to a permitted use, such conditions as are required to ensure compliance with this By-law.
- 2) Council may, with respect to a conditional use, impose such conditions as deemed appropriate, having regard to the regulations of this By-law, other municipal, provincial and federal government regulations, and matters raised at the conditional use hearing.
- 3) The Designated Officer or Council may, as a condition of issuing a development permit, require the applicant to make satisfactory arrangements for the supply of electric power, vehicular and pedestrian access, or any of the aforementioned, including payment of the costs of installation or constructing any such utility or facility by the applicant.
- 4) The Designated Officer or Council may, as a condition of issuing a development permit require that an applicant enter into an agreement or an interim

agreement, which shall be attached to and form part of such development permit, to do all or any of the following:

- a) to construct, or pay for the construction of, or improvement to, a public roadway required to give access to the development;
- b) to specify the location and number of vehicular and pedestrian access points to sites from public roadways, including the construction, or payment for the construction thereof or improvements thereto;
- c) to install, or pay for the installation of, utilities that are necessary to serve the development, or pay the recovery costs of services which have already been installed;
- d) to repair, improve or reinstate, or to pay for the repair, improvement or reinstatement, of any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise harmed by the development or building operations upon the site; and
- e) to construct, or pay for the construction of, or improvement to, land drainage works that are necessary to serve the development.

- 5) The Designated Officer or Council may require any agreement entered into pursuant to Section 14.0 (4) of this By-law to be caveated against the title to the site at the Land Titles Office.

15.0 Enforcement and Penalties

15.1 Offences

- 1) Any owner, lessee, tenant or occupant of land, or a building or a structure thereon, who, with respect to such land, building or structure:
 - a) contravenes; or
 - b) causes, suffers or permits a contravention of, any provision of the *Act*, a development permit, a development agreement or this By-law;commits an offence.
- 2) Any contractor, worker, or other person who constructs a building or structure, or makes an addition or alteration thereto:
 - a) for which a development permit is required but has not been issued or is not subsisting under this By-law; or
 - b) in contravention of a condition of a development permit issued under this By-law;commits an offence.

15.2 Penalties


- 1) Fines and penalties will be imposed as per the *Act*.

15.3 Suspension or Revocation of the Development Permit

- 1) The Designated Officer may suspend or revoke a development permit where:
 - a) the applicant fails to comply with the conditions of issuance of a permit; or
 - b) any person undertakes or causes or permits any development on a site contrary to the terms or conditions of a permit.
- 2) Any person who undertakes, or causes or permits, any development on a site without a permit, or after a permit has been suspended or revoked, shall discontinue such development forthwith upon notice in writing issued by the Designated Officer so requiring, and shall not resume such development unless a permit has been issued or the permit reinstated.

16.0 Rezoning Amendments

16.1 Text and Mapping Amendments

- 1) Any person applying to amend Parts I, II, III and IV of this By-law shall apply in writing to the Designated Officer, furnishing reasons in support of the application and requesting that the Designated Officer submit the application to the Council.
- 2) If a person applies to the Council in any manner for an amendment to Parts I, II, III and IV of this Zoning By-law, the Council shall require him/her to submit his/her application to the Designated Officer in accordance with the provisions of this Section of the By-law before it considers the amendment proposed by such person.
- 3) Any person applying to amend Part III of this By-law to change the Zoning District governing any land shall apply in writing to the Designated Officer and submit the following to the Designated Officer:
 - a) a status of Title which has been issued no later than 30 days prior to the receipt of the amendment application by the Designated Officer;
 - b) the applicant's name, signature, address and interest in the property;
 - c) a signed  statement by the applicant stating

that he/she is willing to pay for all costs incurred by the Municipality in processing the proposed amendment, whether it be enacted or not, including, but not limited to, all mapping, printing, reproduction, planning, engineering, legal, surveys and advertising costs;

- d) the appropriate application fee; and
- e) a brief written statement by the applicant in support of his/her application, and his/her reasons for applying.

16.2 Review and Processing of Amendments

- 1) Upon receipt of an application for a rezoning amendment, the Designated Officer shall forward the application to Council for review.
- 2) If Council deems it appropriate to give the application first reading, the Designated Officer shall then examine the proposed amendment or undertake an investigation and analysis of the potential impacts of development under the proposed Zoning District. The analysis shall be based upon the full development potential of the uses and development regulations specified in the proposed Zoning District and not on the merits of any particular development proposal. The analysis shall, among other things, consider the following impact criteria:
 - a) relationship to and compliance with *The Roblin Planning District Development Plan* and Council policy;
 - b) compatibility with surrounding development in terms of land use function and scale of development;
 - c) traffic impacts;
 - d) relationship to, or impacts on utility services and public facilities such as recreational facilities and schools;
 - e) relationship to Municipal land, right-of-way or easement regulations;
 - f) effect on stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;
 - g) necessity and appropriateness of the proposed Zoning District in view of the stated intentions of the applicant;
 - h) relationship to the documented concerns and opinions of area residents regarding the application;
 - i) groundwater and soil conditions; and
 - j) topographical, physical and natural features.
- 3) The Designated Officer may prepare a written report on the proposed amendment and advise the applicant of the hearing date.

- 4) The Designated  Officer, in his/her discretion, may


present for the consideration of Council any proposed amendment to this By-law, and the proposed amendment shall be accompanied by the report and recommendation of the Designated Officer.

- 5) Council, in its discretion, may initiate any amendment to this By-law, and prior to the approval of any amendment, Council may refer the proposal to the Designated Officer for his/her report and recommendation.
- 6) Every rezoning application shall be accompanied by the required fee as set out by the Planning Board or Council.
- 7) When a Development and/or Zoning Agreement is to be entered into between the Municipality and the applicant, the applicant shall pay to the Municipality, in addition to any other fee required pursuant to this or any other By-law, a Development and/or Zoning Agreement fee.

16.3 Notification of Amendments

- 1) Prior to consideration by Council of a proposed rezoning amendment, the Designated Officer shall place a public notice in compliance with the *Act*.

17.0 Conditional Uses

- 1) Where a use is classified as a conditional use and exists as an allowable use at the date of the adoption of this By-law or amendments thereto, it shall be considered as a legally existing conditional use.
- 2) Any change in a conditional use shall be subject to the provisions of this Section and the appropriate provisions of the *Act*.
- 3) An owner or his/her agent may file an application to use land for a use listed as a conditional use in this By-law.
- 4) An application for approval of a conditional use shall be filed with the Designated Officer and shall be in such form and accompanied by such information and fees as determined by Council.
- 5) Council may request the Designated Officer to prepare a written report that identifies potential impacts. The analysis shall, among other things, consider the following impact criteria:
 - a) relationship  to and compliance with *The Roblin District Development Plan* and

- b) Council policy;
 - b) compatibility with surrounding development in terms of land use function and scale of development;
 - c) traffic impacts;
 - d) relationship to, or impacts on utility services and public facilities such as recreational facilities and schools;
 - e) relationship to Municipal land, right-of-way or easement regulations;
 - f) effect on stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;
 - g) relationship to the documented concerns and opinions of area residents regarding the application;
 - h) groundwater and soil conditions; and
 - i) topographical, physical and natural features.
- 6) Prior to consideration by Council of a conditional use application, the Designated Officer shall place a public notice in compliance with the *Act*.
- 7) An application for a conditional use shall be processed and approved or rejected in accordance with the *Act*. If warranted, Council may want to consider imposing conditions to ensure that the proposed development will not significantly impact the Municipality. This could include:
- a) additional buffering measures such as increased yard setbacks, berms and fencing;
 - b) performance standards dealing with such potential impacts as noise, odour and vibration;
 - c) limiting the hours of operation;
 - d) imposing design and siting regulations including landscaping, outdoor lighting, refuse and storage areas, and building design and architectural appearance;
 - e) the owner/applicant upgrading certain municipal services such as roads and ditches;
 - f) a letter of credit related to municipal improvements such as road or drainage works;
 - g) liability insurance protecting the municipality from any future legal claims, including environmental contamination to water sources; or
 - h) the owner/applicant entering into a development agreement with the Municipality.
- 8) The approval of Council shall expire and cease to have any effect if it is not acted upon within twelve months of the date of the decision, unless it is renewed at the discretion of Council for one additional period not exceeding

twelve months.

18.0 Variation Orders

- 1) Any person who is of the opinion that this By-law injuriously or adversely affects him/her or his/her property rights, may at any time apply for a variation order, in accordance with the provisions of the *Act*.
- 2) An application for a variation order shall be filed with the Designated Officer, and shall be in such form and accompanied by such information and fees as determined by the Designated Officer or Council.
- 3) Prior to consideration by Council of a proposed variation order, the Designated Officer shall place a public notice in compliance with the *Act*. Council may request the Designated Officer to prepare a written report that assesses the merits and implications of the proposed application.
- 4) An application for a variation order shall be processed and approved or rejected in accordance with the provisions of the *Act*. As a condition of approval, Council may require that the owner/applicant enter into a development agreement with the Municipality.
- 5) The approval of Council shall expire and cease to have any effect if it is not acted upon within twelve months of the date of the decision, unless it is renewed at the discretion of Council for one additional period not exceeding twelve months.

19.0 Subdivisions

- 1) Subject to Section 19.0 (2) and 19.0 (3) of this By-law, no parcel of land shall hereafter be divided into sites, unless each site conforms to the regulations of the Zoning District in which the site is located.
- 2) Council may, as provided in the *Act*, vary the regulations as they apply to an individual site, subject to complying with the objectives and policies of *The Roblin Planning District Development Plan*.
- 3) An existing undersized lot may be increased in area or frontage, or both, and still remain an existing undersized lot if after the increase the lot still remains undersized.
- 4) In addition to the subdivisions shall requirements contained herein, all conform to the provisions of *The*

Roblin Planning District Development Plan, and the provisions of
the *Act*, where applicable.



20.0 Applicability

- 1) The General Development Regulations apply to any development on any site, irrespective of the Zoning District in which it is located.

21.0 Yards on Corner Lots and Double Fronting Lots

- 1) In the case of a corner lot, the front yard shall be the yard abutting the front lot line.
- 2) Despite Section 21.0(1) of this By-law, the Designated Officer may require any corner lot to provide an additional front yard or yards other than that required, having regard to the orientation and access of adjacent developments.
- 3) The Designated Officer may require a double fronting lots to provide a front yard on each public roadway, other than a lane, provided that at least one front yard shall be provided.

22.0 Projections into Yards

The following features may project into a required yard as provided for below:

- 1) Uncovered walks, wheelchair ramps, trellises, flagpoles, lighting fixtures and lampposts.
- 2) Verandas, porches, eaves, shade projections, unenclosed steps, cantilevers, 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, provided such projections do not exceed 0.61 m. (2.00 ft.).
- 3) Bay, oriel, or similar windows, provided that such projections do not exceed 0.61 m. (2.00 ft.).
- 4) Balconies, provided with such projections do not exceed 0.61 m. (2.00 ft.).
- 5) Any loading space required under the regulations of this By-law, provided it shall not be in a required front yard.
- 6) A parking area when comprised of parking spaces required under this By-law, provided that no parking area in any Zoning District shall be located within the first fifteen (15) of a 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.

23.0 Objects Prohibited or Restricted in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts

No person shall keep in any part of a site in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts:

- 1) Any loaded commercial vehicle of a maximum weight exceeding 6,804.00 kg. (15,000.00 lb.) gross vehicle weight.
- 2) Any dismantled or wrecked vehicle for more than fourteen consecutive days unless otherwise authorized under *The Derelict Vehicle By-law*.
- 3) Any object or chattel which, in the opinion of the Designated Officer or Council, is unsightly or tends to adversely affect the amenities of the area.
- 4) Any aboveground or belowground Bulk Storage Facility.

24.0 Fences

24.1 General

- 1) A fence shall be permitted in a required yard or on the boundaries of a required yard provided it complies with the fence regulations of this By-law.

24.2 Fences in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts

A fence in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts:

- 1) Shall not include electric fences, barbed wire fences or recycled material unless the recycled material is approved by the Designated Officer.
- 2) Shall not be higher, measured from the general ground level at a distance of 0.91 m. (3.00 ft.) from within the lot line of the site on which the fence is to be constructed,

than:

- a) 1.22 m. (4.00 ft.) in a required front yard; and
 - b) 2.00 m. (6.56 ft.) in a required side or rear yard.
- 3) Notwithstanding the above, the permitted height of a fence can be increased or decreased at the discretion of the Designated Officer to reflect the grade of surrounding sites.

24.3 Fences in the Other Zoning Districts

A fence in the other Zoning Districts:

- 1) Shall not include electric fences or barbed wire fences except in the case of Commercial and Industrial Use Class developments where the top 0.60 m. (2.00 ft.) of the fence can be barbed wire for security purposes.
- 2) Shall not be higher than:
 - a) 1.22 m. (4.00 ft.) in a required front yard; and
 - b) 2.00 m. (6.56 ft.) in a required side or rear yard.
- 3) Notwithstanding the above, the maximum height of a fence for Public Education Service, Private Education Service, Public Utility Service or Public Park Use Class developments shall be 3.05 m. (10.00 ft.), excepting chain link fences for which there shall be no height limitation.
- 4) Notwithstanding the above, for Industrial and Commercial Use Class developments:
 - a) the maximum height of a fence located in a rear yard shall be 3.66 m. (12.00 ft.); and
 - b) outside storage shall not be allowed to project above the height of the fence.
- 5) Notwithstanding the above, the permitted height of a fence can be increased or decreased at the discretion of the Designated Officer to reflect the grade of surrounding sites.

