

**RURAL MUNICIPALITY OF FISHER
ZONING BYLAW**

BYLAW NO. 1055/00

 **Landmark**
Planning & Design Inc.

3rd Floor, 62 Roslyn Road
Winnipeg, Manitoba R3L 0G6
Tel: 204.453.8008
Fax: 204.453.6626
E-mail: landmark@pangea.ca

THE RURAL MUNICIPALITY (RM) OF FISHER

BYLAW NO. 1055/00

A Bylaw of the RM of Fisher, in the Province of Manitoba, to regulate and control the use and development of land and buildings within the Municipal limits of the RM of Fisher.

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

AND WHEREAS pursuant to the provisions of Subsection 27(1) of the said *Act*, the RM of Fisher has, by Bylaw, adopted a *Development Plan*;

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

NOW THEREFORE the Municipal Council of the RM of Fisher, in meeting duly assembled, enacts as follows:

1. *The Fisher Planning Scheme Bylaw No. 578* and all amendments thereto is hereby rescinded.
2. The Zoning Bylaw, attached hereto and forming part of this Bylaw, is hereby adopted.
3. This Bylaw shall be known as *The RM of Fisher Zoning Bylaw*.
4. *The RM of Fisher Zoning Bylaw* shall take force and effect on the date of Third Reading of this Bylaw.

DONE AND PASSED in Council assembled in Council Chambers, in Fisher Branch, Manitoba, this 07th day of June, A.D. 2000.

(Signed) "Mr. Dennis Dandeneau"
Reeve

(Signed) "Ms. Linda Podaima"
Chief Administrative Officer

Read a first time this 05th day of January, A.D. 2000.

Read a second time this 01st day of March, A.D. 2000.

Read a third time this 07th day of June, A.D. 2000.

Certified a true copy of Bylaw 1055/00 of the RM of Fisher.

(Signed) "Ms. Linda Podaima"
Chief Administrative Officer

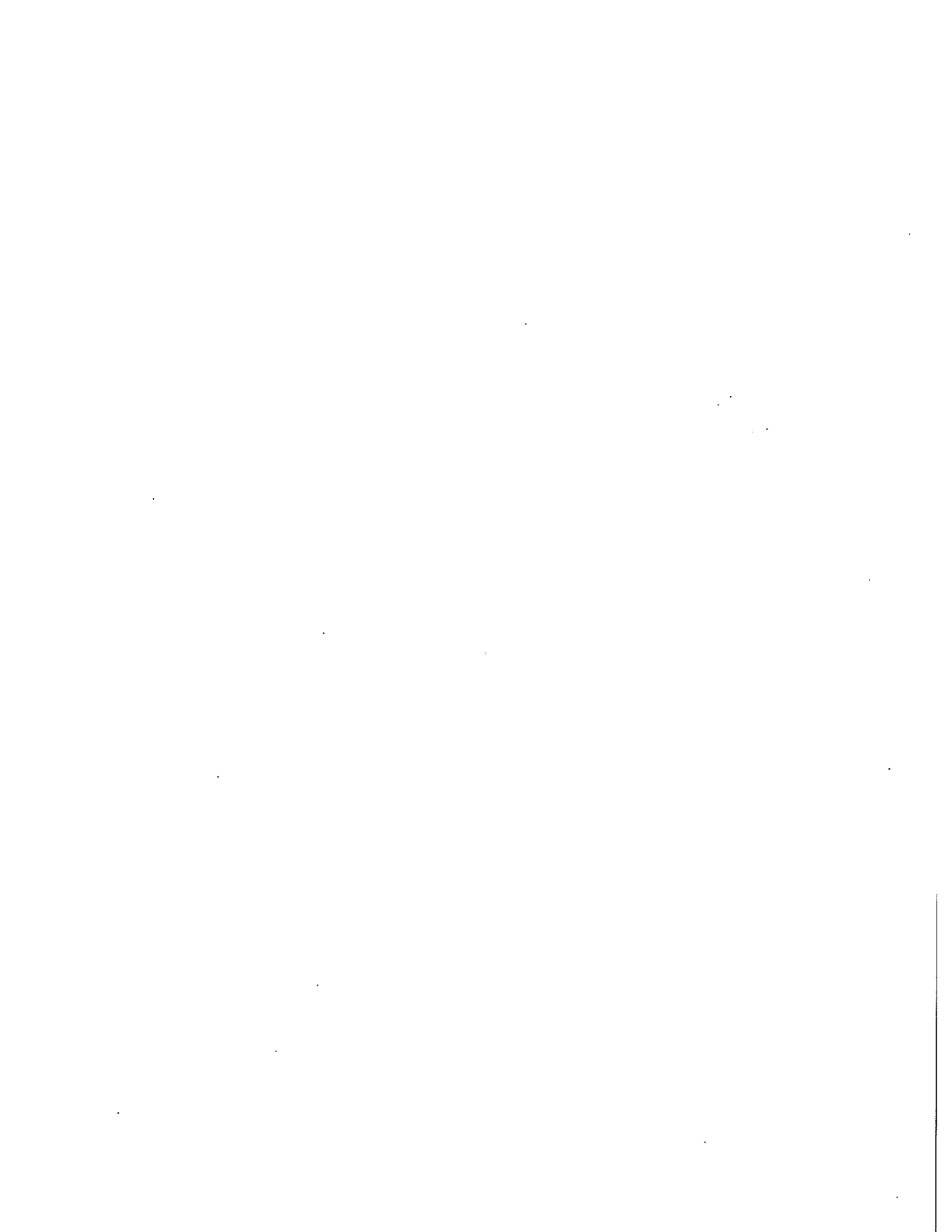


TABLE OF CONTENTS

	Page No.
OPERATIVE AND INTERPRETIVE CLAUSES	
1.0 Title and Contents	1
2.0 Non-Conforming Buildings, Structures, Lots and Uses	3
3.0 The Zoning District Map	4
4.0 Approval Required for Development	5
5.0 Other Legislation	6
6.0 Definitions	7
7.0 Use Class Definitions	23
ZONING DISTRICTS	
8.0 Residential Zones	36
9.0 UR Urban Residential Zone	37
10.0 VR Village Residential Zone	38
11.0 RMH Mobile Home Residential Zone	39
12.0 Commercial Zones	40
13.0 CB Business Commercial Zone	41
14.0 CHY Highway Commercial Zone	43
15.0 Industrial Zones	45
16.0 IG General Industrial Zone	46
17.0 Agricultural Zones	48
18.0 AG General Agricultural Zone	49
19.0 AI Intensive Agricultural Zone	51
20.0 Community Services Zones	53
21.0 I Institutional Zone	54
22.0 PR Parks and Recreation Zone	55

TABLE OF CONTENTS (continued)

Page No.

GENERAL ADMINISTRATIVE CLAUSES

23.0	Authority and Responsibility of the Development Officer	56
24.0	Responsibilities of Council	57
25.0	Duties of the Owner	58
26.0	Development Classes	58
27.0	Development Permit Application Submissions	60
28.0	Special Information Regulations	64
29.0	Conditions Attached to a Development Permit	65
30.0	Enforcement and Penalties	66
31.0	Rezoning Amendments	67
32.0	Subdivisions	69
33.0	Conditional Uses	69
34.0	Variation Orders	70

GENERAL DEVELOPMENT REGULATIONS

35.0	Applicability	72
36.0	Yards on Corner Sites and Double Fronting Sites in Residential Zones	72
37.0	Projection into Yards	72
38.0	Objects Prohibited or Restricted in Residential Zones	73
39.0	Fences	73
40.0	Accessory Uses and Buildings	74
41.0	Temporary Additional Dwelling or Mobile Home	76
42.0	Lighting of Sites	77
43.0	Height	77
44.0	Access to Sites	77
45.0	Landscaping	77
46.0	Moving of Structures	78
47.0	Parking	78
48.0	Signs	80

TABLE OF CONTENTS

TABLE OF CONTENTS (continued)

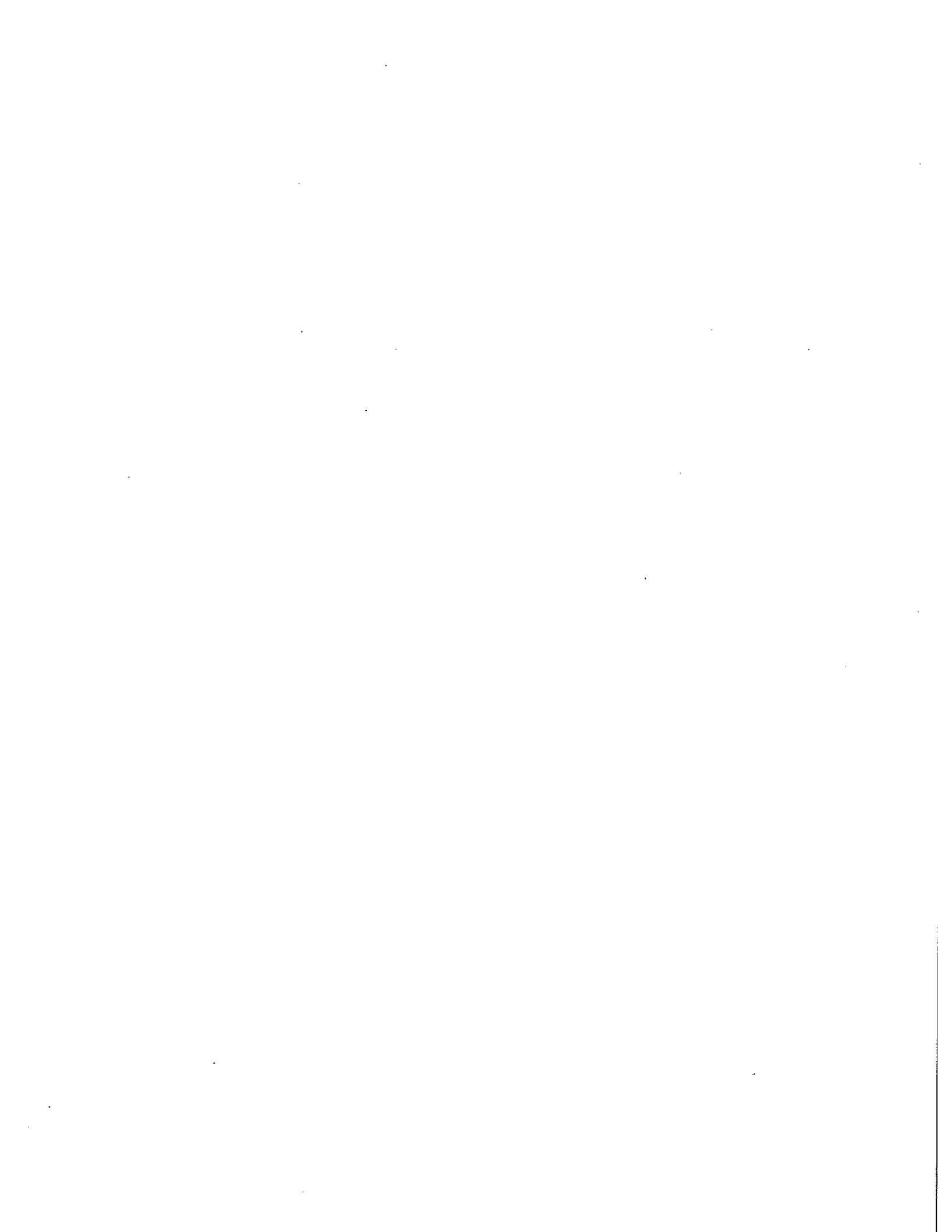
Page No.

GENERAL DEVELOPMENT REGULATIONS (continued)

49.0	Off Street Loading	82
50.0	General Performance Standards	83
51.0	Development Restricted	83
52.0	Streets	85

SPECIAL LAND USE PROVISIONS

53.0	Applicability	86
54.0	Home Occupations	86
55.0	Bed and Breakfast Homes	87
56.0	Private and Semi-Private Swimming Pools	88
57.0	Livestock Production Operations	89
58.0	Anhydrous Ammonia Facilities	93



PART I

OPERATIVE AND INTERPRETATIVE CLAUSES

1.0 Title and Contents

1.1 Title

This Bylaw may be cited as the Rural Municipality (RM) of Fisher Zoning Bylaw.

1.2 Intent and Purpose

The regulations established by this Bylaw are deemed necessary in order:

- 1) To implement the objectives and policies of the *RM of Fisher Basic Planning Statement*.
- 2) To outline the powers and duties of Council, the Development Officer and the landowner and/or developer as they relate to this Bylaw.
- 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 alterations or relocations of existing buildings and structures occurring hereafter; and
 - d) all enlargements or additions to existing buildings, structures and uses.

1.3 Contents of the Bylaw

The contents of this Bylaw 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 22.0, outlines all of the Zoning District clauses.
- 3) Part III, comprising of Section 23.0 to Section 58.0, outlines General Administrative Clauses, General Development Regulations and Special Land Use Provisions.
- 4) Part IV comprises the Zoning District Map.

1.4 Headings and Titles

Notwithstanding any other provision of this Bylaw or any other Bylaw passed by Council to the contrary, headings and titles within this Bylaw shall be deemed to form part of the text of this Bylaw.

1.5 Minimum Regulations

In their interpretation and application, the regulations of this Bylaw shall be held to be the minimum regulations to satisfy the intent and purpose as set forth herein.