25.0 Accessory Uses, Buildings and Structures

25.1 General Regulations

- 1) Accessory developments are permitted when accessory to a permitted use.
- 2) Accessory developments are conditional when accessory to a conditional use.

- 3) Where any building or structure on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking garage or a corridor or passageway connecting the buildings, it is a part of the building and is not an accessory building.
- 4) 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.
- 5) No accessory building or structure shall be used as a dwelling unit.
- 6) In no instance shall an accessory building or structure be located within a dedicated easement or right-of-way.

25.2 Accessory Buildings in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts

In the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts:

- 1) Accessory buildings and structures shall be located on a site as follows:
 - a) where the accessory building is attached to a main building, it shall be subject to, and shall conform to, all regulations of this By-law applicable to the principal building; and
 - b) where the accessory building is detached from the principal building, it shall not be located closer than 3.00 m. (9.84 ft.) clear of all projections to the principal building, nor shall it be located closer to a public roadway than the front wall of the principal building.

25.3 Accessory Buildings in the Other Zoning Districts

- 1) Accessory buildings or structures shall be subject to the regulations for that Zoning District.
- 2) Notwithstanding Section 25.3(1) of this By-law, the maximum height of accessory buildings or structures on a site which abuts a site in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and

RC: Residential Comprehensive Zoning District shall not be greater than the height of the principal buildings permitted in the said abutting Zoning District.

25.4 Temporary Buildings and Uses

- 1) A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by Council or the Designated Officer.
- 2) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than twelve months and may not be renewed for more than one successive period at the same location.
- 3) In all cases, temporary buildings and structures shall not exceed 92.90 sq. m. (1,000.00 sq. ft.) in area and one storey or 4.57 m. (15.00 ft.) 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 neighbourhood.
- 4) Notwithstanding the regulations of this Section of the By-law, a temporary development permit shall be issued for a Carnival development provided its maximum permitted duration on a site, which includes the installation and removal of all equipment and structures thereon, is five days.

26.0 Lighting of Sites

Outdoor lighting for any development:

- 1) Shall be low-glare in nature and located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices.
- 2) If ground mounted, the maximum height shall be 10.67 m. (35.00 ft.).

27.0 Height

In determining whether a development conforms to the maximum height permissible in any Zoning District, the following features shall not be considered for the purpose of height determination: chimney stacks, steeples, belfries, domes or spires, monuments, elevator housings, roof stairway entrances, water tanks, ventilating equipment, skylights, fire walls, receiving or transmitting structures, masts, flag poles, clearance markers or other erections which are considered to be similar by the Designated Officer.

28.0 Access to Sites

All access locations and curb crossings shall require the approval of the Designated Officer or the Municipal Engineer. Permits for developments adjacent to Provincial Trunk Highways, Provincial Roads and Provincial Access Roads shall be required from the appropriate Provincial government agency.

29.0 Hard Surfacing of Parking and Loading Areas

- 1) Any area at the rear of the principal building provided or required for off-street parking and loading space in the CC: Commercial Central or CH: Commercial Highway Zoning Districts or the MB: Industrial Business, or MG: Industrial General Zoning Districts need not be hard surfaced, but shall be of such a surface that will minimize the carrying of dirt or foreign matter onto the public roadway.

30.0 Landscaping

30.1 Landscaping in Commercial, Industrial, Community, Educational, Recreational and Cultural Service and Residential Use Class Developments (excluding Single Family Dwellings)

- 1) A landscaping plan is required and no landscaping work shall be commenced unless the landscaping plan is approved by the Designated Officer.
- 2) A landscaping plan shall contain the following information for the site and adjacent boulevards:
 - a) all physical features, existing or proposed,

- including vegetation, berm contours, walls, fences, outdoor furniture and fixtures, surface utilities, and paving; and
- b) all shrubs and trees, whether existing or proposed, labelled by their common name, botanical name, and size.
 - 3) Notwithstanding the regulations of Section 30.1 [2(b)] of this By-law, the Designated Officer may consider an application if, in his/her opinion, the development is of such a nature as to enable the decision to be made on the application without all of the information.
 - 4) In the event that planting material required in an approved development is inappropriate or fails to survive, the Designated Officer may allow or require alternative materials to be substituted.
 - 5) The applicant shall be responsible for landscaping and proper maintenance. The Designated Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit in the amount of 100.00 percent of the estimated landscaping cost, the condition of the said irrevocable letter of credit being that, if the landscaping is not completed in accordance with this By-law and the plan within one growing season after the completion of the development, then the amount required to complete the landscaping shall be paid to the Municipality from the said irrevocable letter of credit.
 - 6) Where landscaping is required as part of any Commercial Use Class development, trees shall be provided on the basis of a minimum one tree for each 45.00 sq. m. (484.59 sq. ft.) of any required yard at grade.
 - 7) All required yards and all open spaces on Commercial and Industrial Use Class developments, excluding parking spaces, on-site circulation, outdoor storage, display and service areas, shall be landscaped in accordance with the landscaping plan. This shall include appropriate screening of utility facilities.
 - 8) All plant material required shall be hardy to the location on the site where they are planted. The horticultural standards of the Canadian Nursery Trades Association shall be used as a reference in selecting plants.
 - 9) For Commercial Use Class developments, deciduous trees shall be at least 63.00 mm. (2.50 in.) calliper when planted and evergreen trees shall have a minimum height of 2.50 m. (8.20 ft.) when planted.

30.2 Landscaping for Parking and Storage Areas

- 1) Where off-street parking for fifty or more vehicles is provided at grade on a site, there shall be landscaped open space within the parking area. Landscaped open space in the parking areas shall be provided in the minimum amount of 1.50 sq. m. (16.15 sq. ft.) for each parking space. The required landscaping shall not be located in one area, and shall be placed within the parking area so as to break up large areas of parking and to provide visual relief.
- 2) A parking area having eight or more parking spaces and which is visible from an abutting site in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts shall be fenced or have a screen planting. The location, length, thickness and height of such fence or screen planting shall be in accordance with the landscaping plan.

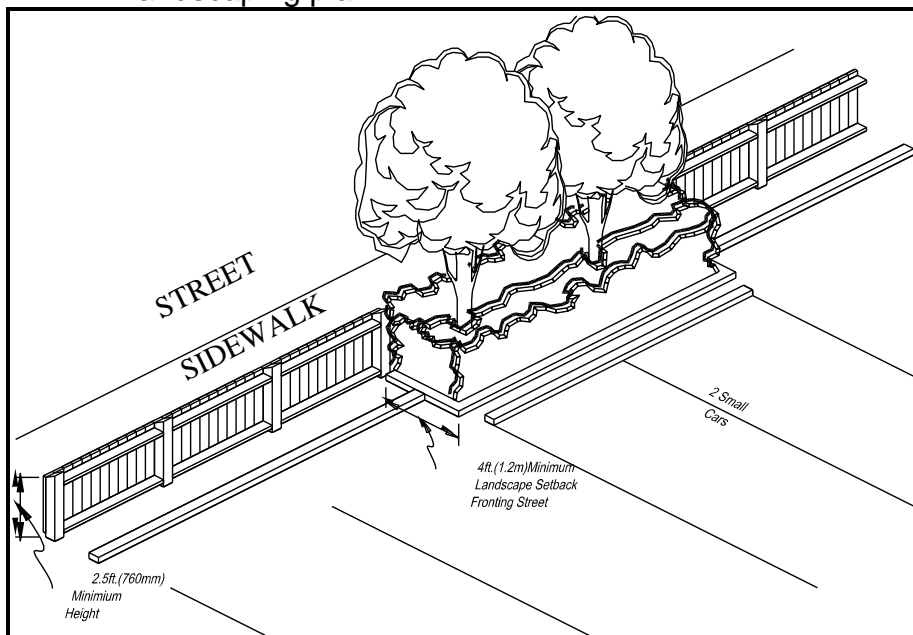


Figure 11. Parking

- 3) A garbage collection area, an open storage area, or an outdoor service area, which is visible from an abutting site in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts, or from a public roadway other than a lane, shall be fenced or have a screen planting. The location, length, thickness and height of such fence or screen planting shall be in accordance with the landscaping

plan. Such fence or screen planting shall be maintained to provide effective screening from the ground to a height of 1.80 m. (5.91 ft.).


- 4) In the case of bulk outdoor storage, including but not limited to lumber yards and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view, shall be substituted for the regulations of Section 30.2 (3) of this By-law.
- 5) Where, because of conditions not conducive to good horticultural practices, a screen planting cannot reasonably be expected to survive, the Designated Officer shall require a masonry wall, wood fence or earth berm, or combination thereof, to be substituted for the regulations of Section 30.2 (3) of this By-law.
- 6) Any screen planting required shall consist of evergreen trees or shrubs, or flowering trees or shrubs, or both. All screen plantings shall be maintained to provide effective screening from the ground to a height of 2.00 m. (6.56 ft.).

31.0 Moving of Structures

- 1) No person shall move any structure or part thereof off his/her property to any other location unless that structure or part is made to conform to the regulations of this By-law applicable to the Zoning District to which it is to be moved.
- 2) Before moving a building or portion to a new location, the owner shall enter into an agreement with the Municipality containing an undertaking of the owner to pay all damages arising out of the move and such other terms and conditions as a Designated Officer deems necessary.
- 3) Upon completion of removal of a building from a site, the old foundation shall be removed, 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.

32.0 Parking

32.1 General

- 1) When any new development is proposed, including a change of use of existing development is  development is enlarged or increased in capacity,

then provision shall be made for off-street vehicular parking or garage spaces in accordance with the regulations and standards contained in this Section of the By-law as follows:

**TABLE 32.1.1
Off Street Parking Regulations**

Use Class	Number of Parking Spaces Required
Residential and Residential-Related Use Classes Bed and Breakfast Home Institutional Residence Mobile Home Dwelling Multiple Family Dwelling Single Attached Dwelling Single Family Dwelling Semi-Detached Dwelling Townhouse Dwelling Two Family Dwelling	1.00/Sleeping Accommodation 1.00/each 2 Dwelling or Sleeping Units 1.00/Dwelling Unit 1.20/Dwelling Unit 1.00/Dwelling Unit 1.00/Dwelling Unit 1.00/Dwelling Unit 1.20/Dwelling Unit 1.00/Dwelling Unit
Commercial Use Classes Hotel and Motel Eating and Drinking Establishment Convenience and General Retail Stores All Other Commercial Establishments	1.00/Guest Room or Sleeping Unit 1.00/4 Seats or 1.00/9.29 sq. m. (100.00 sq. ft.) of floor area, whichever is greater 1.00/18.60 sq. m. (200.00 sq. ft.) of floor area 1.00/23.20 sq. m. (250.00 sq. ft.) of floor area
Industrial Use Classes All Industrial Establishments	1.00/92.90 sq. m. (1,000.00 sq. ft.) of floor area
Agricultural Use Classes Agri-Business and Agricultural Implement Sales and Service Establishments	1.00/92.90 sq. m. (1,000.00 sq. ft.) of floor area or 1.00/5 employees, whichever is greater



<p>Basic Service Use Classes and Community, Educational, Recreational and Cultural Service Use Classes</p>	<p>1.00/5 Seating spaces or 3.05 m. (10.00 ft.) of bench space. Where there are no fixed seats, 1.00/each 9.29 sq. m. (100.00 sq. ft.) of floor area devoted to the assembly room floor area</p> <p>2.00/Bed 1.50/Classroom, plus 1.00/each 9.29 sq. m. (100.00 sq. ft.) of floor area devoted to public use</p> <p>1.00/51.10 sq. m. (550.00 sq. ft.) of floor area 1.00/2 Employees 1.00/5 Seating places</p>
<p>Indoor Participant Recreation Service, Religious Assembly, Outdoor Participant Recreation Service, Private Club, Public Library and Cultural Exhibit, and Community Recreation Service</p>	
<p>Extended Medical Treatment Service Public and Private Education Service</p>	
<p>Government Service Child Care Service Funeral Service</p>	

- 2) Where a proposed use is not listed above, the parking regulation shall be determined by Council which may either determine that the proposed use is similar to one which is listed, or, if that is not the case, the Designated Officer shall make his/her own determination as to the regulation.
- 3) Where the parking space regulation is determined by reference to a unit such as the number of bedrooms or seats, floor area, the next higher number shall be required where the calculation results in a fractional number of parking spaces.
- 4) In the case of the multiple use of a site, the Designated Officer shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the site, unless the applicant can demonstrate to the satisfaction of Council through a parking demand study that there is a complementary use of the parking facilities which would warrant a reduction in the parking regulations.

32.2 Spaces and Aisles

- 1) Except as provided below, each required non-residential off-street parking space shall be a minimum of 2.60 m. (8.53 ft.) in width, and a minimum of 5.50 m. (18.04 ft.) in length, exclusive of access drives or aisles, ramps, or columns. Such spaces shall have a vertical clearance of at least 2.00 m. (6.56 ft.). For parallel parking, the length of the parking spaces which shall be increased to 7.00 m. (22.97 ft.), except than an end space with an open end shall be a minimum of 5.50 m. (18.04 ft.). For parking spaces




other than parallel parking spaces, up to 15.00 percent of the required parking spaces may be of a length shorter than that required above, to a minimum of 4.60 m. (15.09 ft.).