1.6 Units of Measurement

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

1.7 Effective Date

This Bylaw came into force and took effect on the 07th day of June, A.D. 2000.

1.8 Control of Development

No development, other than that designated in Section 26.0, shall be undertaken in the RM of Fisher unless an application has been approved and the development permit has been issued.

1.9 Relationship to Former Bylaw

The adoption of this Bylaw shall not prevent any pending or future legal action to deal with any existing zoning violations.

1.10 Interpretation

The provisions of this Bylaw 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.

1.11 Validity

Should any section or part of a section of this Bylaw be declared invalid by a court of competent jurisdiction, the same shall not affect provisions of the Bylaw 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 Bylaw or any Bylaw for the amendment of it comes into force, a development permit has been issued, and the enactment of the Bylaw 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 notwithstanding the enactment of the Bylaw.
- 2) Any lawful building or structure which does not conform to one or more of the applicable yard regulations of the Zone in which it is located, either on the effective date of this Bylaw 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 Zone wherein it is located, shall be deemed to be a permitted lot and shall be used as if it conformed to 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 Zone in which it is located, either on the effective date of this Bylaw 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 Bylaw.
- 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 may be extended throughout the building. But 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 Development 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 Bylaw or amendments thereto is destroyed or damaged to an extent that in the opinion of Council, is 50.00 percent or more of the replacement 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 Bylaw.
- 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) Notwithstanding 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.

3.0 The Zoning District Map

The Zoning District Map is Part IV of this Bylaw. It divides the RM of Fisher into Zones and specifies provisions applying to particular lands.

3.1 Zone Boundaries

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

- 1) Where a Zone 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 Zone boundary is shown as approximately following the boundary of a site, the site boundary shall be deemed to be the boundary of the Zone for that portion of the Zone boundary which approximates the site boundary.
- 3) Where a Zone boundary is shown approximately following municipal limits, it shall be deemed to be following municipal limits.

- 4) Where a Zone 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 Zone boundary is shown as being parallel to or as an extension of features noted above, it shall be so construed.
- 6) Where features on the ground are at variance with those shown on the Zoning District Map or in other circumstances not mentioned above, the Development Officer shall interpret the Zone boundaries. Any such decision may be appealed to Council.
- 7) Where a Zone boundary is not located in conformity to the provisions of Section 3.1(1) to Section 3.1(6), and in effect divides or splits a registered parcel of land, the disposition of such boundary shall be determined by dimensions indicated on the Zoning District Map or by measurements directly scaled from that Map.

3.2 Right-of Way Boundaries

- 1) Notwithstanding anything contained in this Bylaw, 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) Notwithstanding 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 Bylaw; 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 Bylaw.

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 *Manitoba Building Code* and the *National Building Code*;
 - b) the *RM of Fisher Basic Planning Statement*;
 - c) any other appropriate federal, provincial or municipal legislation; and
 - d) the conditions of any caveat, covenant, site plan, development agreement, variance 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 RM of Fisher 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 Bylaw, 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 Bylaw. The said governments are encouraged, however, to permit only those developments that are consistent with the regulations of this Bylaw.

5.2 Public Utilities and Services

- 1) Nothing in this Bylaw shall be so interpreted as to interfere with the construction, maintenance and operation of the facilities of any public utility or protective and emergency service, as defined in this Bylaw.

6.0 Definitions

6.1 General Definitions

Terms and words in this Bylaw which are defined in *The Planning Act* have the meaning expressed in the *Act*. Other terms and words, unless the context otherwise requires, are defined as follows:

- 1) **Abut or abutting** means immediately continuous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches upon another lot, site, or piece of land, and shares a property line or boundary line with it.
- 2) **Accessory** means, when used to describe a use or building, a use or building naturally or normally incidental, subordinate, and exclusively devoted to the principal use or building, and located on the same lot or site.
- 3) **Act** 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** 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) **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.
- 7) **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.).
- 8) **Blank Walls** means exterior walls containing no windows, doors or other similar openings.
- 9) **Building** means any structure used or built for the shelter, accommodation or enclosure of persons, animals, material or equipment.

- 10) **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.
- 11) **Composting** means a designed and managed system to facilitate the process of aerobic decomposition of organic matter by biological action.
- 12) **Conditional Uses** means those uses of land, buildings or structures which may be permitted in a particular Zone but only at the discretion of Council.
- 13) **Condominium** means individual ownership of a unit in a multi-unit structure where expenses common to all parties are shared.
- 14) **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.
- 15) **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.
- 16) **Confined Livestock Area** means an outdoor, non-grazing area where livestock are confined by fences or other structures, or topography, and includes a feedlot, paddock, corral, exercise yard and holding area.
- 17) **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.
- 18) **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.
- 19) **Council** means the Council of the Municipal Corporation of the RM of Fisher.
- 20) **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.

- 21) **Development Permit** means a permit issued by the RM of Fisher authorizing development, and may include a building permit.
- 22) **Double Fronting Site** means a site which abuts two public roadways, which are parallel or nearly parallel in the vicinity of the site.
- 23) **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.
- 24) **Earthen Storage Facility** means a structure built primarily from soil, constructed by excavating or forming dikes, and used to retain livestock waste.
- 25) **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.
- 26) **Family** means one or more persons related by blood or marriage or common law marriage, or group of not more than three persons who may not be related by blood or marriage occupying a dwelling unit and living together as a single housekeeping unit.
- 27) **Field Storage** means solid livestock manure that is stored in the open air other than in a manure storage facility.
- 28) **Floor Area Ratio** means the figure obtained when the area of all the floors of the buildings constructed or proposed to be constructed on a lot is divided by the area of the lot, subject to the following:
- a) the area of the floor of the building shall be measured to the outside edge of the exterior walls, excluding basements and crawl spaces over 1.52 m. (5.00 ft.) clear height and shall exclude balconies, canopies, terraces and sun decks;
 - b) undevelopable areas are excluded; and
 - c) where parking is a principal use of the lot, those areas which are used for parking within the outermost walls of a building or underground shall be counted in the calculation.

- 29) **Frontage** means all that portion of a site fronting on a street and measured between side lot line.

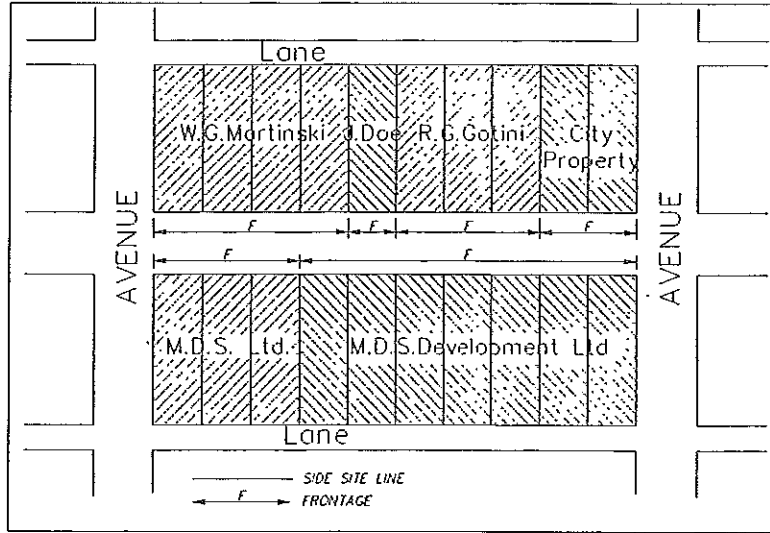


Figure 1.
Site Frontage

- 30) **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.
- 31) **Grade, Building Lot** means the lot grade elevation of the finished ground surface immediately adjacent to the foundation of a building.

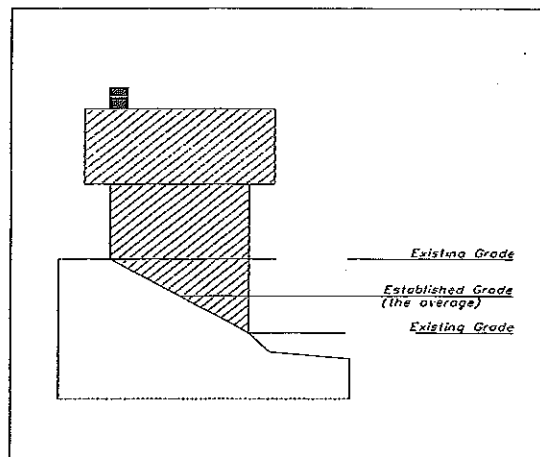


Figure 2.
Established Grade of a Building

- 32) **Habitable Room** means any room in a Dwelling other than a Non-Habitable Room.
- 33) **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:
- 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
 - 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 Zone.

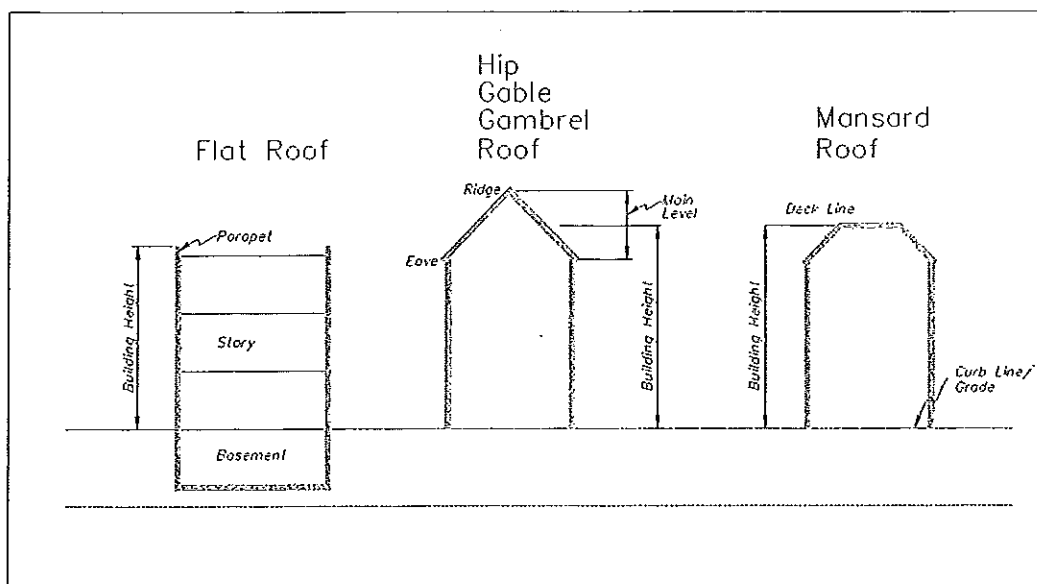


Figure 3.
Height of Buildings

- 34) **Household** means one person or two or more persons voluntarily associated, plus any dependents, living together as an independent, self-governing single housekeeping unit.
- 35) **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.
- 36) **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 property or to provide a screen between properties in order to mitigate objectionable features between them.

- 37) **Livestock** means farm animals kept for use, propagation or intended for profit and includes, but not limited to: dairy and cattle; swine, hogs, goats, sheep and horses; hens, chickens, turkeys, turkey broilers, geese and ducks; and foxes, mink and rabbits.
- 38) **Loading Space** means an off-street space or berth on the same lot 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.
- 39) **Lot, Corner** means a lot located at the intersection of two public roadways, the interior angle of such intersection not exceeding 135.00 degrees.
- 40) **Lot, Interior** means any site other than a corner lot or through lot.
- 41) **Lot, Reverse Corner** means a corner lot, the flanking street site line of which is a continuation of the front site line of the first site to its rear.

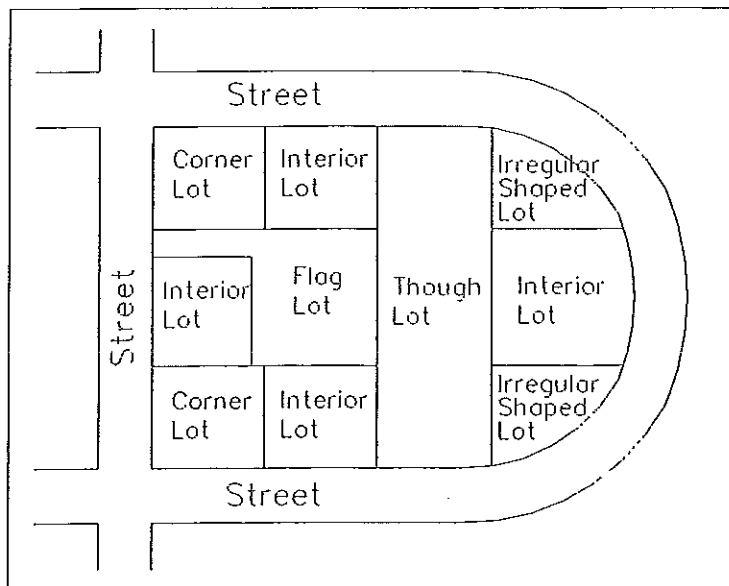


Figure 4.
Lot Types

- 42) **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.
- 43) **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 Line is the shorter of the property lines abutting a public roadway.
- 44) **Lot Line, Rear** means either the property line of a lot which is furthest from and opposite the Front Lot Line, or, where there is no such property line, the point of intersection of any side lot lines which is furthest from and opposite the Front Lot Line.
- 45) **Lot Line, Side** means the property line of a lot other than a Front Lot Line or Rear Lot Line.