- 2) Aisles shall be a minimum of 7.00 m. (22.97 ft.) wide for 90.00 degree parking, 5.50 m. (18.04 ft.) wide for 60.00 degree parking, and 3.60 m. (11.81 ft.) wide for 45.00 degree and parallel parking.
- 3) For Residential and Residential-Related Use Class developments, the required parking spaces shall be wholly provided on the same site as the principal building. For all other uses, the parking spaces shall be located not more than 100.00 m. (328.08 ft.) from the principal building, unless otherwise approved by Council. Such distance shall be measured along an accessible public roadway from the nearest point of the parking area to the nearest point of the site where the principal building or use is located.
- 4) Except as otherwise provided for in this By-law, no parking spaces shall be within a required front yard.

33.0 Signs

33.1 General

- 1) No person shall erect a sign without first obtaining a development permit from the Designated Officer and no development permit to erect a sign shall be issued unless all the sign regulations of this By-law have been satisfied.
- 2) Where regulations of this By-law are inconsistent with the regulations respecting signs on or near public highways made or administered by Manitoba Infrastructure and Transportation, the more restrictive regulations shall apply.
- 3) Signs are considered accessory uses and shall be developed in accordance with Section 25.0 of this By-law.
- 4) No sign shall be erected, operated, used or maintained which:
 - a) due to its position, shape, colour, format or illumination obstructs the view of, or may be confused with, an official traffic sign, signal or device, as determined by the Designated Officer or Council;
 - b) display lights resembling the flashing lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles;
 - c) allows a swinging motion;
 - d) except for  Community Service Clubs and

- Religious Assemblies, is not related to any business upon the site where the sign is located;
- e) is located on a public right-of-way or sidewalk; and
 - f) contains a trademark or emblem other than a trademark or emblem that is registered or copyrighted in the name of the applicant.

33.2 Abandoned and Unlawful Signs

- 1) Where a Designated Officer finds a sign to be abandoned, the Designated Officer may, after resolution of Council, by notice in writing or by registered mail, order the registered owner, the person in possession of the site or building or the person responsible for the abandoned sign to remove the sign within twenty days after receipt of the notice, or take such measures as are specified in the notice to alter and refurbish the sign so that it correctly identifies the business, or the products and services offered on the site where the sign is displayed.
- 2) Where a sign contravenes the regulations of this By-law, Council may, by notice in writing, order the owner or the person responsible for the contravening sign to take such measures as are specified in the notice to alter the sign so that it complies with the regulations of this By-law, or remove the sign.
- 3) Failure to remove abandoned or unlawful signs, or to comply with the measures specified in the notice by Council, shall result in the removal of the sign by the Municipality with the owner or the person responsible for the contravening sign assuming liability for all removal costs.

33.3 Sign Regulations

- 1) Quality, aesthetic character, and finishing of sign construction shall be to the satisfaction of the Designated Officer or Council.
- 2) No signs shall be erected in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts except those expressly provided for in this Section of the By-law.
- 3) Fascia signs shall not have letters over 0.60 m. (1.97 ft.) high and which exceed 80.00 percent of the building width.
- 4) Free standing signs are limited to no more than one per lot, except on a corner lot or through lot. The Designated Officer or Council may allow more than one free

standing sign if warranted by the circumstances.

- 5) Where the architectural design and appearance of a building facade for a multiple business occupancy are uniform, signs or individual businesses located on the same facade shall, in the opinion of the Designated Officer or Council, be similar as to proportion, materials, and placement such that they present a pleasing architectural appearance.
- 6) No canopy sign shall be erected over a public thoroughfare which:
 - a) extends horizontally beyond a line drawn perpendicularly distant to and 0.60 m. (1.97 ft.) in from the line of the curb;
 - b) extends more than 2.00 m. (6.56 ft.) over the public thoroughfare;
 - c) is less than 3.00 m. (9.84 ft.) above the public thoroughfare measured from the lowest portion of such canopy;
 - d) is supported on posts or by braces, brackets or supports on or extending over a public thoroughfare except where the braces, brackets or supports are hidden from view and above the height of the roof line of the canopy;
 - e) is constructed in such a manner that drainage from the canopy falls on any public thoroughfare.
- 7) No awning sign shall be erected over a public thoroughfare that:
 - a) extends more than 2.00 m. (6.56 ft.) over the public thoroughfare;
 - b) is less than 2.40 m. (7.87 ft.) above the public thoroughfare measured from the lowest portion of the awning including any fringe thereupon; or
 - c) is supported by pillars or posts or by braces, brackets or supports on or extending over such public thoroughfare except where the braces, brackets or supports are hidden and above the height of the roof line of the awning.
- 8) For the purposes of this Section of the By-law, where a lot is occupied by more than one business (i.e. multiple occupancy) each business shall be considered a separate business.
- 9) Signs shall be developed in accordance with the following regulations:

**TABLE 33.3.1
Sign Regulations**



Use Class	Types of Signs	Maximum Sign Area	Maximum Sign Height
Residential and Residential-Related	Identification Real Estate	0.37 sq. m. (4.00 sq. ft.) 1.49 sq. m. (16.00 sq. ft.)	3.05 m. (10.00 ft.) 6.10 m. (20.00 ft.)
Agricultural and Natural Resource	Identification	2.97 sq. m. (32.00 sq. ft.)	10.67 m. (35.00 ft.)
Commercial and Industrial	Business Identification (if attached to a building only)	20.00 percent of the building face for each business (with only the front wall of the building facing the public street being eligible), to a maximum of 18.58 sq. m. (200.00 sq. ft.) for single occupancy and a combined maximum of 55.74 sq. m. (600.00 sq. ft.) for multiple occupancy	10.67 m. (35.00 ft.)
	Business Identification (if free standing only)	18.58 sq. m. (200.00 sq. ft.) for a single occupancy site and 55.74 sq. m. (600.00 sq. ft.) for a multiple occupancy site	10.67 m. (35.00 ft.)
	Business Identification (if attached to a building and free standing)	37.16 sq. m. (400.00 sq. ft.) for a single occupancy site, 55.74 sq. m. (600.00 sq. ft.) for a multiple occupancy site of two businesses, 74.32 sq. m. (800.00 sq. ft.) for a multiple occupancy site of three businesses and 92,90 sq. m. (1,000.00 sq. ft.) for a multiple occupancy site of more than 3 businesses	10.67 m. (35.00 ft.)
Basic Service Use and Community, Educational, Recreational and Cultural Service	Identification Sign (if attached to a building or free standing)	2.32 sq. m. (25.00 sq. ft.) if the site abuts the site of a Residential Use Class development and 4.65 sq. m. (50.00 sq. ft.) in other Zoning Districts	10.67 m. (35.00 ft.)

9) Notwithstanding anything elsewhere contained in this By-law, the following regulations shall apply to portable signs:
a) portable signs are only allowed in the CC:



Commercial Central or CH: Commercial Highway Zoning Districts or the MB: Industrial Business or MG: Industrial General Zoning Districts;

- b) a portable sign shall not be located, erected, placed or displayed on any site until a permit which outlines the sign identification number and expiry date, has been issued by the Designated Officer;
- c) the portable sign shall be removed from the site upon the expiry date of the portable sign permit;
- d) the maximum sign surface area of a portable sign is 4.65 sq. m. (50.00 sq. ft.);
- e) there shall be no more than one portable sign per lot, except that for a lot with multiple occupancy there can be a maximum of two portable signs. Where there is more than one portable sign, the signs shall be a minimum of 19.81 m. (65.00 ft.) apart;
- f) a portable sign shall comply with the yard regulations of the Zoning District within which it is located;
- g) any flashing portable signs shall not be located within 60.96 m. (200.00 ft.) of a RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning District boundary;
- h) no portable sign shall be placed in such a way that it may interfere with, obstruct the view of, or be confused with an authorized traffic signal, warning sign or other regulatory or informational device, and in no circumstances shall it be located within 3.05 m. (10.00 ft.) from the nearest part of any exit or entrance driveway;
- i) the maximum height of a portable sign shall be 3.05 m. (10.00 ft.) measured from grade to the highest part of the sign;
- j) the maximum permitted duration for a portable sign on a site is ninety consecutive days per calendar year;
- k) each business on a site with multiple occupancy shall be allowed to have one portable sign on the site for a maximum permitted duration of ninety consecutive days per calendar year; and
- l) the applicant for the portable sign shall pay the applicable fees, sign a letter indicating that they will comply with these regulations, and agree to a date that the portable sign will be removed.

- 10) Notwithstanding anything elsewhere contained in this By-law, the following regulations shall apply to a temporary sign that provides information dealing with a land development project:


- a) the maximum sign surface area is



- b) 13.94 sq. m. (150.00 sq. ft.);
 - b) the sign shall comply with the yard regulations of the Zoning District within which it is located;
 - c) the sign shall be placed in such a way that it will not interfere with, obstruct the view of, or be confused with an authorized traffic signal, warning sign or other regulatory or informational device, and in no circumstances shall it be located within 3.05 m. (10.00 ft.) from the nearest part of any exit or entrance driveway;
 - d) the sign is only allowed to be placed at the location of the land development project;
 - e) the sign shall be removed within thirty days of the last sale of any lots or buildings or at the discretion of the Designated Officer; and
 - f) the applicant shall pay the applicable fees and sign a letter indicating that they will comply with these regulations.
- 11) Notwithstanding anything elsewhere contained in this By-law, the following regulations shall apply to other temporary signs:
- a) the maximum sign surface area shall be 4.65 sq. m. (50.00 sq. ft.);
 - b) the sign shall comply with the yard regulations of the Zoning District within which it is located;
 - c) the sign shall be placed in such a way that it will not interfere with an authorized traffic signal, warning sign or other regulatory or informational device, and in no circumstances shall it be located within 3.05 m. (10.00 ft.) from the nearest part of any exit or entrance driveway;
 - d) the sign shall be removed within seven days after the date of the advertised community event or at the discretion of the Designated Officer; and
 - e) the applicant shall pay the applicable fees and sign a letter indicating that they will comply with these regulations.
- 12) Notwithstanding the above, general advertising signs shall be considered a conditional use development and shall comply with the following additional regulations:
- i) General advertising signs are only allowed in the AG: Agriculture General Zoning District;
 - ii) General advertising signs shall be setback a minimum of 38.10 m. (125.00 ft.) from the front lot line and 7.62 m. (25.00 ft.) from the rear and side lot lines or in accordance with *The Highways & Transportation Act* and *The Highways Protection Act* if it is adjacent to a Provincial Trunk Highway or Provincial Road;

- iii) The maximum sign surface area shall be 37.16 sq. m. (400.00 sq. ft.);
- iv) The maximum sign height shall be 10.67 m. (35.00 ft.);
- v) No general advertising sign shall be placed in such a way that it will interfere with an authorized traffic signal, warning sign or other regulatory or informational device; and
- vi) Council may impose additional conditions on the installation of a general advertising sign deemed necessary to protect adjacent sites and the public welfare.

34.0 Off Street Loading

- 1) When any new development is proposed including a change of use of existing development, or when any existing development is, in the opinion of the Designated Officer, substantially enlarged or increased in capacity, off-street vehicular loading and unloading spaces shall be provided in accordance with the following:
 - a) For all Commercial Use Class developments excluding Professional, Financial and Office Support Services:
 - i) One space shall be required for less than 465.00 sq. m. (5,005.38 sq. ft.), two spaces for 465.00 sq. m. (5,005.38 sq. ft.) to 1,500.00 sq. m. (16,146.39 sq. ft.) and one space for each additional 2,300 sq. m (24,757.80 sq. ft.).
 - b) For all Professional, Financial and Support Services, as well as all Industrial, Basic Service, or Community, Educational, Recreational, and Cultural Service Use Class developments:
 - i) One space shall be required for up to 2,800.00 sq. m (30,139.94 sq. ft.) and one additional space up to a maximum of five for each additional 2,800.00 sq. m (39,139.94 sq. ft.).
- 2) All loading and unloading spaces shall be located on the site so that all materials and commodities loaded or unloaded can be easily collected or distributed within the site, to and from all tenants or occupants. Access shall be so arranged that no backing or turning movements of vehicles going to or from the site causes interference with traffic on the adjoining or abutting public roadways, lanes, sidewalks, or boulevards.
- 3) Loading and unloading spaces shall be of adequate size and with adequate access, both to the satisfaction of the Designated Officer,  to accommodate the types of

vehicles which will be loading and unloading, without those vehicles projecting into a public roadway. In no case shall the space be less than 28.00 sq. m. (301.40 sq. ft.), or less than 2.60 m. (8.53 ft.) wide, or have less than 3.70 m. (12.14 ft.) of overhead clearance.