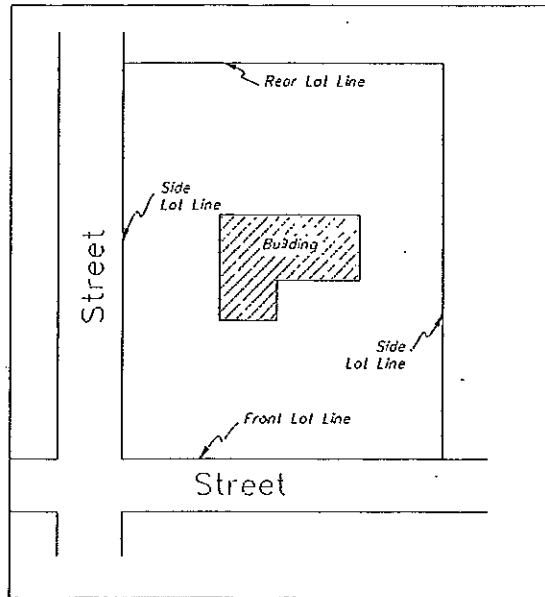


Figure 5.
Lot Lines

- 46) **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.

- 47) **Manure Storage Facility** means a structure, reservoir, earthen storage facility, molehill or tank for storing livestock manure, but does not include:
- a) field storage;
 - b) a vehicle or other mobile equipment used for transportation or disposal of livestock manure; or
 - c) under-barn concrete storage pits used for short-term containment of livestock manure.
- 48) **Mobile Home Park** means a parcel or land under one ownership upon which mobile home spaces are provided and have been approved by Council.
- 49) **Mobile Home Subdivision** means a parcel of land subdivided to provide mobile home sites.
- 50) **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.
- 51) **Molehill** means a manure storage facility for dairy manure in which manure is mechanically forced through a pipe and becomes mounded.
- 52) **Municipal Engineer** means the Municipal Engineer as appointed by Council for the RM of Fisher.
- 53) **Non-Habitable Room** means a space in a dwelling providing a service function and not intended primarily for human occupancy, including bathrooms, entryways, corridors, or storage areas.
- 54) **Nuisance** means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.
- 55) **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; humidity of 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.

- 56) **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.
- 57) **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.
- 58) **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.
- 59) **Separation Space** means open space around dwellings separating them from adjacent buildings or activities, and providing daylight, ventilation, and privacy.
- 60) **Setback** means the distance that a development or a specified portion of it, must be set back from a property line.
- 61) **Site** means an area of land consisting of one or more abutting lots.
- 62) **Site Coverage** means the combined area of all buildings or structures on the lot as a percentage of the site area, measured at the level of the lowest storey above the grade, including all porches and verandas, open or covered but excluding open and enclosed terraces at grade, steps, cornices, eaves and similar projections.

- 63) **Site Depth** means the average horizontal distance between the front and rear lot lines of the site.

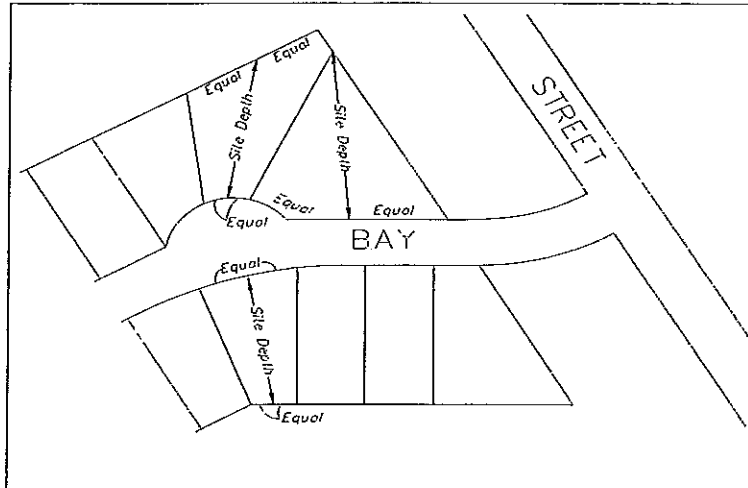


Figure 6.
Site Depth

- 64) **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 Development Officer or Council for any proposed development.

- 65) **Site Width** means the horizontal distance between the side lot lines of a lot, 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.

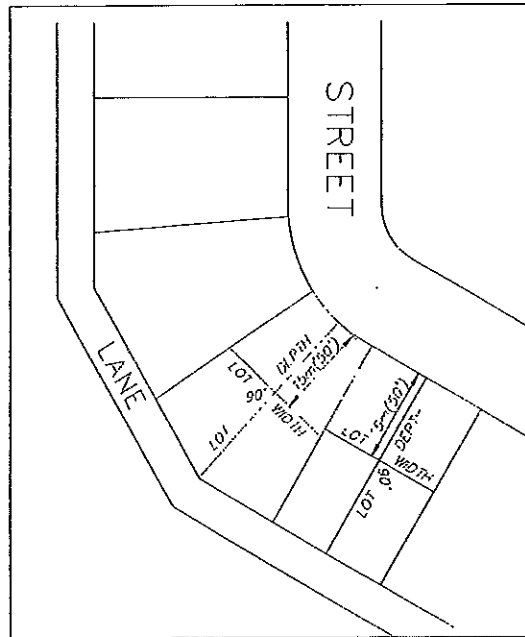


Figure 7.
Site Width

- 66) **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.
- 67) **Sold Livestock Manure** means livestock manure that is 20.00 percent or more solid matter and does not flow when piled.
- 68) **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 Bylaw.
- 69) **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.

- 70) **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.
- 71) **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.
- 72) **Temporary Buildings and Uses** means a development for which a development permit has been issued for a limited time only.
- 73) **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.
- 74) **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.
- 75) **Variation Order** means the altering of any of the regulations found in this Bylaw in accordance with Section 54 of the *Act*.
- 76) **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 Bylaw.
- 77) **Yard, Front** means a yard extending all the full length of the front site line between the side site lines. All front yard regulations found in this Bylaw shall be measured from the front property line.
- 78) **Yard, Rear** means a yard extending along the full length of the rear site line from the front yard to the rear yard.

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

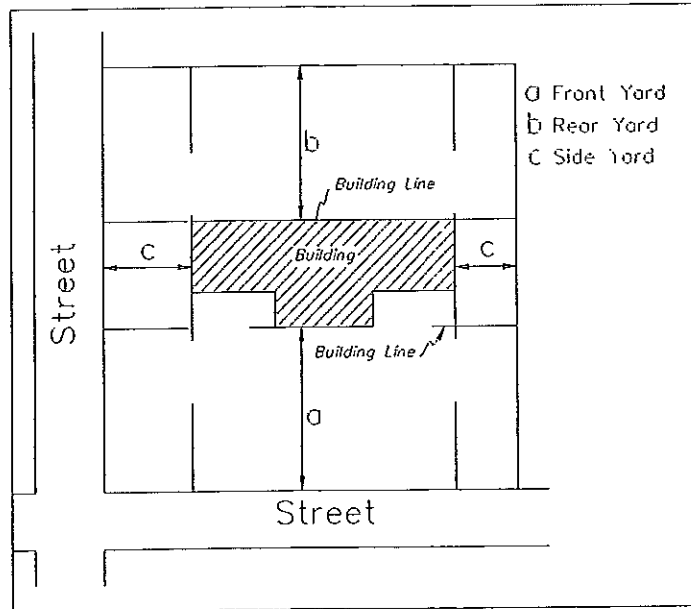


Figure 8.
Yards

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

6.2 Sign Definitions

Terms and works used in this Bylaw 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 premises 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.

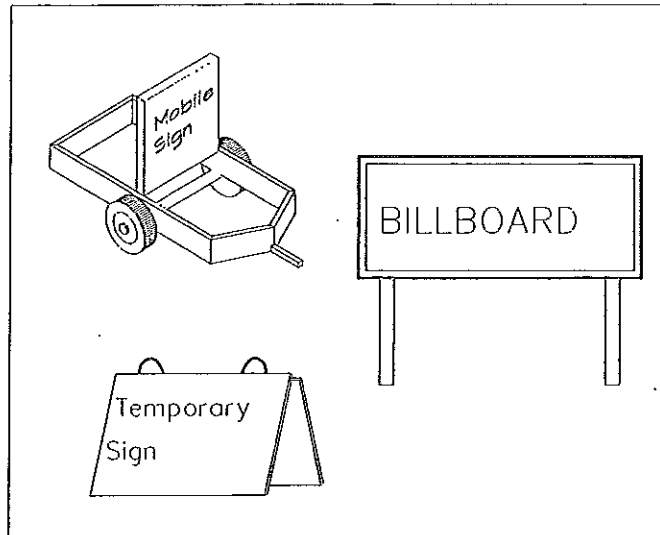


Figure 9.
Types of Signs
(Mobile, Temporary, Billboard)

- 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 an on-premise sign providing direction to pedestrian or vehicular traffic without advertising copy, except a business logogram. Directional signs include such signs as exit and parking signs.
- 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 that the sign does not extend more than 40.00 cm. (15.75 in.) out from the wall nor beyond the horizontal limits of the wall.

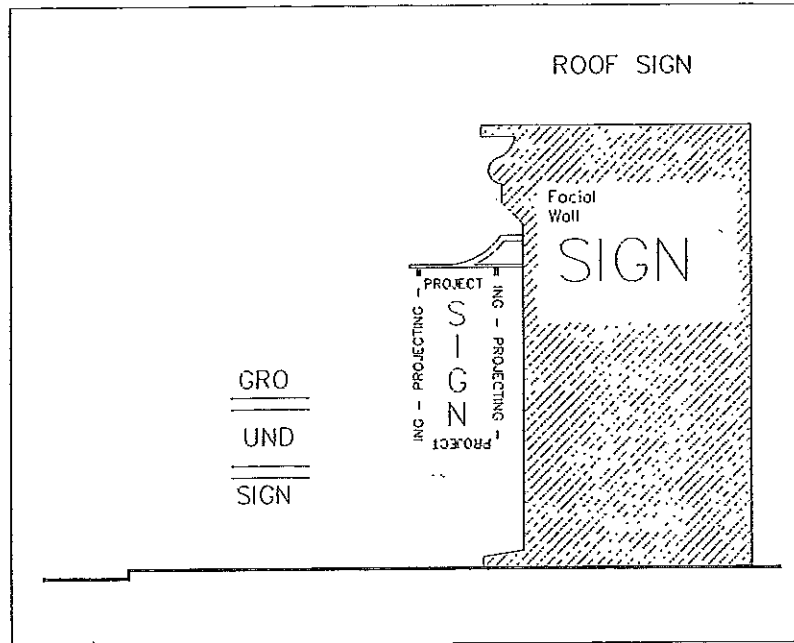


Figure 10.
Types of Signs
(Ground, Roof, Facial, Projecting)

- 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.
- 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 mounted on a trailer, stand or other support structure which 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) **Roof Sign** means any sign erected upon, against, or above a roof, or on top of or above, the parapet of a building.
- 21) **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.
- 22) **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.
- 23) **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.
- 24) **Sign Structure** means any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.

- 25) **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 Bylaw, temporary signs shall include sandwich and folding signs but not portable signs.
- 26) **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 Land Use Zones of this Bylaw.
- 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 Development 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 Permitted or Conditional within the applicable Zone.

7.1 Residential Use Classes

- 1) **Communal Farm Dwelling** means a residence in connection with a farm operation carried out on the same or an adjacent parcel by a religious colony or other association by or on behalf of the occupants of the residence, and includes all associated cooking, eating, living, sleeping and sanitary facilities.

- 2) **Farmstead Dwelling** means any dwelling which is or has been accessory to a farm operation and is on a parcel of land that includes or has included associated agricultural buildings.
- 3) **Institutional Residence** means a premises 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, and rehabilitation homes.
- 4) **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. For the purpose of this Bylaw, the removal of the wheels or permanent or semi-permanent attachment of a foundation to a mobile home shall not change the classification.
- 5) **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.
- 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 and modular home dwelling, but not a mobile home dwelling.
- 7) **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) **Home Industry** means an industry carried out in a building accessory to a dwelling as a secondary use generally in keeping with the trade or calling of the occupant in connection with which there is no display or commodity sold upon the premises and no person employed except as otherwise provided elsewhere in this Bylaw.

- 3) **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.

7.3 Commercial Use Classes

- 1) **Aircraft Landing Field** means any area of land or water 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 small animals where the veterinary services primarily involve outpatient care and minor medical procedures. All animals shall be kept in an enclosed building. This use class includes pet clinics and veterinary offices.
- 4) **Auctioning 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. This Use Class 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 dealership, car rental agencies and motorcycle dealerships.
- 7) **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.

- 8) **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.
- 9) **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.
- 10) **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.
- 11) **Custom Manufacturing Establishment** means a development used for small-scale on-site production of goods by hand manufacturing, primarily involving the use of hand tools. Typical uses include jewellery, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.
- 12) **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.
- 13) **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.

- 14) **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.
- 15) **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.
- 16) **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.
- 17) **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.
- 18) **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.
- 19) **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.
- 20) **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.
- 21) **Greenhouse, Plant and Tree Nursery** means a development used primarily for the raising, storage and sale of bedding, household and ornamental plants.
- 22) **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.
- 23) **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.
- 24) **Household Repair Service** means a development used for the provision of repair services to goods, equipment and appliances normally found within the home. This Use Class includes radio, television and appliance repair shops, furniture refinishing and upholstery shops.
- 25) **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.
- 26) **Mobile Catering Food Service** means a development using a fleet of three or more vehicles for the delivery and sale of food to the public.
- 27) **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.
- 28) **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.