35.0 Excavation, Stripping and Grading

- 1) For the purpose of this Section of the By-law, excavation shall mean excavation other than for construction or building purposes, including but not limited to topsoil stripping and the construction of artificial bodies of water.
- 2) A person wishing to excavate, strip or grade land shall:
 - a) comply with Municipal By-laws, as amended, that regulate the excavation, stripping or grading of land; and
 - b) provide the following details in his/her development permit application:
 - i) the location and area of the site on which the excavation, stripping or grading is to take place;
 - ii) the existing land use and vegetation;
 - iii) the type and dimensions of the excavation to be made, and the effect on existing drainage patterns; and
 - iv) the condition in which the excavation is to be left when the operations is complete, or the final disposition to be made of the area from which the topsoil 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, and for preventing, controlling or lessening the creation of erosion or dust from the land.
- 3) The Designated Officer shall consider every application for a permit to excavate land, and shall not issue a permit unless he/she is satisfied that:
 - a) the operation will be carried out so as to create a minimum of dust and environmental disturbance; and
 - b) the operation is one which, in the opinion of the Designated Officer, is reasonable necessary for the use and development of the land in question.
- 4) The Designated Officer may require as a condition of issuing a permit to excavate land, that the applicant take the precautions and follow the methods prescribed by the Designated Officer for the prevention or control of dust or any other nuisance caused by the proposed operation, and for

the reclamation of the site if required.

36.0 Performance Standards for Industrial Use Class Developments

36.1 Applicability

All Industrial Use Class developments shall comply with the performance standards of this Section of the By-law and other requirements in applicable Federal, Provincial or Municipal legislation. Where in the opinion of the Designated Officer, a use may not comply with the said performance standards or requirements, he/she may require that the applicant submit a statement from a Certified Professional Engineer of Manitoba confirming that the proposed use satisfies the said performance standards or requirements.

36.2 Performance Standards

36.2.1 Emission of Air and Water Contaminants

- 1) No operations or activity shall emit air and water contaminants in excess of the standards prescribed by the Province of Manitoba pursuant to *The Environment Act* and the regulations pertaining thereto.

36.2.2 Noise

- 1) No activity or operation shall cause, or permit to be caused, a noise level at or inside the lot line of a site in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family, RC: Residential Comprehensive, RSC: Rural Settlement Centre, RR: Rural Residential and MHR: Mobile Home Residential Zoning Districts which exceeds the regulations of the Province of Manitoba pursuant to *The Environment Act* and regulations pertaining thereto, or the Town of Roblin Noise By-law, as amended.

36.2.3 Appearance

- 1) All Industrial Use Class developments in the MB: Industrial Business Zoning District shall comply with the following appearance standards:
 - a) All loading, service, trash collection and accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway and from adjacent sites,

- by building walls, landscape materials, berms, fences or a combination thereof, from the ground to a height of 2.00 m. (6.56 ft.).
- b) The Designated Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, and materials handling equipment be screened from view from any public roadway, or from adjacent sites if, in his/her opinion, such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of the said Zoning District.
 - c) All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Designated Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the site be improved where, in his/her opinion, such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.
- 2) Any use or activity in the MG: Industrial General Zoning District shall comply with the following appearance standards:
- a) All outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or sides of the principal building. Loading and trash collection facilities serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building.
 - b) Outside display areas are permitted to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the site.

37.0 General Performance Standards for Residential and Commercial Uses

37.1 General Performance Standards for Residential Uses



Residential uses shall comply with the following standards:

- 1) In any development, the design, use of exterior finishing materials and construction shall be to the satisfaction of the Designated Officer or Council who shall require, as far as reasonably practicable, that materials will be used which ensure that the standard of the buildings will be similar to, or better than, the standard of surrounding development. The Designated Officer or Council may require that the appearance of walls exposed to public view from beyond the site be improved where the appearance of such walls is inconsistent with the finishing standards of surrounding development.

37.2 General Performance Standards for Commercial Uses

Commercial uses shall comply with the following standards:

- 1) All commercial developments:
 - a) shall be designed to:
 - i) convey an image of cohesive appearance and architectural character;
 - ii) ensure that offices, reception and public use areas are easily identifiable and visible from the public roadway; and
 - b) shall be constructed and finished with durable materials to maintain the initial appearance of the development throughout the life of the project.
- 2) The Designated Officer or Council may require that the appearance of walls exposed to public view from beyond the site of a commercial development be combined with other materials where, in his or Council's opinion, such walls are inconsistent with the finishing materials or appearance characteristics of surrounding developments.
- 3) The location of the principal building on a site of a commercial development shall take into account:
 - a) the setbacks and building placements on adjacent sites; and
 - b) the micro-climatic effects including shading of adjacent buildings or sites.
- 4) Garbage collection, loading, storage or outdoor service areas for commercial developments shall be developed in accordance with Section 52.2 of this By-law and the following:
 - a) All outdoor storage shall be related to the business on the site.

- b) There shall be no outdoor storage of objects or chattels which, in the opinion of the Designated Officer or Council, are unsightly or adversely affect the character or appearance of the site or surrounding developments.

38.0 Development Restricted

38.1 Noxious or Offensive Uses

Nothing in this By-law, or in a development permit, approval or a conditional use order, variation order or other approval issued under this By-law or under the *Act*, shall be construed as authorization for the carrying out of any activity that is a nuisance.

38.2 Flood Risk Areas and Hazard Lands

- 1) Notwithstanding any other provision of this By-law, the Designated Officer may refuse to issue a building and/or development permit where the proposed building or structure, as determined by Council, is located within the floodway of a lake, stream, drain, watercourse, or is low-lying, marshy, or subject to periodic flooding and where Council has determined that placement of said structure would impede the flow of water or floodwaters and/or create a hazard to life, limb or property.
- 2) The Designated Officer or Council may, prior to the issuance of a development permit, consult with Provincial Government officials.

38.3 Outdoor Solid Fuel Heating System Buildings or Structures

No outdoor solid fuel heating system building or structure shall be located within the Town of Roblin.

38.4 Dwelling Setbacks

- 1) No dwelling unit shall be located within 402.34 m. (1,320.00 ft.) of the boundary of any active waste disposal ground unless:
 - a) a Certified Professional Engineer of Manitoba determines that there will be no migration of methane gas; and
 - b) approval has been obtained from Manitoba Conservation.

- 2) No dwelling unit  shall be located within 457.20 m.

(1,500.00 ft.) of the boundary of a Municipal sewage lagoon.

- 3) No dwelling unit shall be located within 15.24 m. (50.00 ft.) from the edge of a right-of-way established for the transmission of high-pressure natural gas or the transmission of hydro electricity in excess of 100 kilovolts.
- 4) No dwelling unit shall be located within 30.48 m. (100.00 ft.) from the edge of a railway right-of-way.
- 5) No private dwellings shall be located within 15.24 m. (50.00 ft.) of Goose Lakes.

38.5 Corner Vision Triangles

No building, structure, parking area, shelterbelt, hedge or stockpiling of materials exceeding a height of 0.91 m. (3.00 ft.) above grade shall be located within a triangular area of any lot adjacent to an intersection of two public streets, with the sides of the triangular area being measured a distance of 3.05 m. (10.00 ft.) along each lot line from the point of intersection.

38.6 Side Yard Exceptions

For the purpose of side yard regulations, the following dwellings that have common party walls shall be considered as one building occupying one lot: Two Family Dwellings, Semi-Detached Dwellings, Townhouse Dwellings and Multiple Family Dwellings. Side yard regulations shall not apply along the common party walls.

38.7 Hazardous Materials Storage

No new commercial-related or industrial-related Bulk Storage Facility, Agricultural Crop Protection Warehouse or Agricultural Product Storage shall be located within the Town of Roblin.

38.8 Building Grade

No building or structure shall be erected without first obtaining from the Designated Officer written instructions as to the grade for the building or structures to be erected, which shall be in accordance with any applicable lot grading by-laws. It shall be the continuing obligation of the property owner to maintain building grades for adequate site drainage and to ensure that the level of

the surrounding fill at the building line shall not be less than the flood protection level.

38.9 Composting

The composting of private household material is permitted within all Zoning Districts. For the composting of any other material, Council may require a detailed engineering study from the applicant certifying that the proposed composting operation meets or exceeds all applicable Provincial regulations.

38.10 Land Drainage

- 1) A development permit shall be required for any drainage works undertaken on any lands, where it is proposed to alter or divert the natural course of a watercourse.
- 2) Notwithstanding any other regulation of this By-law, the Designated Officer or Council may refuse a development permit for, or prohibit, any drainage works to be undertaken on lands where it has been determined that such works would create an adverse effect on adjacent public or private lands or where adjacent drains are insufficient to accommodate the added runoff.
- 3) A license to Construct Drainage Works from Manitoba Water Stewardship is required for any drainage works undertaken on any lands where it is proposed to alter or divert the natural course of a watercourse and affect lands outside town limits.

39.0 Streets

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

40.0 Connecting to Municipal Services

All new principal buildings constructed on a site that is serviced by public or private sewer, water or hydro distribution shall be connected to such services.

41.0 Applicability

- 1) The Special Land Use Regulations apply to the uses listed irrespective of the Zoning District in which they are located. Where these regulations appear to be in conflict with the Zoning District regulations in which the use is either a permitted use or conditional use, the Special Land Use Regulations shall take precedence and shall be applied in addition to the regulations in the Zoning District.

42.0 Vehicular - Oriented Uses

42.1 Applicability

- 1) The following Commercial Use Class developments shall comply with the regulations of this Section of the By-law:
 - a) Drive-In Food Services;
 - b) Gas Bars;
 - c) Service Stations; and
 - d) Rapid Drive-Through Vehicle Services.

42.2 Development Regulations

- 1) Vehicular-oriented uses shall be located only where the Designated Officer or Council is satisfied that the development will not adversely affect the functioning of the surrounding public roadway.
- 2) The minimum frontage shall be 30.48 m. (100.00 ft.).
- 3) Service Stations and Rapid Drive-Through Vehicle Services shall have a minimum site depth of 30.48 m. (100.00 ft.).
- 4) Stacking space shall be provided as follows:
 - a) For Drive-In Food Services and other Commercial Use Class developments having a drive-up service window, a minimum of six in-bound stacking spaces shall be provided for vehicles approaching the drive-up service window. One out-bound stacking space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle.
 - b) For Rapid Drive-Through Vehicle Services, a minimum of five in-bound and three out-bound stacking spaces shall be provided for each service bay, except that in the case of a complete service car wash a minimum of twenty in-bound and five out-bound stacking spaces shall be provided.
 - c) All stacking spaces shall be a minimum of 5.49 m. (18.00 ft.) long and 3.05 m. (10.00 ft.) wide.




Stacking lanes shall provide sufficient space for turning and manoeuvring.

- 5) Gas Bars and Service Stations shall comply with the following additional regulations:
 - a) All pump islands and underground storage tanks shall be located at least 6.10 m. (20.00 ft.) from any boundary of the site, parking area on the site, or laneways intended to control traffic circulation on the site.
 - b) Refuelling areas are not permitted in a required parking area.
 - c) A canopy over a pump island may extend to within 3.05 m. (10.00 ft.) of the boundary of the site. The canopy area shall not constitute part of the site coverage for the purpose of this Section of the By-law.

43.0 Home Occupations

A Home Occupation shall comply with the following regulations:

- 1) The Home Occupation shall be in contravention of this Zoning By-law unless it conforms to the Municipal Licensing By-law and amendments thereto.
- 2) The Home Occupation shall not include social escort services, automotive service uses and tow-truck operations.
- 3) There shall be no outdoor business activity, or storage of material or equipment associated with the Home Occupation.
- 4) The Home Occupation shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zoning District in which it is located.
- 5) The Home Occupation shall be conducted solely by one or more of the residents living in the residential dwelling unit on the premises without the employment of any other person.
- 6) Notwithstanding Section 33.0 of this By-law, the Home Occupation may have one identification sign not exceeding 1.15 sq. m. (12.00 sq. ft.) in area, indicating the name of the occupant and/or Home Occupation of the occupant provided the sign is attached to and parallel with the wall of the principal or accessory building.
- 7) There shall be no used which creates  mechanical or electrical equipment noise, or visible and audible

interference in radio or television reception in adjacent dwelling units.

- 8) The Home Occupation shall be operated as a secondary use only, and shall not change the principal character or external appearance of the dwelling unit involved.
- 9) A Home Occupation within a dwelling unit or accessory building shall not exceed a maximum floor area of 37.16 sq. m. (400.00 sq. ft.) or twenty percent (20%) of the floor area, whichever is lesser.
- 10) The Home Occupation shall not be permitted if, in the opinion of the Designated Officer, such use would be more appropriately located in another Zoning District having regard for, among other matters, potential traffic generation and potential interference with the residential character of the area.
- 11) In addition to the information regulations of Section 12.0 of this By-law, each application for a development permit for a proposed Home Occupation shall include a description of the office use to be undertaken at the premises and an indication of where any materials, equipment or vehicles associated with the office use are to be stored.
- 12) A permit for a Home Occupation is not transferable to a new homeowner.
- 13) In the case of retail sales, the home occupation offers commodities for sale which are limited to those produced or repaired on the premises.
- 14) In the case of rental premises, the home occupation applicant will be required to obtain the permission of the owner of the premises before a home occupation permit under this Section can be issued by the Designated Officer.
- 15) Home Occupations shall be limited to those uses which do not interfere with the rights of other residents to quiet enjoyment of their neighbourhood.

44.0 Bed and Breakfast Homes


A Bed and Breakfast Home shall comply with the following regulations:

- 1) There shall be no exterior display or advertisement larger than 1.11 sq. m. (12.00 sq. ft.) in area, provided

- that no sign shall be illuminated and any sign must be compatible with the residential character of the area.
- 2) The Bed and Breakfast Home shall not generate vehicular traffic or parking that is in excess of what is normally characteristic of the area.
 - 3) The Bed and Breakfast Home shall be operated by a live-in owner as a secondary use only and shall not change the principal residential character or external appearance of the dwelling unit.
 - 4) The Bed and Breakfast Home shall have a maximum of three bedrooms or bedroom suites in the in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RR: Rural Residential Zoning Districts
 - 5) Meals shall be limited to the owner-occupants of the Bed and Breakfast Home and resident guests therein with no cooking facilities allowed in the bedrooms or bedroom suites.
 - 6) In addition to the parking regulations for the primary use, one additional on-site parking space shall be provided for each bedroom or bedroom suite.
 - 7) Approved smoke alarms shall be required:
 - a) in every bedroom or bedroom suite; and
 - b) in the common corridor of every storey or floor level, even if no bedroom or bedroom suite is provided on that storey or floor level.The smoke alarms are to be electrically hard wired to each other in cases where major renovations are to take place.
 - 8) An approved 2.20 kg. (4.85 lb.) multi-purpose portable fire extinguisher shall be visibly mounted near the kitchen exit door, preferably the door leading directly outdoors.

45.0 Planned Unit Developments

A Planned Unit Developments shall comply with the following regulations:

- 1) Specific regulations in a Zoning District shall not directly apply to Planned Unit Developments. However, the project shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of building separation, parking, height and other regulations and regulations of this By-law.
- 2) An application for a  Planned Unit Development shall

include normal development permit regulations as well as an impact study that outlines the following information:

- a) economic, social and environmental benefits to the community;
 - b) the effect on the general character of the area and adjacent areas;
 - c) the effect on the general environment including, but not necessarily limited to, drainage, groundwater and erosion;
 - d) the effect on Municipal services and the street system; and
 - e) such additional information as required by Council.
- 3) The minimum site area for a Planned Unit Development shall be 4.05 ha. (10.00 acres).
 - 4) The density of development shall not be increased from the normal density per gross hectare (acre) permitted in the Zoning District in which the proposed Planned Unit Development is located.
 - 5) Planned Unit Developments shall be regulated through a site plan agreement or development agreement which is caveated against the title at the Land Titles office.
 - 6) An overall landscaping plan shall be prepared.
 - 7) Any public park areas shall be dedicated to the Municipality.


46.0 Private and Semi-Private Swimming Pools and Hot Tubs

A Private and Semi-Private Swimming Pool and Hot Tub shall comply with the following regulations:

- 1) They shall meet Provincial regulations.
- 2) They shall be considered as being accessory to a permitted use and shall be developed in accordance with Section 25.0 of this By-law.

47.0 Car Brokers

A Car Broker shall comply with the following regulations:

- 1) The Car Broker operation shall be operated as a secondary use only on the site, and shall not change the principal character or external appearance of the dwelling unit involved.
- 2) The Car Broker  operation shall be limited to the

purchase and sale of used passenger and light truck vehicles only.

- 3) Except as hereinafter provided, the passenger and light truck vehicles that are for sale shall be parked or stored at the rear of the dwelling unit on the site so as to be entirely screened from public view.
- 4) Notwithstanding Section 47.0(3) of this By-law, a maximum of one passenger and light truck vehicle may be put on display for sale in the front yard of the site on which a Car Broker operation is located at any one time.
- 5) Notwithstanding Section 47.0(4) of this By-law, on the site on which a Car Broker operation is located there shall be no passenger or light truck vehicles put on display for sale within any Municipal road right-of-way.
- 6) Notwithstanding Section 47.0(4) of this By-law, if the Car Broker operation is adjacent to a Provincial Trunk Highway Provincial Road or Provincial Access Road, the passenger or light truck vehicles put on display for sale thereon shall be setback in accordance with *The Highways and Transportation Act* and *The Highways Protection Act*.
- 7) The site on which a Car Broker operation is located shall be kept in a tidy, well-maintained manner to the satisfaction of the Designated Officer.
- 8) A storage area having six or more passenger vehicles that are visible from a roadway or an abutting site in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family, RC: Residential Comprehensive and RR: Rural Residential Zoning Districts shall be fenced and/or have a screen planting, to the satisfaction of the Designated Officer.
- 9) The Car Broker operation shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zoning District in which it is located.
- 10) The Car Broker operation shall be operated solely by the members of the family residing at the same dwelling unit on the site where the Car Broker operation is located without the employment of other persons.
- 11) Any exterior display or advertisement of the Car Broker operation

shall:

- a) not exceed  0.37 sq. m. (4.00 sq. ft.) in area;

- b) not be illuminated; and
 - c) be compatible with the character of the area.
- 12) The dimensions of signage advertising the sale of passenger vehicles shall not exceed 21.59 cm. (8.50 in.) by 27.94 cm. (11.00 in.).
- 13) The Car Broker operation shall have all outdoor lighting located and arranged on the site so that no rays of light are directed at any adjacent sites.
- 14) The maximum number of passenger vehicles for sale at any one time shall be limited to six vehicles.



48.0 Residential Zoning Districts

48.1 Purpose

- 1) The Residential Zoning Districts established in this By-law are intended to provide sufficient land for various types of residential and related developments in the Town of Roblin in keeping with the provisions of *The Roblin Planning District Development Plan*.
- 2) The following Residential Zoning Districts are hereby established:
 - a) RS: Residential Single Family Zoning District
 - b) RT: Residential Two-Family Zoning District
 - c) RM: Residential Multiple Family Zoning District
 - d) RC: Residential Comprehensive Zoning District
 - e) MHR: Mobile Home Residential Zoning District
 - f) RR: Rural Residential Zoning District



49.0 RS: Residential Single Family Zoning District

49.1 General Purpose

To establish a Zoning District primarily for serviced Single Family Dwellings and associated or compatible uses.

<p>49.2 Permitted Uses</p> <p>1) Home Occupation 2) Public Park 3) Single Family Dwelling</p>																																							
<p>49.3 Conditional Uses</p> <table border="0"> <tr> <td>1) Bed and Breakfast Home</td> <td>8) Protective and Emergency Service</td> </tr> <tr> <td>2) Child Care Service</td> <td>9) Public Education Service</td> </tr> <tr> <td>3) Community Recreation Service</td> <td>10) Public Library and Cultural Exhibit</td> </tr> <tr> <td>4) Group Home</td> <td>11) Public Utility Service</td> </tr> <tr> <td>5) Institutional Residence</td> <td>12) Religious Assembly</td> </tr> <tr> <td>6) Planned Unit Development</td> <td>13) Two Family Dwelling</td> </tr> <tr> <td>7) Private Education Service</td> <td></td> </tr> </table>		1) Bed and Breakfast Home	8) Protective and Emergency Service	2) Child Care Service	9) Public Education Service	3) Community Recreation Service	10) Public Library and Cultural Exhibit	4) Group Home	11) Public Utility Service	5) Institutional Residence	12) Religious Assembly	6) Planned Unit Development	13) Two Family Dwelling	7) Private Education Service																									
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49.6 Additional Regulations for Permitted and Conditional Uses

- 1) A Home Occupation shall be developed in accordance with Section 43.0 of this By-law.
- 2) Excluding reversed corner lots, where sites comprising 40.00 percent or more of the entire frontage of the block are developed with buildings, the average front yard calculation established by such buildings shall be the front yard regulation for the block...



49.7 Additional Regulations for Conditional Use Only

- 1) A Bed and Breakfast Home shall be developed in accordance with Section 44.0 of this By-law.
- 2) A Planned Unit Development shall be developed in accordance with Section 45.0 of this By-law.

50.0 RT: Residential Two Family Zoning District

50.1 General Purpose

To provide a Zoning District for Single Family Dwellings and Two Family Dwellings as well as associated or compatible uses.

<p>50.2 Permitted Uses</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">1) Home Occupation</td> <td style="width: 50%;">4) Single Family Dwelling</td> </tr> <tr> <td>2) Public Park</td> <td>5) Two Family Dwelling</td> </tr> <tr> <td>3) Semi-Detached Dwelling</td> <td></td> </tr> </table>		1) Home Occupation	4) Single Family Dwelling	2) Public Park	5) Two Family Dwelling	3) Semi-Detached Dwelling																																																				
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50.6 Additional Regulations for Permitted and Conditional Uses



- 1) A Home Occupation shall be developed in accordance with Section 43.0 of this By-law.
- 2) The maximum gross density shall be 24.71 dwellings per hectare (10.00 dwellings per acre).

50.7 Additional Regulations for Conditional Uses Only

- 1) A Bed and Breakfast Home shall be developed in accordance with Section 44.0 of this By-law.
- 2) A Planned Unit Development shall be developed in accordance with Section 45.0 of this By-law.

51.0 RM: Residential Multiple Family Zoning District

51.1 General Purpose

To provide a Zoning District for the development of Multiple Family Dwellings, Townhouse Dwellings and Two Family Dwellings as well as associated or compatible uses.

51.2 Permitted Uses

- | | |
|-----------------------------|---------------------------|
| 1) Home Occupation | 5) Semi-Detached Dwelling |
| 2) Institutional Residence | 6) Townhouse Dwelling |
| 3) Multiple Family Dwelling | 7) Two Family Dwelling |
| 4) Public Park | |

51.3 Conditional Uses

- | | |
|------------------------------------------|-----------------------------------------|
| 1) Bed and Breakfast Home | 10) Private Education Service |
| 2) Child Care Service | 11) Protective and Emergency Service |
| 3) Community Recreation Service | 12) Public Education Service |
| 4) Convenience Retail Store | 13) Public Library and Cultural Exhibit |
| 5) Eating and Drinking Establishment | 14) Public Utility Service |
| 6) Extended Medical Treatment Facilities | 15) Religious Assembly |
| 7) Health Service | 16) Single Family Dwelling |
| 8) Personal Service Shop | |
| 9) Planned Unit Development | |



51.4 Site Regulations Townhouse Dwellings	51.5 Site Regulations Multiple Family Dwellings	51.6 Site Regulations: Accessory Uses, Buildings and Structures
1) Site Area min. 278.70 sq. m. (3,000.00 sq. ft.)/unit 2) Site Width min. 9.14 m. (30.00 ft.)/unit 3) Front Yard min. 9.14 m. (30.00 ft.) 4) Rear Yard min. 7.62 m. (25.00 ft.) 5) Side Yard min. 1.53 m. (5.00 ft.) 6) Corner Side Yard min. 3.05 m. (10.00 ft.) 7) Site Coverage max. 70.00% 8) Building Height max. 9.15 m. (30.00 ft.) 9) Dwelling Area min. 55.74 sq. m. (600.00 sq. ft.)	1) Site Area See Section 59.7(2) of this By-law 2) Site Width min. 30.48 m. (100.00 ft.) 3) Front Yard min. 9.14 m. (30.00 ft.) 4) Rear Yard min. 7.62 m. (25.00 ft.) 5) Side Yard min. 4.57 m. (15.00 ft.) 6) Corner Side Yard min. 4.57 m. (15.00 ft.) 7) Site Coverage max. 80.00% 8) Building Height max. 12.19 m. (40.00 ft.); 3.00 storeys 9) Dwelling Area min. 37.16 sq. m. (400.00 sq. ft.)	1) Site Area N/A 2) Site Width N/A 3) Front Yard min. 9.14 m. (30.00 ft.) 4) Rear Yard min. 4.57 m. (15.00 ft.) 5) Side Yard min. 3.05 m. (10.00 ft.) 6) Corner Side Yard min. 4.57 m. (15.00 ft.) 7) Site Coverage max. 20.00% 8) Building Height max. 4.57m. (15.00 ft.) 9) Building Area N/A

51.7 Additional Regulations for Permitted and Conditional Uses

- 1) A Home Occupation shall be developed in accordance with Section 43.0 of this By-law.
- 2) The minimum site area regulation for Multiple Family Dwellings shall be 929.00 sq. m. (10,000.00 sq. ft.) for the first four dwelling units and 92.90 sq. m. (1,000.00 sq. ft.) for each additional dwelling unit.
- 3) Non-Residential Use Class developments shall be developed in accordance with Section 58.0 of this By-law.
- 4) The maximum gross density shall be 37.06 dwellings per hectare (15.00 dwellings per acre) for townhouse dwellings and 86.48 dwellings per hectare (35.00 dwellings per acre) for multiple family dwellings.

51.8 Additional Regulations for Conditional Uses Only

- 1) A Bed and Breakfast Home shall be developed in accordance with Section 44.0 of this By-law.
- 2) A Planned Unit Development shall be developed in accordance with Section 45.0 of this By-law.
- 3) A Single Family Dwelling shall be developed in accordance with Section 51.0 of this By-law.

52.0 RC: Residential Comprehensive Zoning District

52.1 General Purpose

Notwithstanding Section 45.0 of this By-law, to establish a Zoning District for specialized housing (e.g. Plus 55 housing) and associated or compatible uses as part of a planned unit development that are further regulated through various site development and condominium agreements.