- 29) **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.
- 30) **Outfitter** means any land or premises equipped with cabins or cottages as seasonal dwellings used or maintained for accommodation of the public for outdoor recreational purposes relating to hunting, fishing and other similar pursuits.
- 31) **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.
- 32) **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.
- 33) **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.
- 34) **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.
- 35) **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 eat and drinking establishments. Typical uses include truck stops and highway service stations.

- 36) **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.
- 37) **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.
- 38) **Warehouse Sales** means a development used for the wholesale or retail sale of bulky goods from within an enclosed building 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, 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 in non-industrial Zones; 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 and Equipment Sales and/or Rentals** means a development used for the sale or rental 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 residential adjacent property. Typical uses include automotive body repair and paint shops, commercial manufacturing establishments and research facilities.

7.5 Agricultural and Natural Resource Development

- 1) **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 and commercial seed cleaning plants.
- 2) **Agricultural Activities** means a use of land for agricultural purposes. Typical uses include farming, dairy farming, pasturage, agriculture, apiculture, floriculture, horticulture, as well as animal and poultry husbandry.
- 3) **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.
- 4) **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.
- 5) **Agricultural Product Storage** means the temporary storage of any agricultural product for future use, delivery or processing as per *Environment Act* regulations.
- 6) **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 fertilizer or anhydrous ammonia plants.
- 7) **Equestrian Establishment** means a facility engaged in the training of horses and the operation of a horse riding academy or horse riding stables.
- 8) **Farm Produce Outlet** means a building or structure where farm produce is sold in season.

- 9) **Feedlot** means a fenced area where livestock are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.
- 10) **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, evergreen trees and other forestry products.
- 11) **Livestock Production Operation** means an operation where livestock are confined, fed or raised, 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; and
 - d) a livestock auction market.
- 12) **Natural Resource Development** means a development for the on-site removal, extraction, and primary processing of raw material found on or under the site, or accessible from the site. Typical uses in this class include gravel pits, sandpits, and stripping of topsoil. This Use Class does not include the processing of raw materials transported to the site.
- 13) **Non-Commercial 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.
- 14) **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.
- 15) **Specialized Agriculture** means the use of land for apiculture, floriculture, horticulture including market gardening, orchards and tree farming, and similar agricultural activities.
- 16) **Wildlife and Conservation Reserve** means land that has been designated by Provincial legislation for the protection and conservation of wildlife.

7.6 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 in this class 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** means any system, works, plant, pipeline, equipment or services and facilities available at approved rates to the public, including but not limited to:
 - a) for the transmission of telegraph, telephone, wireless, radio or television;
 - b) for the conveyance of persons or goods over a railway, street railway, or tramway, or by motor bus or truck; or
 - c) for the production, transmission, delivery or furnishing of gas, whether natural or manufactured or other fluid petroleum products, water, heat, light or power;either directly or indirectly, to or for the public and includes all such carried on by or for the owner or a municipality or the Government of Manitoba, and includes any system, works, plant, pipeline, equipment, service or system of sewage collection or disposal declared to be a public utility pursuant to the terms of The Public Utility Board Act. This Use Class includes public utility buildings.

- 6) **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 or a municipality or the Government of Manitoba. Typical uses include sanitary landfill sites, sewage treatment plants, sewage lagoons, garbage transfer and compacting stations and waste recycling plants.

7.7 Community, Educational, Recreational and Cultural Service Use Classes

- 1) **Child Care Service** means a development licensed by the Province 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 multi purpose use without fixed seats and primarily intended for local community purposes. Typical uses include community halls and community centres.
- 3) **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 and racquet clubs.
- 4) **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, riding stables and fitness trails.
- 5) **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.
- 6) **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.

- 7) **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 their administrative offices.
- 8) **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.
- 9) **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 man-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.
- 10) **Religious Assembly** means a place of worship and related activities. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.
- 11) **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.

PART II

ZONING DISTRICTS

- Residential Zones**
- Commercial Zones**
- Industrial Zones**
- Agricultural Zones**
- Community Service Zones**

Residential Zones

8.0 Residential Zones

8.1 Purpose

The Residential Zones established in this Bylaw are intended to provide sufficient land for various types of residential development in the Municipality in keeping with the provisions of the *RM of Fisher Basic Planning Statement*.

8.2 Residential Zones

The following Residential Zones are hereby established:

- 1) UR: Urban Residential Zone
- 2) VR: Village Residential Zone
- 3) RMH: Mobile Home Residential Zone

9.0 UR: Urban Residential Zone

9.1 General Purpose

To establish a Zone primarily for single family dwellings in areas serviced by Municipal sewer and water.

9.2 Permitted Uses	
1) Home Occupation	
2) Protective and Emergency Service	
3) Public Utility	
4) Public Park	
5) Single Family Dwelling	
9.3 Conditional Uses	
1) Bed and Breakfast Home	7) Outfitter
2) Child Care Service	8) Public Education Service
3) Community Recreation Service	9) Public Library and Cultural Exhibit
4) Institutional Residence	10) Religious Assembly
5) Mobile Home Dwelling	11) Two Family Dwelling
6) Multiple Family Dwelling	12) Utility Service
9.4 Site Regulations Permitted and Conditional Uses	9.5 Site Regulations Accessory Uses and Buildings
1) Site Area min. 557.40 sq. m. (6,000.00 sq. ft.)	1) Site Area N/A
2) Site Width min. 18.28 m. (60.00 ft.)	2) Site Width N/A
3) Front Yard min. 6.10 m. (20.00 ft.)	3) Front Yard min. 6.10 m. (20.00 ft.)
4) Rear Yard min. 7.62 m. (25.00 ft.)	4) Rear Yard min. 1.52 m. (5.00 ft.)
5) Side Yard min. 2.44 m. (8.00 ft.)	5) Side Yard min. 1.52 m. (5.00 ft.)
6) Corner Side Yard min. 3.05 m. (10.00 ft.)	6) Corner Side Yard min. 3.05 m. (10.00 ft.)
7) Site Coverage max. 35.00%	7) Building Area max. 74.32 sq. m. (800.00 sq. ft.)
8) Building Height max. 10.67 m. (35.00 ft.); 2.50 storeys	8) Building Height max. 4.57 m. (15.00 ft.); 1.00 storey
9) Dwelling Area min. 78.97 sq. m. (850.00 sq. ft.)	9) Building Width N/A

9.6 Additional Regulations for Permitted and Conditional Uses

- 1) A Home Occupation shall be developed in accordance with Section 54.0 of this Bylaw.
- 2) A Mobile Home Dwelling is only allowed on a lot that is less than 15.24 m. (50.00 ft.) wide.

9.7 Additional Regulations for Conditional Uses Only

- 1) A Bed and Breakfast Home shall be developed in accordance with Section 55.0 of this Bylaw.

10.0 VR: Village Residential Zone

10.1 General Purpose

To provide a Zone for residential development of a permanent nature in village areas, generally without the provision of the full range of utility services.

10.2 Permitted Uses	
1) Home Occupation	4) Public Utility
2) Protective and Emergency Service	5) Single Family Dwelling
3) Public Park	
10.3 Conditional Uses	
1) Bed and Breakfast Home	7) Outfitter
2) Child Care Service	8) Public Education Service
3) Community Recreation Service	9) Public Library and Cultural Exhibit
4) Institutional Residence	10) Religious Assembly
5) Mobile Home Dwelling	11) Two Family Dwelling
6) Multiple Family Dwelling	12) Utility Service
10.4 Site Regulations Permitted and Conditional Uses	10.5 Site Regulations Accessory Uses and Buildings
1) Site Area min. 0.40 ha. (1.00 acre)	1) Site Area N/A
2) Site Width min. 33.53 m. (110.00 ft.)	2) Site Width N/A
3) Front Yard min. 7.62 m. (25.00 ft.)	3) Front Yard min. 7.62 m. (25.00 ft.)
4) Rear Yard min. 7.62 m. (25.00 ft.)	4) Rear Yard min. 3.05 m. (10.00 ft.)
5) Side Yard min. 6.10 m. (20.00 ft.)	5) Side Yard min. 1.52 m. (5.00 ft.)
6) Corner Side Yard min. 4.57 m. (15.00 ft.)	6) Corner Side Yard min. 4.57 m. (15.00 ft.)
7) Site Coverage max. 20.00%	7) Building Area max. 74.32 sq. m. (800.00 sq. ft.)
8) Building Height max. 10.67 m. (35.00 ft.); 2.50 storeys	8) Building Height max. 4.57 m. (15.00 ft.); 1.00 storey
9) Dwelling Area min. 78.97 sq. m. (850.00 sq. ft.)	9) Building Width N/A

10.6 Additional Regulations for Permitted and Conditional Uses

- 1) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.
- 2) A Home Occupation shall be developed in accordance with Section 54.0 of this Bylaw.

10.7 Additional Regulations for Conditional Uses Only

- 1) A Bed and Breakfast Home shall be developed in accordance with Section 55.0 of this Bylaw.

11.0 RMH: Mobile Home Residential Zone

11.1 General Purpose

To establish a Zone to accommodate and regulate mobile home parks or subdivisions.

<p>11.2 Permitted Uses</p> <ol style="list-style-type: none"> 1) Home Occupation 2) Mobile Home Dwelling 3) Protective and Emergency Service 4) Public Park 5) Public Utility 6) Single Family Dwelling 	
<p>11.3 Conditional Uses</p> <ol style="list-style-type: none"> 1) Child Care Service 2) Community Recreation Service 3) Two Family Dwelling 4) Utility Service 	
<p>11.4 Site Regulations Permitted and Conditional Uses</p> <ol style="list-style-type: none"> 1) Site Area N/A 2) Site Width min. 15.24 m. (50.00 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 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.) 10) Dwelling Width min. 6.10 m. (20.00 ft.) 	<p>11.5 Site Regulations Accessory Uses and Buildings</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. 1.52 m. (5.00 ft.) 5) Side Yard min. 1.52 m. (5.00 ft.) 6) Corner Side Yard min. 3.05 m. (10.0 ft.) 7) Building Area max. 74.32 sq. m. (800.00 sq. ft.) 8) Building Height max. 6.10 m. (20.00 ft.) 9) Building Width N/A

11.6 Additional Regulations for Permitted and Conditional Uses

- 1) A Home Occupation shall be developed in accordance with Section 54.0 of this Bylaw.
- 2) In the case of a mobile home park development, the separation spaces between the mobile home units and the accessory buildings shall be the same as the yard regulations.

Commercial Zones

12.0 Commercial Zones

12.1 Purpose

The Commercial Zones established in this Bylaw are intended to provide sufficient land in appropriate locations to meet the needs of commercial development in the Municipality in keeping with the provisions of the *RM of Fisher Basic Planning Statement*.

12.2 Commercial Zones

The following Commercial Zones are hereby established:

- 1) CB: Business Commercial Zone
- 2) CHY: Highway Commercial Zone

13.0 CB: Business Commercial Zone

13.1 General Purpose

To establish a Zone for low intensity commercial, office and service uses within the urban and village areas of the Municipality.

13.2 Permitted Uses			
1)	Business Support Service	10)	Household Repair Service
2)	Child Care Service	11)	Institutional Residence
3)	Community Recreation Service	12)	Limited Contractor Service
4)	Convenience Retail Store	13)	Personal Service Shop
5)	Eating and Drinking Establishment	14)	Professional, Financial and Office Support Service
6)	General Retail Store	15)	Protective and Emergency Service
7)	Government Service	16)	Public Library and Cultural Exhibit
8)	Health Service	17)	Public Park
9)	Home Occupation	18)	Public Utility
13.3 Conditional Uses			
1)	Amusement Establishment	9)	Multiple Family Dwelling
2)	Animal Shelter and Veterinary Service	10)	Non-Accessory Parking
3)	Commercial School	11)	Private Club
4)	Drive-In Food Service	12)	Religious Assembly
5)	Gas Bar	13)	Single Family Dwelling
6)	Indoor Participant Recreation Service	14)	Spectator Entertainment Establishment
7)	Mobile Catering Food Service	15)	Utility Service
8)	Motel	16)	Hotel
13.4 Site Regulations Permitted and Conditional Uses		13.5 Site Regulations Accessory Uses and Buildings	
1)	Site Area N/A	1)	Site Area N/A
2)	Floor Area Ratio max. 1.00	2)	Floor Area Ratio N/A
3)	Site Width min. 30.48 m. (100.00 ft.)	3)	Site Width N/A
4)	Front Yard min. 7.62 m. (25.00 ft.)	4)	Front Yard min. 7.62 m. (25.00 ft.)
5)	Rear Yard min. 7.62 m. (25.00 ft.)	5)	Rear Yard N/A
6)	Side Yard min. 3.05 m. (10.00 ft.)	6)	Side Yard min. 3.05 m. (10.00 ft.)
7)	Building Height max. 12.19 m. (40.00 ft.); 3.00 storeys	7)	Building Height max. 6.10 m. (20.00 ft.)
8)	Site Coverage max. 60.00%	8)	Site Coverage N/A

13.6 Additional Regulations for Permitted and Conditional Uses

- 1) A minimum side yard of 4.57 m. (15.00 ft.) shall be required where a site abuts a lot line of a site in a Residential Zone.
- 2) Any fuel storage areas established on the site shall comply with the regulations of Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 3) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 4) A Dwelling Unit is allowed only in conjunction with a Permitted or Conditional Commercial Use development when it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.
- 5) A Home Occupation shall be developed in accordance with Section 54.0 of this Bylaw.

13.7 Additional Regulations for Conditional Uses Only

- 1) Single Family Dwellings shall be developed in accordance with Section 9.0 of this Bylaw if the property is within an urban area and Section 10.0 of this Bylaw if the property is within a village area.
- 2) Multiple Family Dwellings are allowed only in conjunction with a permitted or conditional commercial use that is allowed in this Zone and when such commercial use is the primary ground floor use.

SECTIONS COMMERCIAL
12-14 ZONES

14.0 CHY: Highway Commercial Zone

14.1 General Purpose

To establish a Zone for high quality commercial and agricultural related retail development along major roadways.

<p>14.2 Permitted Uses</p> <table border="0"> <tr><td>1) Agri-Business</td><td>16) Household Repair Service</td></tr> <tr><td>2) Agricultural Crop Protection Warehouse</td><td>17) Light Industrial</td></tr> <tr><td>3) Agriculture Support Industry</td><td>18) Limited Contractor Service</td></tr> <tr><td>4) Automotive and Equipment Repair Shop</td><td>19) Mobile Catering Food Service</td></tr> <tr><td>5) Business Support Service</td><td>20) Personal Service Shop</td></tr> <tr><td>6) Convenience Retail Store</td><td>21) Professional, Financial, and Office Support Service</td></tr> <tr><td>7) Convenience Vehicle Rentals</td><td>22) Protective and Emergency Service</td></tr> <tr><td>8) Drive-In Food Service</td><td>23) Public Park</td></tr> <tr><td>9) Eating and Drinking Establishment</td><td>24) Public Utility</td></tr> <tr><td>10) Farm Implement Sales, Services and Assembly</td><td>25) Rapid Drive-Through Vehicle Service</td></tr> <tr><td>11) Gas Bar</td><td>26) Spectator Entertainment Establishment</td></tr> <tr><td>12) General Retail Store</td><td>27) Truck, Mobile Home and Farm Equipment Sales/Rentals</td></tr> <tr><td>13) General Storage</td><td>28) Utility Service</td></tr> <tr><td>14) Government Service</td><td>29) Warehouse Sales</td></tr> <tr><td>15) Greenhouse, Plant and Tree Nursery</td><td></td></tr> </table>		1) Agri-Business	16) Household Repair Service	2) Agricultural Crop Protection Warehouse	17) Light Industrial	3) Agriculture Support Industry	18) Limited Contractor Service	4) Automotive and Equipment Repair Shop	19) Mobile Catering Food Service	5) Business Support Service	20) Personal Service Shop	6) Convenience Retail Store	21) Professional, Financial, and Office Support Service	7) Convenience Vehicle Rentals	22) Protective and Emergency Service	8) Drive-In Food Service	23) Public Park	9) Eating and Drinking Establishment	24) Public Utility	10) Farm Implement Sales, Services and Assembly	25) Rapid Drive-Through Vehicle Service	11) Gas Bar	26) Spectator Entertainment Establishment	12) General Retail Store	27) Truck, Mobile Home and Farm Equipment Sales/Rentals	13) General Storage	28) Utility Service	14) Government Service	29) Warehouse Sales	15) Greenhouse, Plant and Tree Nursery	
1) Agri-Business	16) Household Repair Service																														
2) Agricultural Crop Protection Warehouse	17) Light Industrial																														
3) Agriculture Support Industry	18) Limited Contractor Service																														
4) Automotive and Equipment Repair Shop	19) Mobile Catering Food Service																														
5) Business Support Service	20) Personal Service Shop																														
6) Convenience Retail Store	21) Professional, Financial, and Office Support Service																														
7) Convenience Vehicle Rentals	22) Protective and Emergency Service																														
8) Drive-In Food Service	23) Public Park																														
9) Eating and Drinking Establishment	24) Public Utility																														
10) Farm Implement Sales, Services and Assembly	25) Rapid Drive-Through Vehicle Service																														
11) Gas Bar	26) Spectator Entertainment Establishment																														
12) General Retail Store	27) Truck, Mobile Home and Farm Equipment Sales/Rentals																														
13) General Storage	28) Utility Service																														
14) Government Service	29) Warehouse Sales																														
15) Greenhouse, Plant and Tree Nursery																															
<p>14.3 Conditional Uses</p> <table border="0"> <tr><td>1) Amusement Establishment</td><td>10) Hotel</td></tr> <tr><td>2) Auctioneering Establishment</td><td>11) Indoor Participant Recreation Service</td></tr> <tr><td>3) Automotive and Equipment Repair Shop</td><td>12) Motel</td></tr> <tr><td>4) Automotive and Recreational Vehicle Sales</td><td>13) Outdoor Participant Recreation Service</td></tr> <tr><td>5) Bulk Storage Facility</td><td>14) Private Club</td></tr> <tr><td>6) Commercial School</td><td>15) Recycling Depot</td></tr> <tr><td>7) Equipment Rentals and Sales</td><td>16) Religious Assembly</td></tr> <tr><td>8) General Contractor Service</td><td>17) Service Station</td></tr> <tr><td>9) General Industrial</td><td>18) Tourist Campsite</td></tr> </table>		1) Amusement Establishment	10) Hotel	2) Auctioneering Establishment	11) Indoor Participant Recreation Service	3) Automotive and Equipment Repair Shop	12) Motel	4) Automotive and Recreational Vehicle Sales	13) Outdoor Participant Recreation Service	5) Bulk Storage Facility	14) Private Club	6) Commercial School	15) Recycling Depot	7) Equipment Rentals and Sales	16) Religious Assembly	8) General Contractor Service	17) Service Station	9) General Industrial	18) Tourist Campsite												
1) Amusement Establishment	10) Hotel																														
2) Auctioneering Establishment	11) Indoor Participant Recreation Service																														
3) Automotive and Equipment Repair Shop	12) Motel																														
4) Automotive and Recreational Vehicle Sales	13) Outdoor Participant Recreation Service																														
5) Bulk Storage Facility	14) Private Club																														
6) Commercial School	15) Recycling Depot																														
7) Equipment Rentals and Sales	16) Religious Assembly																														
8) General Contractor Service	17) Service Station																														
9) General Industrial	18) Tourist Campsite																														
<p>14.4 Site Regulations Permitted and Conditional Uses</p> <table border="0"> <tr><td>1) Site Area</td><td>N/A</td></tr> <tr><td>2) Floor Area Ratio</td><td>max. 1.00</td></tr> <tr><td>3) Site Width</td><td>min. 30.48 m. (100.00 ft.)</td></tr> <tr><td>4) Front Yard</td><td>7.62 m. (25.00 ft.)</td></tr> <tr><td>5) Rear Yard</td><td>7.62 m. (25.00 ft.)</td></tr> <tr><td>6) Side Yard</td><td>3.05 m. (10.00 ft.)</td></tr> <tr><td>7) Building Height</td><td>max. 12.19 m. (40.00 ft.); 3.00 storeys</td></tr> </table>	1) Site Area	N/A	2) Floor Area Ratio	max. 1.00	3) Site Width	min. 30.48 m. (100.00 ft.)	4) Front Yard	7.62 m. (25.00 ft.)	5) Rear Yard	7.62 m. (25.00 ft.)	6) Side Yard	3.05 m. (10.00 ft.)	7) Building Height	max. 12.19 m. (40.00 ft.); 3.00 storeys	<p>14.5 Site Regulations Accessory Uses and Buildings</p> <table border="0"> <tr><td>1) Site Area</td><td>N/A</td></tr> <tr><td>2) Floor Area Ratio</td><td>N/A</td></tr> <tr><td>3) Site Width</td><td>N/A</td></tr> <tr><td>4) Front Yard</td><td>7.62 m. (25.00 ft.)</td></tr> <tr><td>5) Rear Yard</td><td>7.62 m. (25.00 ft.)</td></tr> <tr><td>6) Side Yard</td><td>3.05 m. (10.00 ft.)</td></tr> <tr><td>7) Building Height</td><td>max. 6.10 m. (20.00 ft.)</td></tr> </table>	1) Site Area	N/A	2) Floor Area Ratio	N/A	3) Site Width	N/A	4) Front Yard	7.62 m. (25.00 ft.)	5) Rear Yard	7.62 m. (25.00 ft.)	6) Side Yard	3.05 m. (10.00 ft.)	7) Building Height	max. 6.10 m. (20.00 ft.)		
1) Site Area	N/A																														
2) Floor Area Ratio	max. 1.00																														
3) Site Width	min. 30.48 m. (100.00 ft.)																														
4) Front Yard	7.62 m. (25.00 ft.)																														
5) Rear Yard	7.62 m. (25.00 ft.)																														
6) Side Yard	3.05 m. (10.00 ft.)																														
7) Building Height	max. 12.19 m. (40.00 ft.); 3.00 storeys																														
1) Site Area	N/A																														
2) Floor Area Ratio	N/A																														
3) Site Width	N/A																														
4) Front Yard	7.62 m. (25.00 ft.)																														
5) Rear Yard	7.62 m. (25.00 ft.)																														
6) Side Yard	3.05 m. (10.00 ft.)																														
7) Building Height	max. 6.10 m. (20.00 ft.)																														

14.6 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 Residential Zone.
- 2) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required 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 adjacent sites and public roadways.
- 3) Any fuel storage areas established on the site shall comply with the regulations of Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 4) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 5) Buildings, structures and hedges adjacent to Provincial Highways shall be setback in accordance with *The Highway Protection Act* and *The Highways and Transportation Department Act*.
- 6) A Dwelling Unit is allowed only in conjunction with a Permitted or Conditional Commercial Use development when it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.

Industrial Zones

15.0 Industrial Zones

15.1 Purpose

The Industrial Zones established in this Bylaw are intended to provide sufficient land for various types of industrial business developments in the Municipality in keeping with the provisions of the *RM of Fisher Basic Planning Statement*.

15.2 Industrial Zones

The following Industrial Zones are hereby established:

- 1) IG: General Industrial Zone

SECTIONS INDUSTRIAL
15-16 ZONES

16.0 IG: General Industrial Zone

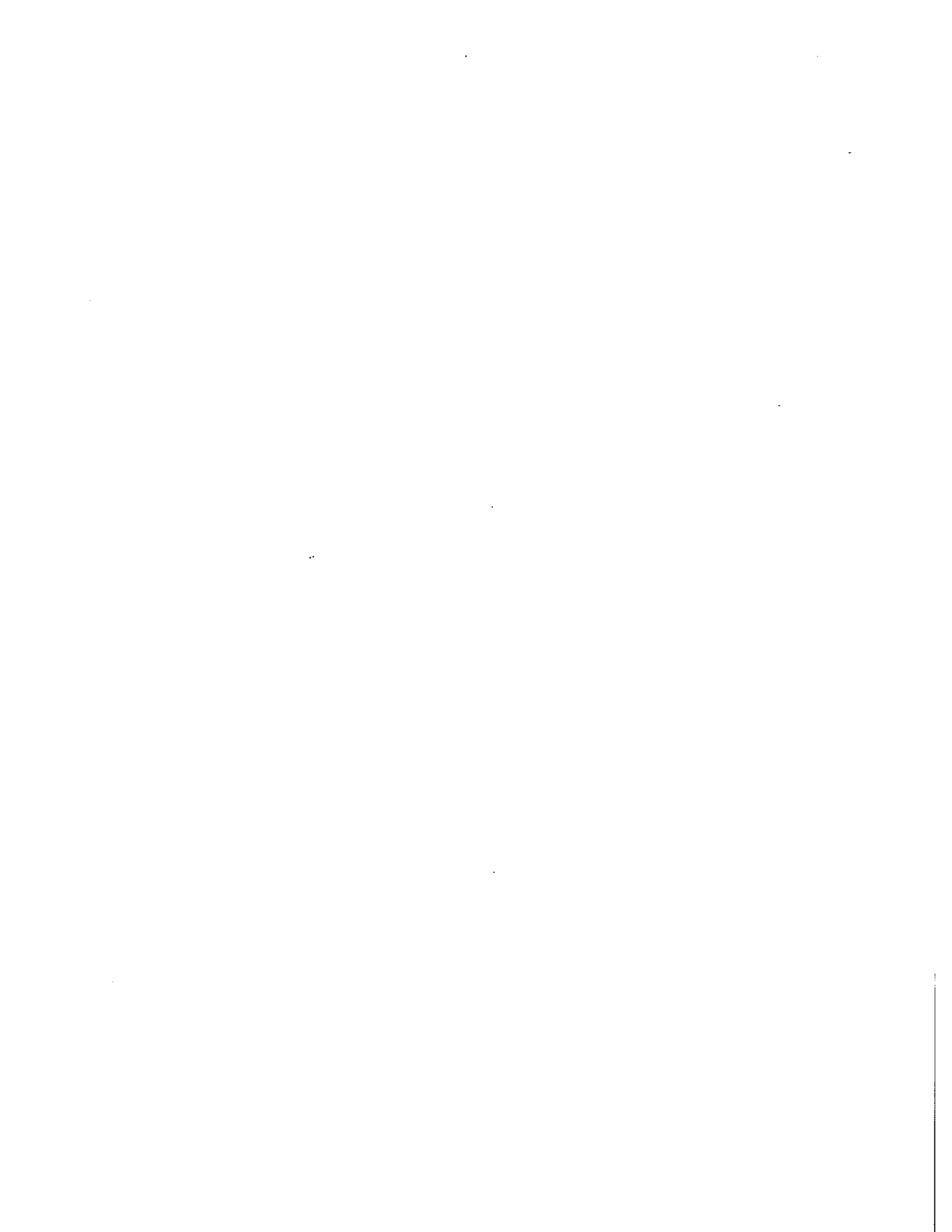
16.1 General Purpose

To establish a Zone for general industrial operations.