<p>52.2 Permitted Uses</p> <ol style="list-style-type: none"> 1) Community Recreation Service 2) Home Occupation 3) Public Park 4) Semi-Detached Dwelling 5) Single Family Dwelling <p>52.3 Conditional Uses</p> <ol style="list-style-type: none"> 1) Institutional Residence 2) Protective and Emergency Service 3) Public Utility Service 4) Single Attached Dwelling 	
<p>52.4 Site Regulations Permitted and Conditional Uses</p> <ol style="list-style-type: none"> 1) Site Area min. 0.40 ha. (1.00 acre) 2) Site Width min. 38.10 m. (125.00 ft.) 3) Front Yard min. 7.62 m. (25.00 ft.) 4) Rear Yard min. 7.62 m. (25.00 ft.) 5) Side Yard min. 7.62 m. (25.00 ft.) 6) Corner Side Yard min. 7.62 m. (25.00 ft.) 7) Site Coverage max. 45.00% 8) Building Height max. 10.67 m. (35.00 ft.) 9) Dwelling Area min. 83.61 sq. m. (900.00 sq. ft.) 10) Dwelling Width min. 6.10 m. (20.00 ft.) 	<p>52.5 Site Regulations Accessory Uses, Buildings and Structures</p> <ol style="list-style-type: none"> 1) Site Area N/A 2) Site Width N/A 3) Front Yard min. 6.10 m. (20.00 ft.) 4) Rear Yard min. 3.05 m. (10.00 ft.) 5) Side Yard min. 1.20 m. (4.00 ft.) 6) Corner Side Yard min. 3.05 m. (10.00 ft.) 7) Site Coverage N/A 8) Building Area max. 1.00% 9) Building Height max. 4.57 m. (15.00 ft.) 10) Building Width N/A

52.6 Additional Regulations for Permitted and Conditional Uses

- 1) A Home Occupation shall be developed in accordance with Section 43.0 of this By-law.
- 2) The maximum gross density shall be 24.71 dwellings per hectare (10.00 dwellings per acre).
- 3) The separation space between buildings shall be provided as follows:
 - a) a minimum depth of 6.71 m. (22.00 ft.) in the front of a principal living room window or an on-site roadway, as depicted in Figure 12; and
 - b) a minimum depth of 1.52 m. (5.00 ft.) in front of a habitable room window other than a principal living room window, a non-habitable window, entry or blank wall, as depicted in Figure 12.



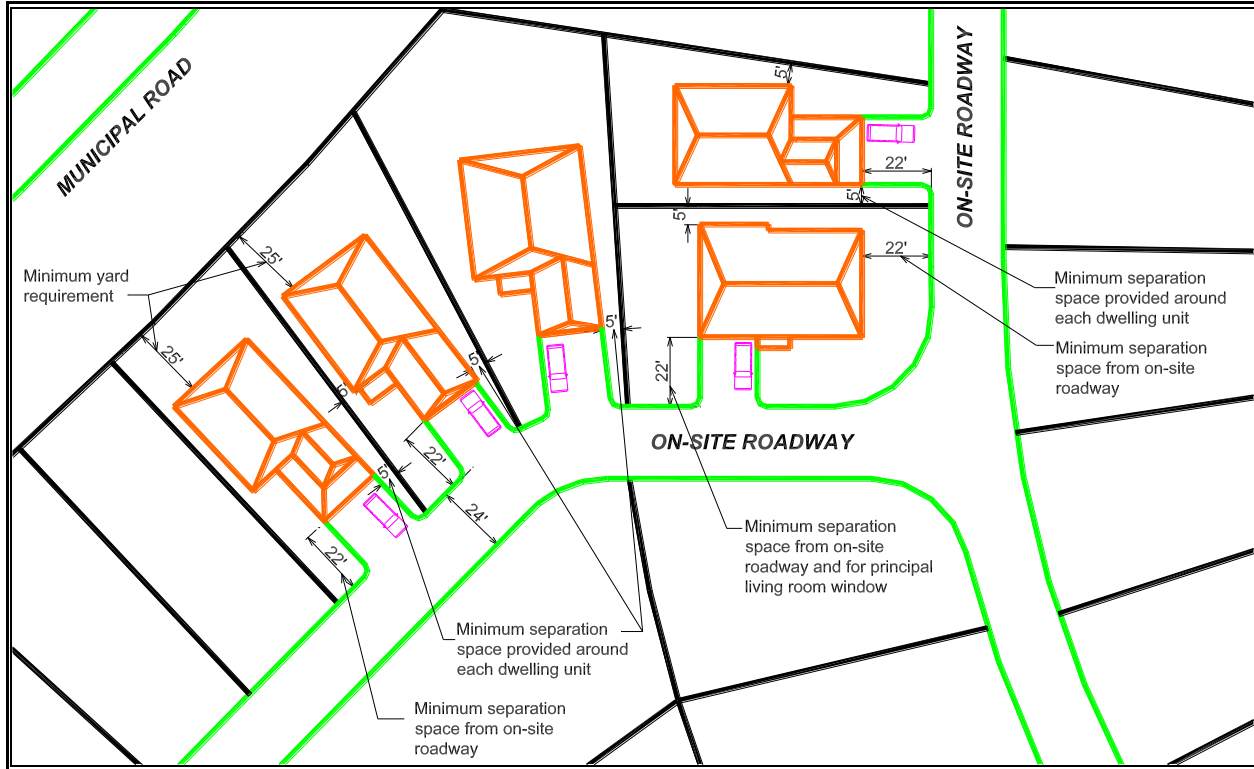


Figure 12. Separation Spaces

- c) The minimum separation space in front of any windows, entry or similar opening shall be applied along the full length and height of the exterior wall of the room in which the particular opening or window is located.
- 4) The minimum separation distance between two residential buildings shall be double the separation space regulations as indicated in Section 52.6(3) of this By-law.
- 5) For developments that have more than ten dwelling units, the exteriors of the dwelling units shall provide individuality and variety of building design in terms of setbacks, entrances, elevations and finishing materials.
- 6) In addition to other submission regulations of this By-law, the following additional information shall be required:
 - a) the location of use of each proposed or existing building or structure;
 - b) the location of all doors and windows and the type;
 - c) the separation space between residential buildings;
 - d) floor plans and elevations of all proposed buildings and structures;
 - e) the total number of dwelling units and the gross floor area; and
 - f) the location, type and height of all proposed walls, fences, and landscaping.

53.0 MHR: Mobile

Home

Residential Zoning District



53.1 General Purpose

To provide a Zoning District in order to accommodate the development and placement of Mobile Home Dwellings and associated or compatible uses.

53.2 Permitted Uses	
<ol style="list-style-type: none"> 1) Home Occupation 2) Mobile Home Dwelling 3) Protective and Emergency Service 4) Public Park 5) Public Utility Service 	
53.3 Conditional Uses	
<ol style="list-style-type: none"> 1) Child Care Service 2) Community Recreation Service 	
53.4 Site Regulations: Permitted and Conditional Uses	53.5 Site Regulations: Accessory Uses, Buildings and Structures
<ol style="list-style-type: none"> 1) Site Area min. 4.05 ha. (10.00 acres) 2) Site Width min. 60.96 m. (200.00 ft.) 3) Front Yard min. 6.10 m. (20.00 ft.) 4) Rear Yard min. 6.10 m. (20.00 ft.) 5) Side Yard min. 3.05 m. (10.00 ft.) 6) Corner Side Yard min. 4.57 m. (15.00 ft.) 7) Site Coverage max. 40.00% 8) Building Height max. 10.67 m. (35.00 ft.); 2.50 storeys 9) Dwelling Area min. 46.45 sq. m. (500.00 sq. ft.) 	<ol style="list-style-type: none"> 1) Site Area N/A 2) Site Width N/A 3) Front Yard min. 6.10 m. (20.00 ft.) 4) Rear Yard min. 6.10 m. (20.00 ft.) 5) Side Yard min. 1.52 m. (5.00 ft.) 6) Corner Side Yard min. 3.05 m. (10.00 ft.) 7) Site Coverage N/A 8) Building Height max. 6.10 m. (20.00 ft.) 9) Building Area max. 74.32 sq. m. (800.00 sq. ft.)

53.6 Additional Regulations for Permitted Uses Only

- 1) A Home Occupation shall be developed in accordance with Section 43.0 of this By-law.
- 2) In the case of Mobile Home Dwelling sites within a mobile home park development:
 - a) the minimum site area requirement shall be 371.60 sq. m. (4,000.00 sq. ft.);
 - b) the minimum site width requirement shall be 12.19 m. (40.00 ft.); and
 - c) the separation spaces between Mobile Home Dwellings, including accessory uses, buildings and structures, shall be the same as the yard regulations.

54.0 RR: Rural Residential Zoning District

54.1 General Purpose

To provide a Zoning District for Single compatible uses in a rural setting within



Family Dwellings and associated or the Town of Roblin.

54.2 Permitted Uses

- | | |
|---------------------------------|-------------------------------------|
| 1) Car Broker | 6) Protective and Emergency Service |
| 2) Community Recreation Service | 7) Public Park |
| 3) Cottage Dwelling | 8) Public Utility Service |
| 4) Single Family Dwelling | |
| 5) Home Occupation | |

54.3 Conditional Uses

- | | |
|---------------------------|-----------------------------------------------------|
| 1) Bed and Breakfast Home | 5) Residential Related Farm |
| 2) Child Care Service | 6) Planned Unit Development |
| 3) Guest Cabin | 7) Small Animal Breeding and Boarding Establishment |
| 4) Mobile Home Dwelling | |

54.4 Site Regulations: Permitted and Conditional Uses	54.5 Site Regulations: Accessory Uses, Buildings and Structures																																
<table border="0"> <tr><td>1) Site Area</td><td>min. 0.81 ha. (2.00 acres)</td></tr> <tr><td>2) Site Width</td><td>min. 45.72 m. (150.00 ft.)</td></tr> <tr><td>3) Front Yard</td><td>min. 9.15 m. (30.00 ft.)</td></tr> <tr><td>4) Rear Yard</td><td>min. 7.62 m. (25.00 ft.)</td></tr> <tr><td>5) Side Yard</td><td>min. 3.05 m. (10.00 ft.)</td></tr> <tr><td>6) Site Coverage</td><td>max. 10.00%</td></tr> <tr><td>7) Building Height</td><td>max. 9.15 m. (30.00 ft.); 2.50 storeys</td></tr> <tr><td>8) Dwelling Area</td><td>min. 74.32 sq. m. (800.00 sq. ft.)</td></tr> </table>	1) Site Area	min. 0.81 ha. (2.00 acres)	2) Site Width	min. 45.72 m. (150.00 ft.)	3) Front Yard	min. 9.15 m. (30.00 ft.)	4) Rear Yard	min. 7.62 m. (25.00 ft.)	5) Side Yard	min. 3.05 m. (10.00 ft.)	6) Site Coverage	max. 10.00%	7) Building Height	max. 9.15 m. (30.00 ft.); 2.50 storeys	8) Dwelling Area	min. 74.32 sq. m. (800.00 sq. ft.)	<table border="0"> <tr><td>1) Site Area</td><td>N/A</td></tr> <tr><td>2) Site Width</td><td>N/A</td></tr> <tr><td>3) Front Yard</td><td>min. 9.15 m. (30.00 ft.)</td></tr> <tr><td>4) Rear Yard</td><td>min. 7.62 m. (25.00 ft.)</td></tr> <tr><td>5) Side Yard</td><td>min. 3.05 m. (10.00 ft.)</td></tr> <tr><td>6) Site Coverage</td><td>N/A</td></tr> <tr><td>7) Building Height</td><td>max. 6.10 m. (20.00 ft.)</td></tr> <tr><td>8) Building Area</td><td>max. 185.80 sq. m. (2,000.00 sq. ft.)</td></tr> </table>	1) Site Area	N/A	2) Site Width	N/A	3) Front Yard	min. 9.15 m. (30.00 ft.)	4) Rear Yard	min. 7.62 m. (25.00 ft.)	5) Side Yard	min. 3.05 m. (10.00 ft.)	6) Site Coverage	N/A	7) Building Height	max. 6.10 m. (20.00 ft.)	8) Building Area	max. 185.80 sq. m. (2,000.00 sq. ft.)
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54.6 Additional Regulations for Permitted and Conditional Uses

- 1) A Home Occupation shall be developed in accordance with Section 43.0 of this By-law.
- 2) A Car Broker shall be developed in accordance with Section 47.0 of this By-law.
- 3) Water supply and sewage disposal shall be provided in accordance with *The Environment Act, The Public Health Act and The Drinking Water Safety Act.*
- 4) Buildings, structures and hedges adjacent to PTH No. 5, east of Sixth Avenue N.E. and PTH No. 83, south of Goose Lake Drive shall be setback in accordance with *The Highways Protection Act and The Highways and Transportation Act.*

54.7 Additional Regulations for Conditional Uses Only

- 1) A Planned Unit Development shall be developed in accordance with Section 45.0 of this By-law.

54.8 Additional Regulations for Accessory Uses, Buildings and Structures

- 1) The maximum building area regulation of 185.80 sq. m.



(2,000.00 sq. ft.) shall not apply to Private and Semi-Private Swimming Pools and Hot Tubs.