16.2 Permitted Uses	
1) Agri-Business	19) Health Service
2) Agriculture Support Industry	20) Household Repair Service
3) Amusement Establishment	21) Indoor Participant Recreation Service
4) Automotive and Equipment Repair Shop	22) Light Industrial
5) Automotive and Recreational Vehicle Sales	23) Limited Contractor Service
6) Bulk Storage Facility	24) Mobile Catering Food Service
7) Business Support Service	25) Non-Accessory Parking
8) Commercial School	26) Professional, Financial and Office Support Service
9) Convenience Vehicle Rentals	27) Protective and Emergency Service
10) Custom Manufacturing Establishment	28) Public Park
11) Drive-In Food Service	29) Public Utility
12) Eating and Drinking Establishment	30) Rapid Drive-Through Vehicle Service
13) Equipment Rentals and Sales	31) Religious Assembly
14) Fleet Service	32) Service Station
15) Funeral Service	33) Spectator Entertainment Establishment
16) Gas Bar	34) Truck, Mobile Home and Farm Equipment Sales/Rentals
17) General Storage	35) Utility Service
18) Government Service	36) Warehouse Sales
16.3 Conditional Uses	
1) Auctioneering Establishment	6) Motel
2) General Contractor Service	7) Outdoor Participant Recreation Service
3) General Industrial	8) Personal Service Shop
4) Hotel	9) Private Club
5) Industrial Vehicle and Equipment Sales/Rentals	10) Recycling Depot
16.4 Site Regulations Permitted and Conditional Uses	16.5 Site Regulations Accessory Uses and Buildings
1) Floor Area Ratio max. 1.00	1) Floor Area Ratio N/A
2) Front Yard min. 7.62 m. (25.00 ft.)	2) Front Yard min. 7.62 m. (25.00 ft.)
3) Side Yard min. 3.05 m. (10.00 ft.)	3) Side Yard min. 3.05 m. (10.00 ft.)
4) Building Height max. 12.19 m. (40.00 ft.); 3.00 storeys	4) Building Height max. 6.10 m. (20.00 ft.)

16.6 Additional Regulations for Permitted and Conditional Uses

- 1) Where a site abuts the property line of an existing Residential Zone, a 15.24 m. (50.00 ft.) landscaped yard is required.
- 2) When outside storage of goods and materials is required:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) 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 Development Officer.
- 3) Any fuel storage areas established on the site shall comply with the regulations of Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
- 4) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
- 5) The operation of all uses shall comply with all environmental and public health standards of the Province of Manitoba. If the Development Officer determines that a proposed use may conflict with these standards, the application shall be referred to the appropriate Provincial Department(s) prior to issuing a development permit.
- 6) A Dwelling Unit is allowed only in conjunction with a Permitted or Conditional Commercial Use development when it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.



Agricultural Zones



17.0 Agricultural Zones

17.1 Purpose

The Agricultural Zones established in this Bylaw are intended to designate lands in the Municipality that in time will become suitable for a wide range of agricultural and agricultural-related developments in keeping with the provisions of the *RM of Fisher Basic Planning Statement*.

17.2 Agricultural Zones

The following Agricultural Zones are hereby established:

- 1) AG: General Agricultural Zone
- 2) AI: Intensive Agricultural Zone

18.0 AG: General Agricultural Zone

18.1 General Purpose

To provide a Zone for general agricultural uses or other uses that is related to or compatible with agriculture.

18.2 Permitted Uses

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

18.3 Conditional Uses

- | | |
|---|---|
| 1) Agri-Business | 10) General Industrial |
| 2) Agricultural Implement Sales and Service | 11) Government Service |
| 3) Aircraft Landing Field | 12) Light Industrial |
| 4) Auctioneering Establishment | 13) Livestock Production Operation Producing more than 400 Animal Units |
| 5) Bed and Breakfast Home | 14) Natural Resource Development |
| 6) Bulk Storage Facility | 15) Outdoor Amusement Establishment |
| 7) Cemetery | 16) Outdoor Participant Recreation Service |
| 8) Community Recreation Service | 17) Recycling Depot |
| 9) General Contractor Service | 18) Tourist Campsite |

18.4 Site Regulations for Agricultural Activities-Permitted and Conditional Uses

- | | |
|--------------------|------------------------------|
| 1) Site Area | min. 32.38 ha. (80.00 acres) |
| 2) Site Width | min. 91.44 m. (300.00 ft.) |
| 3) Front Yard | min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard | min. 15.24 m. (50.00 ft.) |
| 5) Side Yard | min. 15.24 m. (50.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 10.67 m. (35.00 ft.) |
| 8) Dwelling Area | N/A |
| 9) Dwelling Width | N/A |

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

- | | |
|--------------------|----------------------------|
| 1) Site Area | min. 0.8 ha. (2.00 acres) |
| 2) Site Width | min. 61.00 m. (200.00 ft.) |
| 3) Front Yard | min. 22.86 m. (75.00 ft.) |
| 4) Rear Yard | min. 7.62 m. (25.00 ft.) |
| 5) Side Yard | min. 7.62 m. (25.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 10.67 m. (35.00 ft.) |
| 8) Dwelling Area | N/A |
| 9) Dwelling Width | N/A |

18.6 Site Regulations Accessory Uses and Buildings

- | | |
|--------------------|----------------------------|
| 1) Site Area | N/A |
| 2) Site Width | N/A |
| 3) Front Yard | min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard | min. 15.24 m. (50.00 ft.) |
| 5) Side Yard | min. 15.24 m. (50.00 ft.) |
| 6) Site Coverage | N/A |
| 7) Building Height | max. 6.10 m. (20.00 ft.) |
| 8) Dwelling Area | N/A |
| 9) Dwelling Width | N/A |

18.7 Additional Regulations for Permitted and Conditional Uses

- 1) The maximum building height regulation of 10.67 m. (35.00 ft.) shall not apply to buildings or structures that are accessory to a Farm.
- 2) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.
- 3) For new residential lots which are created as per Policy A.3(2) in the *RM of Fisher Basic Planning Statement*:
 - a) the minimum Site Area shall be 0.80 ha. (2.00 acres);
 - b) the minimum Site Width shall be 60.96 m. (200.00 ft.); and
 - c) the minimum Front Yard shall be 22.86 m. (75.00 ft.).
- 4) A Dwelling Unit, including a Single Family Dwelling, Two Family Dwelling and Mobile Home Dwelling, is allowed when on the same site with a Permitted or Conditional Use development where, in the opinion of Council, the dwelling is essential for the maintenance, operation and care of the Permitted or Conditional Use.
- 5) A Home Occupation shall be developed in accordance with Section 54.0 of this Bylaw.
- 6) A Livestock Production Operation shall be developed in accordance with Section 57.0 of this Bylaw.

SECTIONS AGRICULTURAL
17-19 ZONES

19.0 AI: Intensive Agricultural Zone

19.1 General Purpose

To provide a Zone for intensive agricultural uses or other uses that is related to or compatible with agriculture.

19.2 Permitted Uses

- | | |
|---|---|
| 1) Agricultural Activities | 12) Home Occupation |
| 2) Agricultural Crop Protection Warehouse | 13) Livestock Production Operation Producing up to and including 800 Animal Units |
| 3) Agriculture Product Storage | 14) Private Education Service |
| 4) Agriculture Support Industry | 15) Protective and Emergency Service |
| 5) Animal Shelter and Veterinary Service | 16) Public Park |
| 6) Communal Farm Dwelling | 17) Public Utility |
| 7) Equestrian Establishment | 18) Small Animal Breeding and Boarding Establishment |
| 8) Farm Produce Outlet | 19) Specialized Agriculture |
| 9) Farmstead Dwelling | 20) Utility Service |
| 10) Forestry Use | 21) Wildlife and Conservation Reserve |
| 11) Home Industry | |

19.3 Conditional Uses

- | | |
|---|---|
| 1) Agri-Business | 7) General Contractor Service |
| 2) Agricultural Implement Sales and Service | 8) General Industrial |
| 3) Aircraft Landing Field | 9) Light Industrial |
| 4) Auctioneering Establishment | 10) Livestock Production Operation Producing more than 800 Animal Units |
| 5) Bulk Storage Facility | 11) Single Family Dwelling |
| 6) Cemetery | |

19.4 Site Regulations for Agricultural Activities-Permitted and Conditional Uses

- | |
|---|
| 1) Site Area min. 32.38 ha. (80.00 acres) |
| 2) Site Width min. 91.44 m. (300.00 ft.) |
| 3) Front Yard min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard min. 15.24 m. (50.00 ft.) |
| 5) Side Yard min. 15.24 m. (50.00 ft.) |
| 6) Site Coverage N/A |
| 7) Building Height max. 10.67 m. (35.000 ft.) |
| 8) Dwelling Area N/A |
| 9) Dwelling Width N/A |

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

- | |
|--|
| 1) Site Area min. 0.8 ha. (2.00 acres) |
| 2) Site Width min. 61.00 m. (200.00 ft.) |
| 3) Front Yard min. 22.86 m. (75.00 ft.) |
| 4) Rear Yard min. 7.62 m. (25.00 ft.) |
| 5) Side Yard min. 7.62 m. (25.00 ft.) |
| 6) Site Coverage N/A |
| 7) Building Height max. 10.67 m. (35.00 ft.) |
| 8) Dwelling Area N/A |
| 9) Dwelling Width N/A |

19.6 Site Regulations Accessory Uses and Buildings

- | |
|---|
| 1) Site Area N/A |
| 2) Site Width N/A |
| 3) Front Yard min. 38.10 m. (125.00 ft.) |
| 4) Rear Yard min. 15.24 m. (50.00 ft.) |
| 5) Side Yard min. 15.24 m. (50.00 ft.) |
| 6) Site Coverage N/A |
| 7) Building Height max. 6.10 m. (20.00 ft.) |
| 8) Dwelling Area N/A |
| 9) Dwelling Width N/A |

SECTIONS AGRICULTURAL
17-19 ZONES

19.7 Additional Regulations for Permitted and Conditional Uses

- 1) The maximum building height regulation of 10.67 m. (35.00 ft.) shall not apply to buildings or structures that are accessory to a Farm.
- 2) Water supply and sewage disposal shall be provided in accordance with the *Manitoba Environment Act*.
- 3) For new residential lots which are created as per Policy A.3(2) in the *RM of Fisher Basic Planning Statement*:
 - a) the minimum Site Area shall be 0.80 ha. (2.00 acres);
 - b) the minimum Site Width shall be 60.96 m. (200.00 ft.); and
 - c) the minimum Front Yard shall be 22.86 m. (75.00 ft.).
- 4) A Dwelling Unit, including a Single Family Dwelling, Two Family Dwelling and Mobile Home Dwelling, is allowed when on the same site with a Permitted or Conditional Use development where, in the opinion of Council, the dwelling is essential for the maintenance, operation and care of the Permitted or Conditional Use.
- 5) A Home Occupation shall be developed in accordance with Section 54.0 of this Bylaw.
- 6) A Livestock Production Operation shall be developed in accordance with Section 57.0 of this Bylaw.

Community Service Zones

20.0 Community Service Zones

20.1 Purpose

The Community Service Zones established in this Bylaw are intended to provide sufficient land for developments of either a public or private nature that provide services to the Municipality and are in keeping with the provisions of the *RM of Fisher Basic Planning Statement*.

20.2 Community Service Zones

The following Community Service Zones are hereby established:

- 1) I: Institutional Zone
- 2) PR: Parks and Recreation Zone

21.0 I: Institutional Zone

21.1 General Purpose

To provide a Zone for public and privately owned facilities of an institutional, government or community service nature.