55.0 Commercial Zoning Districts

55.1 Purpose

- 1) The Commercial Zoning Districts established in this Bylaw are intended to provide sufficient land in appropriate locations for various types of commercial and related development in the Town of Roblin in keeping with the provisions of *The Roblin Planning District Development Plan*.
- 2) The following Commercial Zoning Districts are hereby established:
 - a) CC: Commercial Central Zoning District
 - b) CH: Commercial Highway Zoning District

56.0 CC: Commercial Central Zoning District

56.1 General Purpose

To establish a District for commercial, residential, office and service uses within the central commercial areas of Town of Roblin.

<p>56.2 Permitted Uses</p> <p>1) Business Support Service 2) Child Care Service 3) Eating and Drinking Establishment Service 4) General Retail Store 5) Government Service 6) Health Service 7) Home Occupation 8) Household Repair Service</p>		<p>9) Institutional Residence 10) Personal Service Shop 11) Professional, Financial and Office Support 12) Protective and Emergency Service 13) Public Library and Cultural Exhibit 14) Public Park 15) Public Utility Service</p>	
<p>56.3 Conditional Uses</p> <p>1) Amusement Establishment 2) Animal Shelter and Veterinary Service 3) Automotive and Equipment Repair Shop 4) Automotive and Recreational Vehicle Sales 3) Broadcasting and Motion Picture Studio 4) Commercial School 5) Community Service Club 6) Convenience Vehicle Rental 7) Drive-Inn Food Service 8) Extended Medical Treatment Service 9) Funeral Service 10) Gas Bar 11) Hotel</p>		<p>12) Indoor Participant Recreation Service 13) Mobile Catering Food Service 14) Motel 15) Multiple Family Dwelling 16) Non-Accessory Parking 17) Private Club 18) Rapid- Drive-Through Vehicle Service 19) Religious Assembly 20) Spectator Entertainment Establishment 21) Single Family Dwellings 22) Service Station 23) Warehouse Sales</p>	
<p>56.4 Site Regulations Permitted and Conditional Uses</p> <p>1) Floor Area Ratio max. 1.00 2) Rear Yard min. 6.10 m. (20.00 ft.) 3) Side Yard See Section 56.6(2) of this By-law 4) Building Height max. 12.19 m. (40.00 ft.) 5) Site Coverage max. 60.00%</p>	<p>56.5 Site Regulations Accessory Uses, Buildings and Structures</p> <p>1) Floor Area Ratio N/A 2) Rear Yard min. 1.52 m. (5.00 ft.) 3) Side Yard See Section 56.6(2) of this By-law 4) Building Height max. 6.10 m. (20.00 ft.) 5) Site Coverage max. 15.00%</p>		

56.6 Additional Regulations for Permitted and Conditional Uses

- 1) A Home Occupation shall be developed in accordance with Section 43.0 of this By-law.
- 2) A minimum side yard of 3.05 m. (10.00 ft.) shall be required where a site abuts the lot line of a site in the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family and RC: Residential Comprehensive Zoning Districts.
- 3) No parking shall be permitted within a required front yard and no



loading, storage, trash collection, outdoor service or display area shall be permitted within a required side yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites and public roadways in accordance with Section 30.0 of this By-law. If the rear or side lot lines of a site abut the RS: Residential Single Family, RT: Residential Two-Family, RM: Residential Multiple Family, and RC: Residential Comprehensive or a lane serving said Zoning Districts and are used for parking, an outdoor service or display area, or both, they shall be screened in accordance with Section 30.0 of this By-law.

- 4) Any fuel storage areas established on the site shall comply with Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 5) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 6) A dwelling unit is allowed only in conjunction with a permitted use or conditional use development if:
 - a) it is occupied by the owner/operator or a site watchperson or caretaker, if necessary; or
 - b) the said permitted use or conditional use is the primary ground floor use.
- 7) All developments shall comply with Section 37.2 of this By-law.
- 8) Buildings, structures and hedges adjacent to PTH No. 5, east of Sixth Avenue N.E. and PTH No. 83, south of Goose Lake Drive shall be setback in accordance with *The Highways Protection Act* and *The Highways and Transportation Act*.

56.7 Additional Regulations for Conditional Uses Only

- 1) A Multiple Family Dwelling is allowed only in conjunction with a permitted use or conditional use development if the said permitted use or conditional use is the primary ground floor use. A Multiple Family Dwelling shall be developed in accordance with Section 51.0 of this By-law.

57.0 CH: Commercial Highway Zoning District

57.1 General Purpose

To establish a Zoning District for high quality commercial development along major roadways within the Town of Roblin.



<p>57.2 Permitted Uses</p> <p>1) Agricultural Implement Sales and Service 2) Automotive and Equipment Repair Shop 3) Automotive and Recreational Vehicle Sales 4) Business Support Service 5) Convenience Vehicle Rentals 6) Drive-In Food Service 7) Eating and Drinking Establishment 8) Gas Bar 9) General Retail Store 10) General Storage 11) Government Service 12) Greenhouse, Plant and Tree Nursery 13) Health Service 14) Household Repair Service</p>		<p>15) Equipment Rentals and Sales 16) Limited Contractor Service 17) Non-Accessory Parking 18) Personal Service Shop 19) Professional, Financial, and Office Support Service 20) Protective and Emergency Service 21) Public Park 22) Public Utility Service 23) Rapid Drive-Through Vehicle Service 24) Service Station 25) Spectator Entertainment Establishment 26) Truck and Mobile Home Sales and/or Rentals 27) Trucking Operation 28) Warehouse Sales</p>	
<p>57.3 Conditional Uses</p> <p>1) Private Club 2) Tourist Campsite 3) Amusement Establishment 4) Auctioneering Establishment 5) Carnival 6) Commercial School 7) Community Service Club 8) Religious Assembly 9) Funeral Service</p>		<p>10) General Contractor Service 11) Hotel 12) Indoor Participant Recreation Service 13) Motel 14) Outdoor Amusement Establishment 15) Outdoor Participant Recreation Service</p>	
<p>57.4 Site Regulations Permitted and Conditional Uses</p> <p>1) Floor Area Ratio max. 1.00 2) Site Width min. 30.48 m. (100.00 ft.) 3) Front Yard min. 12.19 m. (40.00 ft.) 4) Rear Yard min. 7.62 m. (25.00 ft.) 5) Side Yard min. 3.05 m. (10.00 ft.) 6) Building Height max. 12.19 m. (40.00 ft.); 3.00 storeys</p>		<p>57.5 Site Regulations Accessory Uses, Buildings and Structures</p> <p>1) Floor Area Ratio N/A 2) Site Width N/A 3) Front Yard min. 7.62 m. (25.00 ft.) 4) Rear Yard min. 3.05 m. (10.00 ft.) 5) Side Yard min. 3.05 m. (10.00 ft.) 6) Building Height max. 6.10 m. (20.00 ft.)</p>	

57.6 Additional Regulations for Permitted and Conditional Uses

- 1) A minimum yard of 7.62 m. (25.00 ft.) shall be required where a site abuts the lot line of a site in an existing or future Residential Area as indicated in *The Roblin Planning District Development Plan*.
- 2) No parking shall be permitted within a required front yard and no loading, storage, trash collection, outdoor service or display area shall be permitted within a required side yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites and public roadways in accordance with Section 30.0 of this By-law. If the rear or side lot lines of a site abut



Use Class development or a lane serving a Residential or Residential-Related Use Class development and are used for parking, an outdoor service or display area, or both, they shall be screened in accordance with Section 30.0 of this By-law.

- 3) All exposed building faces shall have consistent and harmonious exterior finishing materials.
- 4) Any fuel storage areas established on the site shall comply with Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 5) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 6) Buildings, structures and hedges adjacent to PTH No. 5, east of Sixth Avenue N.E. and PTH No. 83, south of Goose Lake Drive shall be setback in accordance with *The Highways Protection Act* and *The Highways and Transportation Act*.
- 7) A dwelling unit is allowed only in conjunction with a permitted use or conditional use development if it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.
- 8) All developments shall comply with Section 37.2 of this By-law.

57.7 Additional Regulations for Conditional Uses Only

- 1) The siting and access for the following developments shall be to the satisfaction of the Designated Officer who shall ensure that such developments do not prejudice the safety and transportation function of public roadways:
 - a) Drive-In Food Service
 - b) Eating and Drinking Establishment
 - c) Rapid Drive-Through Vehicle Service
 - d) General Retail Store
- 2) A dwelling unit is allowed in conjunction with a Tourist Campsite development if it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.58.0 Industrial Zoning Districts

58.1 Purpose

- 1) The Industrial Zoning Districts established in this Bylaw are intended to provide sufficient land in appropriate locations for various types of industrial and related development in the Town of Roblin in keeping with the provisions of *The Roblin Planning District Development Plan*.

- 2) The following Industrial Zoning Districts are hereby established:
 a) MB: Industrial Business Zoning District
 b) MG: Industrial General Zoning District

59.0 MB: Industrial Business Zoning District

59.1 General Purpose

To establish a Zoning District for light industrial and related businesses which carry out their operations primarily within an enclosed building and with limited outdoor storage or operational characteristics.

<p>59.2 Permitted Uses</p> <table border="0"> <tr> <td>1) Business Support Service</td> <td>14) Limited Contractor Service</td> </tr> <tr> <td>2) Commercial School</td> <td>15) Mobile Catering Food Service</td> </tr> <tr> <td>3) Custom Manufacturing Establishment</td> <td>16) Non-Accessory Parking</td> </tr> <tr> <td>4) Drive-In Food Service</td> <td>17) Professional, Financial and Office Support Service</td> </tr> <tr> <td>5) Eating and Drinking Establishment</td> <td>18) Protective and Emergency Service</td> </tr> <tr> <td>6) Fleet Service</td> <td>19) Public Park</td> </tr> <tr> <td>7) Funeral Service</td> <td>20) Public Utility Service</td> </tr> <tr> <td>8) General Storage</td> <td>21) Rapid Drive-Through Vehicle Service</td> </tr> <tr> <td>9) Government Service</td> <td>22) Religious Assembly</td> </tr> <tr> <td>10) Health Service</td> <td>23) Service Station</td> </tr> <tr> <td>11) Household Repair Service</td> <td>24) Spectator Entertainment Establishment</td> </tr> <tr> <td>12) Indoor Participant Recreation Service</td> <td>25) Trucking Operation</td> </tr> <tr> <td>13) Light Industrial</td> <td>26) Warehouse Sales</td> </tr> </table>		1) Business Support Service	14) Limited Contractor Service	2) Commercial School	15) Mobile Catering Food Service	3) Custom Manufacturing Establishment	16) Non-Accessory Parking	4) Drive-In Food Service	17) Professional, Financial and Office Support Service	5) Eating and Drinking Establishment	18) Protective and Emergency Service	6) Fleet Service	19) Public Park	7) Funeral Service	20) Public Utility Service	8) General Storage	21) Rapid Drive-Through Vehicle Service	9) Government Service	22) Religious Assembly	10) Health Service	23) Service Station	11) Household Repair Service	24) Spectator Entertainment Establishment	12) Indoor Participant Recreation Service	25) Trucking Operation	13) Light Industrial	26) Warehouse Sales		
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59.6 Additional Regulations for Permitted and Conditional Uses

- 1) Where a site abuts the lot line of  an existing or future

- Residential Area as indicated in *The Roblin Planning District Development Plan*, a 7.62 m. (25.00 ft.) landscaped yard is required. This yard shall include a berm, fence and extensive landscaping to the satisfaction of the Designated Officer or Council.
- 2) Where a site abuts the lot line of an existing or future Residential Area as indicated in *The Roblin Planning District Development Plan*, any buildings shall be setback a minimum of 7.62 m. (25.00 ft.) from the lot line.
 - 3) No parking shall be permitted within a required front yard and no loading, storage, trash collection, outdoor service or display area shall be permitted within a required side yard.
 - 4) All developments shall comply with Section 36.0 of this By-law.
 - 5) Any fuel storage areas established on the site shall comply with Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
 - 6) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
 - 7) When outside storage of goods and materials is required:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) the storage shall not project above the height of the wall or fence; and
 - c) a solid fence shall be provided and maintained in a condition that is acceptable to the Designated Officer.
 - 8) The operation of all uses shall comply with all environmental and public health regulations of the Province of Manitoba. If the Designated Officer is of the opinion that a proposed development may conflict with these regulations, the application shall be referred to the appropriate Provincial department(s) prior to issuing a development permit.
 - 9) A dwelling unit is allowed only in conjunction with a permitted or conditional Industrial Use Class development if it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.

60.1 General Purpose

To establish a Zoning District for a wide range general industrial uses within the Town of Roblin.