<p>21.2 Permitted Uses</p> <table border="0"> <tr> <td>1) Child Care Service</td> <td>7) Public Education Service</td> </tr> <tr> <td>2) Community Recreation Service</td> <td>8) Public Library and Cultural Exhibit</td> </tr> <tr> <td>3) Government Service</td> <td>9) Public Park</td> </tr> <tr> <td>4) Health Service</td> <td>10) Public Utility</td> </tr> <tr> <td>5) Private Education Service</td> <td>11) Religious Assembly</td> </tr> <tr> <td>6) Protective and Emergency Service</td> <td>12) Utility Service</td> </tr> </table>		1) Child Care Service	7) Public Education Service	2) Community Recreation Service	8) Public Library and Cultural Exhibit	3) Government Service	9) Public Park	4) Health Service	10) Public Utility	5) Private Education Service	11) Religious Assembly	6) Protective and Emergency Service	12) Utility Service
1) Child Care Service	7) Public Education Service												
2) Community Recreation Service	8) Public Library and Cultural Exhibit												
3) Government Service	9) Public Park												
4) Health Service	10) Public Utility												
5) Private Education Service	11) Religious Assembly												
6) Protective and Emergency Service	12) Utility Service												
<p>21.3 Conditional Uses</p> <ol style="list-style-type: none"> 1) Cemetery 2) Eating and Drinking Establishment, only when integrated with another Permitted or Conditional Use development 3) Extended Medical Treatment Service 4) Indoor Participant Recreation Service, only when integrated with another Permitted or Conditional Use development 5) Institutional Residence 6) Outdoor Participant Recreation Service, only when integrated with another Permitted or Conditional Use development 7) Private Club 8) Tourist Campsite 													
<p>21.4 Site Regulations Permitted and Conditional Uses</p> <ol style="list-style-type: none"> 1) Floor Area Ratio max. 1.00 2) Front Yard min. 7.62 m. (25.00 ft.) 3) Rear Yard min. 7.62 m. (25.00 ft.) 4) Side Yard min. 3.05 m. (10.00 ft.) 5) Corner Side Yard min. 4.57 m (15.00 ft.) 6) Building Height max. 10.67 m. (35.00 ft.); 3.00 storeys 	<p>21.5 Site Regulations Accessory Uses and Buildings</p> <ol style="list-style-type: none"> 1) Floor Area Ratio N/A 2) Front Yard min. 12.19 m. (40.00 ft.) 3) Rear Yard min. 7.62 m. (25.00 ft.) 4) Side Yard min. 3.05 m. (10.00 ft.) 5) Corner Side Yard min. 4.57 m (15.00 ft.) 6) Building Height max. 6.10 m. (20.00 ft.) 												

22.0 PR: Parks and Recreation Zone

22.1 General Purpose

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

<p>22.2 Permitted Uses</p> <ol style="list-style-type: none"> 1) Child Care Service 2) Community Recreation Service 3) Indoor Participant Recreation Service 4) Outdoor Participant Recreation Service 5) Protective and Emergency Service 5) Public Library and Cultural Exhibit 6) Public Park 7) Public Utility 	
<p>22.3 Conditional Uses</p> <ol style="list-style-type: none"> 1) Eating and Drinking Establishment, only when integrated with another Permitted or Conditional Use development 2) Government Service 3) Spectator Entertainment Establishment 4) Tourist Campsite 5) Utility Service 	
<p>22.4 Site Regulations Permitted and Conditional Uses</p> <ol style="list-style-type: none"> 1) Floor Area Ratio N/A 2) Front Yard min. 7.62 m. (25.00 ft.) 3) Rear Yard min. 7.62 m. (25.00 ft.) 4) Side Yard min. 3.05 m. (10.00 ft.) 5) Corner Side Yard min. 4.57 m (15.00 ft.) 6) Building Height max. 10.67 m. (35.00 ft.); 3.00 storeys 	<p>22.5 Site Regulations Accessory Uses and Buildings</p> <ol style="list-style-type: none"> 1) Floor Area Ratio N/A 2) Front Yard min. 12.19 m. (40.00 ft.) 3) Rear Yard min. 7.62 m. (25.00 ft.) 4) Side Yard min. 3.05 m. (10.00 ft.) 5) Corner Side Yard min. 4.57 m (15.00 ft.) 6) Building Height max. 6.10 m. (20.00 ft.)



PART III



GENERAL ADMINISTRATIVE CLAUSES

23.0 Authority and Responsibility of the Development Officer

23.1 Establishment and Appointment

The Development Officer shall be any person appointed by Council to occupy the position of Development Officer.

23.2 Development Officer Duties and Responsibilities

The Development Officer:

- 1) Shall review each development permit application to ascertain whether it conforms to the adopted *RM of Fisher Basic Planning Statement* and amendments thereto, all applicable regulations and information regulations of this Bylaw and amendments thereto, and other Municipal Bylaws, the conditions of any caveat, covenant, site plan, 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 Bylaw, or shall refuse an application for development of a Permitted Use if the development does not comply with the regulations of this Bylaw unless he/she uses his/her discretion pursuant to Section 23.3 of this Bylaw.
- 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, in the case of a development permit for a temporary signs or portable sign, specify the length of time that permit remains in effect.

- 6) Shall receive, review and process variation, permitted use and conditional use order applications.
- 7) Shall perform other such duties as described or implied elsewhere in this Bylaw or required by Council.
- 8) A person who is unsatisfied with a decision or order of the Development Officer may request Council to review the decision or order by written notice within 14 days after the person receives the decision or order.
- 9) After giving the person a reasonable opportunity to be heard, Council may confirm, vary, substitute or cancel the order or decision.

23.3 Variance to Regulations

The Development Officer may approve, with or without conditions, a minor variation not to exceed 10.00 percent of the regulations of this Bylaw governing front, side, rear or any other yard regulations.

23.4 Public Inspection of Applications

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

23.5 Maintenance and Inspection of Bylaw

The Development Officer shall:

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

24.0 Responsibilities of Council

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

- 1) The enactment of this Bylaw.
- 2) Administering and enforcing those provisions of the Act, where applicable.

- 3) Considering the adoption or rejection of proposed amendments or the repeal of this Bylaw.
- 4) Approving or rejecting variation order applications.
- 5) Approving or rejecting conditional use applications and may revoke the authorized conditional use for any violation of any conditions imposed by it.
- 6) Establishing a schedule of fees.

25.0 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 Development Officer shall in any way relieve the owner of the responsibility of complying with the regulations of this Bylaw or of any relevant Bylaws of the RM of Fisher.
- 2) Every owner shall:
 - a) permit the Development Officer to enter any building or premises for the purpose of administering or enforcing this Bylaw at all reasonable times and with the consent of the owner in accordance with Sections 84 and 85 of the *Act*;
 - b) after the development application has been approved and the permit issued, notify the Development 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, sewers or water supply systems, plumbing, signs, blasting, street, occupancy, electrical, highways, and all other permits required in connection with the proposed work.

26.0 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

26.1 Class A Development (No Development Permit Required)

No development permit is required under this Bylaw for the developments listed below, provided that such developments shall comply with the Permitted Use and regulations of this Bylaw. For a development listed below, the Development 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 Development 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 or sign, 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 or sign is removed within thirty days of substantial completion or as determined by the Development Officer.
- 8) Demolition of a development only where a development permit has been issued for a new development on the same site, and the demolition of the existing development is explicit or implicit in that permit.
- 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.

- 10) When a change in land use is from one agricultural activity to another.

27.0 Development Permit Application Submissions

27.1 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 Sections 27.2, 27.3 and 27.4 of this Bylaw, and any information specifically required pursuant to the regulations of the applicable land use Zone or any other Section of this Bylaw and until the applicant has paid the appropriate fee.
- 2) Notwithstanding Section 27.1(1), the Development 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.
- 3) The Development 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 Bylaw.
- 4) A building permit for an accessory building cannot be issued unless a building 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 Development Officer from thereafter requiring the correction of errors, nor from prohibiting the development being carried out when the same is in violation of this Bylaw.
- 6) Where an application for a development permit is determined to contain incorrect information, no development permit shall be issued until such information is corrected by the applicant.
- 7) Any development permit issued on the basis of incorrect information contained in the application shall be invalid.
- 8) Unless otherwise specified in this Bylaw, 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 Development Officer may approve, and shall be fully dimensioned, accurately figured, explicit and complete.

27.2 Class B (Permitted Use) Developments Excluding Signs

The following information shall be submitted with an application for Class B (Permitted Use) development, 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 Report on 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.

SECTIONS 23-34 GENERAL ADMINISTRATIVE CLAUSES

- 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 Development 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.

27.3 Class C (Conditional Use) Developments Excluding Signs

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) The applicant's name, signature, address and interest in the land.
- 2) A plan showing the location of adjacent buildings and structures indicating the approximate height and number of storeys.
- 3) A description of the exterior finishing materials to be used.
- 4) A written statement and other supportive material explaining the proposed development.

27.4 Sign Developments

The following information shall be submitted, in duplicate, with an application for a Sign Development, 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 a 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.

28.0 Special Information Regulations

28.1 Slope and Soil Information

- 1) When an application for a development permit is submitted to the Development Officer for the development of a site abutting a water course and Municipal drain, the Development Officer may require, in consultation with the Municipal Engineer, 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 Development Officer.
- 2) Notwithstanding anything contained herein, the Development 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 by the registered Professional Engineer certifying that the foundations proposed for the development were designed with full knowledge of the soil conditions and the proposed siting of the development upon this site.

- 3) The Development Officer may require the submission of a detailed engineering study as outlined in Section 28.1(2) of this Bylaw prior to the issuance of a Development Permit at any location within the Municipality which in the opinion of the Development Officer or Municipal Engineer has unstable soil conditions.
- 4) The Development Officer, having required a detailed engineering study of the soil conditions may, acting on the advice of the Municipal Engineer, apply conditions to the approval of the development permit to prevent erosion and to stabilize soil conditions.

29.0 Conditions Attached to a Development Permit

- 1) The Development Officer may impose, with respect to a Permitted Use, such conditions as are required to ensure compliance with this Bylaw.
- 2) Council may, with respect to a Conditional Use, impose such conditions as deemed appropriate, having regard to the regulations of this Bylaw, other municipal regulations, and matters raised at the Conditional Use Hearing.
- 3) The Development Officer or Council may, as a condition of issuing a development permit, require the applicant to make satisfactory arrangements for the supply of water, electric power, sewer service, 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 Development 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, 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;
 - 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 pay any sewer or water costs; and
 - e) to repair or reinstate, or to pay for the repair or reinstatement, to

original condition, any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise harmed by development or building operations upon the site.

- 5) The Development Officer or Council may require any agreement entered into pursuant to Section 29.0(4) to be caveated against the title to the site at the Land Titles Office.

30.0 Enforcement and Penalties

30.1 Offenses

- 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 Bylaw; commits an offense.
- 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 Bylaw; or
 - b) in contravention of a condition of a development permit issued under this Bylaw; commits an offense.

30.2 Penalties

- 1) Fines and penalties will be imposed as per Sections 80 and 81 of the *Act*.

30.3 Suspension or Revocation of the Development Permit

- 1) The Development 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 Development Officer so requiring, and shall not resume such development unless a permit has been issued or the permit reinstated.

31.0 Rezoning Amendments

31.1 Text Amendments

- 1) Any person applying to amend Parts I, II, III and IV of this Bylaw shall apply in writing to the Development Officer, furnishing reasons in support of the application and requesting that the Development 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 Bylaw, the Council shall require him/her to submit his/her application to the Development Officer in accordance with the provisions of this Section before it considers the amendment proposed by such person.

31.2 Rezoning Applications

- 1) Any person applying to amend Part II of this Bylaw to change the land use Zone governing any land shall apply in writing to the Development Officer and submit the following to the Development Officer:
 - a) a Report on Title which has been issued not later than thirty days prior to the receipt of the amendment application by the Development 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, 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.

31.3 Review and Processing of Amendments

- 1) Upon receipt of an application for a rezoning amendment, the Development Officer shall forward the application to Council for review.
- 2) If Council deems it appropriate to give the application first reading, the Development 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 *RM of Fisher Basic Planning Statement* 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, services such as water and sewage systems, and other utilities 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 Development Officer shall prepare a written report on the proposed amendment and advise the applicant of the hearing date.
- 4) The Development Officer, in his/her discretion, may present for the consideration of Council any proposed amendment to this Bylaw, and the proposed amendment shall be accompanied by the report and recommendation of the Development Officer.

- 5) Council, in its discretion, may initiate any amendment to this Bylaw, and prior to the approval of any amendment, Council may refer the proposal to the Development Officer for his/her report and recommendation.
- 6) Every rezoning application shall be accompanied by the required fee as set out by 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 Bylaw, a Development and/or Zoning Agreement fee.

31.4 Notification of Amendments

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

32.0 Subdivisions

- 1) Notwithstanding Sections 33.0 and 34.0 below, no parcel of land shall hereafter be divided into sites, unless each site conforms to the regulations on the Zone in which the site is located.
- 2) 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.
- 3) In addition to the regulations contained herein, all subdivisions shall conform to the provisions of the *RM of Fisher Basic Planning Statement*, and the provisions of the *Act*, where applicable.

33.0 Conditional Uses

- 1) An owner or his/her agent may file an application to use land for a use listed as a Conditional Use in this Bylaw.
- 2) An application for approval of a Conditional Use shall be filed with the Development Officer and shall be in such form and accompanied by such information and fees as determined by Council.

- 3) Council shall request the Development Officer to prepare a written report that identifies potential impacts. This includes how the proposed use may impact the general character of the area, overall safety and general welfare, municipal services, vehicle and pedestrian circulation, and financial implications.
- 4) Prior to consideration by Council of a conditional use application, the Development Officer shall place a public notice in compliance with the Act.
- 5) 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) buffering measures such as 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; and
 - e) requiring the applicant to upgrade certain municipal services.
- 6) 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 an additional period not exceeding twelve months.