60.2 Permitted Uses

- | | |
|---------------------------------------|--------------------------------------------------------|
| 1) Business Support Service | 13) Indoor Participant Recreation Service |
| 2) Commercial School | 14) Light Industrial |
| 3) Custom Manufacturing Establishment | 15) Limited Contractor Service |
| 4) Drive-In Food Service | 16) Mobile Catering Food Service |
| 5) Eating and Drinking Establishment | 17) Non-Accessory Parking |
| 6) Fleet Service | 18) Professional, Financial and Office Support Service |
| 7) Funeral Service | 19) Protective and Emergency Service |
| 8) General Industrial | 20) Public Park |
| 9) General Storage | 21) Public Utility Service |
| 10) Government Service | 22) Rapid Drive-Through Vehicle Service |
| 11) Health Service | 23) Service Station |
| 12) Household Repair Service | 24) Trucking Operation |
| | 25) Warehouse Sales |

60.3 Conditional Uses

- | | |
|-----------------------------------------------------|-----------------------------------------------------------|
| 1) Agricultural Crop Protection Warehouse | 10) Equipment Rentals and Sales |
| 2) Agri-Business | 11) General Contractor Service |
| 3) Agricultural Implement Sales and Service Rentals | 12) Industrial Vehicle and Equipment Sales and/or Rentals |
| 4) Amusement Establishment | 13) Personal Service Shop |
| 5) Auctioneering Establishment | 14) Private Club |
| 6) Automotive and Equipment Repair Shop | 15) Processing Use |
| 7) Automotive and Recreational Vehicle Sales | 16) Recycling Depot |
| 8) Broadcasting and Motion Picture Studio | 17) Storage Compound |
| 9) Convenience Vehicle Rentals | 18) Transport Terminal |
| | 19) Truck and Mobile Home Sales and/or Rentals |

60.4 Site Regulations Permitted and Conditional Uses

- | | |
|---------------------|-----------------------------------------|
| 1) Site Width | min. 22.86 m. (75.00 ft.) |
| 2) Floor Area Ratio | max. 1.00 |
| 3) Front Yard | min. 6.07 m. (20.00 ft.) |
| 4) Rear Yard | min. 3.05 m. (10.00 ft.) |
| 5) Side Yard | min. 3.05 m. (10.00 ft.) |
| 6) Corner Side Yard | min. 4.57 m. (15.00 ft.) |
| 7) Building Height | max. 12.19 m. (40.00 ft.); 3.0 storesys |

60.5 Site Regulations Accessory Uses, Buildings and Structures

- | | |
|---------------------|--------------------------|
| 1) Site Width | N/A |
| 2) Floor Area Ratio | N/A |
| 3) Front Yard | min. 7.62 m. (25.00 ft.) |
| 4) Rear Yard | min. 3.05m. (10.00 ft.) |
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| 6) Corner Side Yard | min. 4.57 m. (15.00 ft.) |
| 7) Building Height | max. 6.10 m. (20.00 ft.) |

60.6 Additional Regulations for Permitted and Conditional Uses

- 1) Where a site abuts the lot line of an existing or future Residential Area as indicated in *The Roblin Planning District Development Plan*, a 7.62 m. (25.00 ft.) landscaped yard is required. This yard shall include a berm, fence and extensive landscaping to the satisfaction of the Designated Officer or Council. As a minimum, this landscaping screen shall consist of an earthen berm of not less than 1.52 m. (5.00 ft.) in height and a width of not less than 2.50 m. (8.20 ft.). In cases where the landscaping screen is a hedge, it shall be a minimum of 1.52 m. (5.00 ft.) in



- 2) No parking shall be permitted within a required front yard and no loading, storage, trash collection, outdoor service or display area shall be permitted within a required side yard.
- 3) All developments shall comply with Section 36.0 of this By-law.
- 4) Any fuel storage areas established on the site shall comply with Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 5) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 6) When outside storage of goods and materials is required:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) the storage shall not project above the height of the wall or fence; and
 - c) a solid fence shall be provided and maintained in a condition acceptable to the Designated Officer.
- 7) The operation of all uses shall comply with all environmental and public health regulations of the Province of Manitoba. If the Designated Officer believes a proposed development may conflict with these regulations, the application shall be referred to the appropriate Provincial department(s) prior to issuing a development permit.
- 8) A dwelling unit is allowed only in conjunction with a permitted or conditional Industrial Use Class development if it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.

61.0 Community Service Zoning Districts

61.1 Purpose

- 1) The Community Service Zoning Districts established in this Bylaw are intended to provide sufficient land in appropriate locations for community service developments of either a public or private nature in the Town of Roblin in keeping with the provisions of *The Roblin Planning District Development Plan*.
- 2) The following Community Service Zoning Districts are hereby established:
 - a) PR: Parks and Recreation Zoning District
 - b) I: Institutional Zoning District

62.0 PR: Parks and Recreation Zoning District

62.1 General Purpose

To establish a Zoning District for active and passive recreational uses and landscaped buffers.

<p>62.2 Permitted Uses</p> <ol style="list-style-type: none"> 1) Child Care Service 2) Community Recreation Service 3) Community Service Club 4) Indoor Participant Recreation Service 5) Outdoor Participant Recreation Service 6) Protective and Emergency Service 7) Public Library and Cultural Exhibit 8) Public Park 	
<p>62.3 Conditional Uses</p> <ol style="list-style-type: none"> 1) Carnival 2) Eating and Drinking Establishment, only when integrated with another Permitted or Conditional Use development 3) Public Utility Service 4) Spectator Entertainment Establishment 	
<p>62.4 Site Regulations Permitted and Conditional Uses</p> <ol style="list-style-type: none"> 1) Front Yard min. 12.19 m. (40.00 ft.) 2) Rear Yard min. 7.62 m. (25.00 ft.) 3) Side Yard min. 3.05 m. (10.00 ft.) 4) Corner Side Yard min. 4.57 m. (15.00 ft.) 5) Building Height max. 10.67 m. (35.00 ft.); 2.50 storeys 	<p>64.5 Site Regulations Accessory Uses, Buildings and Structures</p> <ol style="list-style-type: none"> 1) Front Yard min. 12.19m. (40.00 ft.) 2) Rear Yard min. 3.05 m. (10.00 ft.) 3) Side Yard min. 3.05 m. (10.00 ft.) 4) Corner Side Yard min. 4.57 m. (15.00 ft.) 5) Building Height max. 6.10 m. (20.00 ft.)

63.0 I: Institutional Zoning District

63.1 General Purpose

To provide a Zoning District for public and privately owned facilities of an institutional, governance or community service nature.



63.2 Permitted Uses

- | | |
|---------------------------------|----------------------------------------|
| 1) Child Care Service | 7) Protective and Emergency Service |
| 2) Community Recreation Service | 8) Public Education Service |
| 3) Community Service Club | 9) Public Library and Cultural Exhibit |
| 4) Government Service | 10) Public Park |
| 5) Health Service | 11) Public Utility Service |
| 6) Private Education Service | 12) Religious Assembly |

63.3 Conditional Uses

- 1) Carnival
- 2) Cemetery
- 3) Eating and Drinking Establishment, only when integrated with another Permitted or Conditional Use development
- 4) Extended Medical Treatment Service
- 5) Funeral Service
- 6) Group Home
- 7) Indoor Participant Recreation Service, only when integrated with another Permitted or Conditional Use development
- 8) Institutional Residence
- 9) Outdoor Participant Recreation Service, only when integrated with another Permitted or Conditional Use development
- 10) Private Club
- 11) Professional, Financial and Office Support Service, only when integrated with another Permitted or Conditional Use development

**63.4 Site Regulations
Permitted and Conditional Uses**

- 1) Site Width min. 30.48 m. (100.00 ft.)
- 2) Floor Area Ratio max. 1.00
- 3) Front Yard min. 12.19 m. (40.00 ft.)
- 4) Rear Yard min. 7.62 m. (25.00 ft.)
- 5) Side Yard min. 3.05 m. (10.00 ft.)
- 6) Corner Side Yard min. 4.57 m. (15.00 ft.)
- 7) Building Height max. 10.67 m. (35.00 ft.); 2.50 storeys

**65.5 Site Regulations
Accessory Uses, Buildings and Structures**

- 1) Site Width N/A
- 2) Floor Area Ratio N/A
- 3) Front Yard min. 12.19 m. (40.00 ft.)
- 4) Rear Yard min. 3.05 m. (10.00 ft.)
- 5) Side Yard min. 3.05 m. (10.00 ft.)
- 6) Corner Side Yard min. 4.57 m. (15.00 ft.)
- 7) Building Height max. 6.10 m. (20.00 ft.)



64.0 Community Reserve Zoning Districts

64.1 Purpose

- 1) The Community Reserve Zoning Districts established in this Bylaw are intended to designate lands in the Town of Roblin that in time will become suitable for residential, commercial, industrial, recreational and industrial developments in keeping with the provisions of *The Roblin Planning District Development Plan*.
- 2) The following Community Reserve Zoning Districts are hereby established:
 - a) CR: Community Reserve Zoning District

65.0 CR: Community Reserve Zoning District

65.1 General Purpose

To provide a Zoning District to reserve lands for future residential, recreational, institutional, commercial and industrial growth in the Town of Roblin.

<p>65.2 Permitted Uses</p> <ol style="list-style-type: none"> 1) Agricultural Activities 2) Farmstead Dwelling 3) Protective and Emergency Service 			
<p>65.3 Conditional Uses</p> <ol style="list-style-type: none"> 1) Agricultural Implement Sales and Service 2) Equestrian Establishment 3) Greenhouse, Plant and Tree Nursery 4) Limited Contractor Service 5) Residential Related Farm 6) Outdoor Participant Recreation Service 7) Public Park 8) Public Utility Service 9) Single Family Dwelling 10) Small Animal Breeding and Boarding Establishment 11) Specialized Agriculture 12) Tourist Campsite 			
<p>65.4 Site Regulations Permitted and Conditional Uses</p> <ol style="list-style-type: none"> 1) Site Area min. 8.09 ha. (20.00 acres) 2) Site Width min. 91.44 m. (300.00 ft.) 3) Front Yard min. 30.48 m. (100.00 ft.) 4) Rear Yard min. 15.24 m. (50.00 ft.) 5) Side Yard min. 15.24 m. (50.00 ft.) 6) Site Coverage N/A 		<p>65.5 Site Regulations Accessory Uses, Buildings and Structures</p> <ol style="list-style-type: none"> 1) Site Area N/A 2) Site Width N/A 3) Front Yard min. 30.48 m. (100.00 ft.) 4) Rear Yard min. 15.24 m. (50.00 ft.) 5) Side Yard min. 15.24 m. (50.00 ft.) 6) Site Coverage N/A 	

7)	Building Height max. 10.67 m. (35.00 ft.)	7)	Building Height max. 6.10 m. (20.00 ft.)
8)	Dwelling Area N/A	8)	Building Area N/A
9)	Dwelling Width N/A	9)	Building Width N/A

65.6 Additional Regulations for Permitted and Conditional Use Only

- 1) Buildings, structures and hedges adjacent to PTH No. 5, east of Sixth Avenue N.E. and PTH No. 83, south of Goose Lake Drive shall be setback in accordance with *The Highways Protection Act* and *The Highways and Transportation Act*.

65.7 Additional Regulations for Permitted Uses Only

- 1) Notwithstanding Section 65.4(1) of this By-law, the minimum site area regulation for a Farmstead Dwelling shall be 0.81 ha. (2.00 acres).

65.8 Additional Regulations for Conditional Uses Only

- 1) The maximum building height regulation of 10.67 m. (35.00 ft.) shall not apply to buildings or structures that are accessory to a Non-Commercial Farm.
- 2) Water supply, sewage disposal and waste management shall be provided in accordance with *The Environment Act*, *The Public Health Act* and *The Drinking Water Safety Act*.
- 3) Council shall not approve any development which, in its opinion, would:
 - a) substantially alter the existing state of the land;
 - b) require structures, footings or foundations that cannot be removed or relocated at a nominal cost to the applicant or owner; or
 - c) be prejudicial to the future economical subdivision, servicing and development of the subject land for future urban uses on a planned basis.
- 4) Council may specify the length of time a use is allowed in this Zoning District having regard to the intent of Section 65.7(3) of this By-law, and the staging of servicing and general residential, recreational, institutional, industrial or commercial development of the subject land.
- 5) A dwelling unit is allowed in conjunction with a Tourist Campsite development if it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.

ZONING DISTRICT MAPS
APPENDIX 1
ANIMAL UNIT INVENTORY LIST
Animal Unit (A.U.) Inventory List

Livestock	A.U. Produced by One Livestock	Livestock Producing One A.U.
Dairy Milking Cows, including associated livestock	2.0000	0.5000
Beef Beef cows, including associated livestock Backgrounder Summer Pasture/Replacement Heifers Feedlot Cattle	1.2500 0.5000 0.6250 0.7690	0.8000 2.0000 1.6000 1.3000
Hogs Sows, farrow to finish Sows, farrow to weanling Sows, farrow to nursery Weanlings Growers/Finishers Boars	1.2500 0.2500 0.3130 0.0330 0.1430 0.2000	0.8000 4.0000 3.2000 30.0000 7.0000 5.0000
Chickens Broilers Roasters Layers Pullets Broiler Breeder Pullets Broiler Breeder Hens	0.0050 0.0100 0.0083 0.0033 0.0033 0.0100	200.0000 100.0000 120.0000 300.0000 300.0000 100.0000
Turkeys Broilers Heavy Toms Heavy Hens	0.0100 0.0200 0.0100	100.0000 50.0000 100.0000
Horses Mares, including associated livestock	1.3330	0.7500
Sheep Ewes, including associated livestock Feeder Lambs	0.2000 0.0630	5.0000 16.0000
Other livestock or operation type Please inquire with your regional agricultural engineer or livestock specialist		