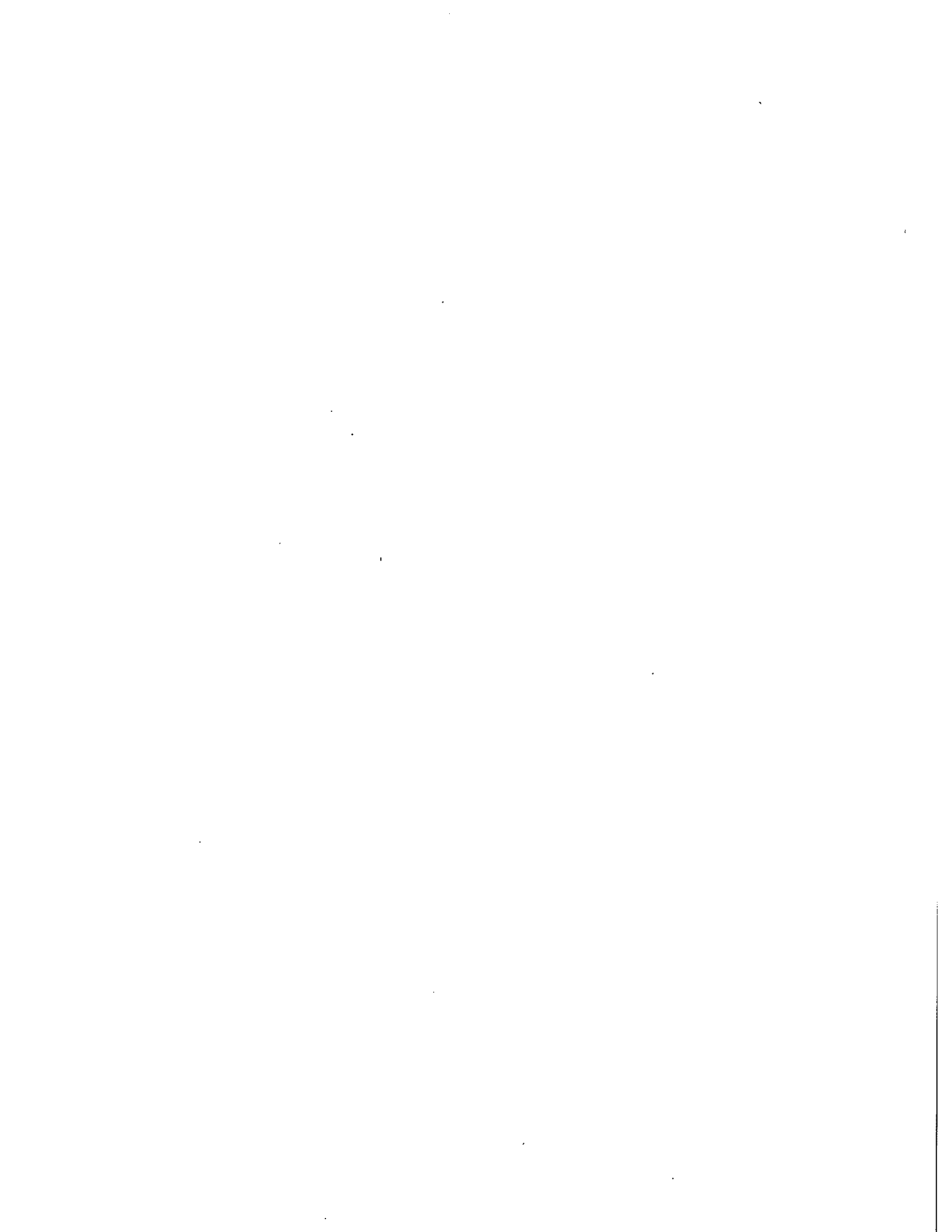
34.0 Variation Orders

- 1) Any person who is of the opinion that this Bylaw 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 Development Officer, and shall be in such form and accompanied by such information and fees as determined by the Development Officer or Council.
- 3) Prior to consideration by Council of a proposed variance, the Development Officer shall place a public notice in compliance with the Act.

- 4) An application for a Variation Order shall be processed and approved or rejected in accordance with the provisions of the Act. Council shall request the Development Officer to prepare a written report that assesses the merits and implications of the proposed application.

- 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 an additional period not exceeding twelve months.

GENERAL DEVELOPMENT REGULATIONS



35.0 Applicability

The General Development Regulations apply to any development on any site, irrespective of the Zone in which it is located.

36.0 Yards on Corner Sites and Double Fronting Sites in Residential Zones

- 1) In the case of a corner site, the Front Yard shall be the Yard abutting the Front Lot Line.
- 2) Notwithstanding Section 36.0(1), the Development Officer may require any corner site to provide an additional Front Yard or Yards other than that required, having regard to the orientation and access of any development, and the Front Yard regulations of adjacent properties.
- 3) The Developer Officer may require a Double Fronting Site to provide a Front Yard on each public roadway, other than a lane, in accordance with the Front Yard regulations of the Zone in which the site is located, provided that at least one Front Yard shall be provided.

37.0 Projection into Yards

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

- 1) Uncovered walks, wheelchair ramps, trellises, flag poles, lighting fixtures and lamp posts.
- 2) Verandas, porches, eaves, shade projections, unenclosed steps, chimney or parts of a chimney, belt courses, sills, together with any other architectural features which, in the opinion of the Development 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 provisions of this Bylaw, provided it shall not be in a required Front Yard.
- 6) A parking area when comprised of parking spaces required under this Bylaw,

provided that no parking area in any Zone shall be located within the required Front Yard. This shall not prohibit the use of a required Front Yard for such walkways and driveways as the Development Officer considers necessary.

38.0 Objects Prohibited or Restricted in Residential Zones

- 1) No person shall keep in any part of a site in any Residential Zone:
 - a) any commercial vehicle, loaded or unloaded, of a maximum weight exceeding 6,804.00 kg. (15,000.00 lb.) gross vehicle weight;
 - b) any dismantled or wrecked vehicle for more than fourteen consecutive days;
 - c) any object or chattel which, in the opinion of the Development Officer or Council, is unsightly or tends to adversely affect the amenities of the area; or
 - d) any above-ground or below-ground bulk fuel storage tanks.

39.0 Fences

39.1 Residential Zones

A fence on a Residential property:

- 1) Shall not include electric fences or barbed wire fences.
- 2) Shall not be higher, measured from the general ground level 0.50 m. (1.64 ft.) back of the property line of the site on which the fence is to be constructed, than:
 - a) 2.00 m. (6.56 ft.) for the portion of a fence that does not extend beyond the foremost portion of the principal building abutting the Front Yard, nor beyond the foremost portion of the principal building where it abuts a Side Yard abutting a flanking public roadway other than a lane; and
 - b) 1.00 m. (3.28 ft.) for the portion of a fence that does extend beyond the foremost portion or portions of the principal building on the site.
- 3) Notwithstanding the above, the height of a fence can be increased or decreased at the discretion of the Development Officer to account for the grade of surrounding properties.

39.2 Other Uses

A fence on all other properties excluding those designated either *AG- General Agricultural Zone* or *AI- Intensive Agricultural Zone*:

- 1) Shall not include electric fences or barbed wire fences.
- 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 located on a public or private education service site, utility service site or public park shall be 3.05 m. (10.00 ft.), excepting chain link fences for which there shall be no height limitation.
- 4) Notwithstanding the above, in any Industrial Zone:
 - a) the maximum height of a fence located in a Rear Yard shall be 2.44 m. (8.00 ft.); and
 - b) outside storage shall not be allowed to project above the height a fence.
- 5) Notwithstanding Section 39.2(1) to Section 39.2(4), the height of a fence can be increased or decreased at the discretion of the Development Officer to account for the grade of surrounding properties.

40.0 Accessory Uses and Buildings

40.1 Accessory Uses and Building: General

- 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.

40.2 Accessory Buildings in Non-Residential Zones

- 1) Accessory Buildings in Non-Residential Zones shall be subject to the regulations for that Zone.
- 2) Notwithstanding Section 40.2(1) above, the maximum height of an accessory development on a site which abuts a site in a Residential Zone shall not be greater than the height of principal buildings permitted in the abutting Residential Zone.

40.3 Accessory Buildings in Residential Zones

In a Residential Zone:

- 1) An accessory building or structure shall not be used as a Dwelling.
- 2) 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 Bylaw applicable to the main building; and
 - b) where the accessory building is detached from the main building, it shall not be located closer than 3.05 m. (10.00 ft.) clear of all projections to the main building, nor shall it be located closer than the front wall of the main building.

40.4 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 Development Officer.
- 2) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than six months and may not be renewed for more than two successive periods 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) shall not be used for human habitation, except as temporary accommodation for a caretaker, watchman or construction workers; and
- c) shall not be detrimental to the public health, safety, convenience and general welfare, nor detract from the aesthetic value of the neighbourhood.

41.0 Temporary Additional Dwelling or Mobile Home

41.1 Intent

It is the intent of this Section to provide standards and conditions for the placement of a removable, single detached dwelling on the same site as the principal dwelling for occupancy by an elderly parent(s) or other family member(s) requiring or providing care and assistance.

41.2 Temporary Additional Dwelling or Mobile Home: General Regulations

- 1) Only owner-occupiers of the principal dwelling are permitted to install a temporary additional dwelling or mobile home.
- 2) The temporary additional dwelling or mobile home shall be placed on a concrete pad and post foundation only, and is to be removed upon the cessation of the occupancy for which it is intended.
- 3) The temporary additional dwelling or mobile home shall comply with all site regulations applicable to the Zone in which the principal dwelling is located.
- 4) The installation of a temporary additional dwelling or mobile home shall comply with the regulations of any appropriate federal, provincial or municipal legislation.
- 5) Council may impose additional conditions on the installation of a temporary additional dwelling or mobile home deemed necessary to protect adjoining properties.

42.0 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 6.10 m. (20.00 ft.).

43.0 Height

- 1) In determining whether a development conforms to the maximum height permissible in any Zone, 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 or other 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 Development Officer.

44.0 Access to Sites

- 1) All access locations and curb crossings shall require the approval of the Development Officer or Municipal Engineer. Permits for development adjacent to PTH 17 and PTH 68 may be required from the Highway Traffic Board and Manitoba Highways and Government Services.

45.0 Landscaping

45.1 Landscaping in a Commercial Zone

- 1) A landscaping plan is required and no landscaping work shall be commenced unless the landscaping plan is approved by the Development 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 provisions of Section 45.1(2), the Development 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) The owner shall be responsible for landscaping and proper maintenance.

46.0 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 provisions of this Bylaw applicable to the Zone 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 Development Officer deems necessary.

47.0 Parking

- 1) When any new development is proposed, including a change of use of existing development, or when any existing development is substantially 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 as follows:

**TABLE 47.0.1
Off Street Parking Regulations**

Zoning Use Class	Number of Parking Spaces Required
Residential and Residential Related Use Classes	
Multiple Family Dwelling	1.20/Dwelling Unit
Two Family Dwelling	1.00/Dwelling Unit
Single Family Dwelling	1.00/Dwelling Unit
Institutional Residence	1.00/each 2 Dwelling or Sleeping Units
Bed and Breakfast Home	1.00/Sleeping Accommodation
Commercial Use Classes	
Hotel and Motel	1.00/Guest Room or Sleeping Unit
Eating and Drinking Establishment	1.00/4 Seats or 1.00/9.29 sq. m. (100.00 sq. ft.) of floor area, whichever is greater
Convenience and General Retail Stores	1.00/18.60 sq. m. (200.00 sq. ft.) of floor area
All Other Commercial Establishments	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 or 1.00/5 employees, whichever is greater
Basic Service Use Classes and Community, Educational, Recreational and Cultural Service Use Classes	
Indoor Participant Recreation Service, Religious Assembly, Outdoor Participant Recreation Service, Private Club, Public Library and Cultural Exhibit, and Community Recreation Service	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
Extended Medical Treatment Service	2.00/Bed
Public and Private Education Service	1.50/Classroom, plus 1.00/each 9.29 sq. m. (100.00 sq. ft.) of floor area devoted to public use
Government Service	1.00/51.10 sq. m. (550.00 sq. ft.) of floor area
Child Care Service	1.00/2 Employees
Funeral Service	1.00/5 Seating places

- 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 Development 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.

48.0 Signs

48.1 General

- 1) No person shall erect a sign without first obtaining a development permit from the Development Officer and no development permit to erect a sign shall be issued unless all the sign provisions of this Bylaw have been satisfied.
- 2) Where provisions of this Bylaw are inconsistent with the regulations respecting signs on or near public highways made or administered by the Manitoba Department of Highways and Government Services, the more restrictive regulations shall apply.
- 3) Signs are considered accessory uses and shall be developed in accordance with Section 40.0 of this Bylaw.
- 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 Development 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; and
 - c) is not related to any business upon the site where the sign is located.

48.2 Abandoned and Unlawful Signs

- 1) Where a Development Officer finds a sign to be abandoned, the Development Officer may, after resolution of Council, by notice in writing or by registered mail, order the registered owner, the person in possession of the land 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 provisions of this Bylaw, 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 provision of this Bylaw, 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:
 - a) the issuance of an offense ticket pursuant to this Bylaw by either the Development Officer or Council; or
 - b) 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.

48.3 Sign Regulations

- 1) No signs shall be erected in a Residential Zone except those expressly provided for in this Section.
- 2) 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 Development Officer or Council, be similar as to proportion, materials, and placement such that they present a pleasing architectural appearance.
- 3) Signs shall be developed in accordance with the following regulations:

**TABLE 48.3.1
Signage Regulations**

Zoning Use Class	Type of Sign	Maximum Sign Area
Residential, Residential Related and Agricultural Use Classes	Identification Sign	0.37 sq. m. (4.00 sq. ft.)
	Real Estate Sign	1.49 sq. m. (16.00 sq. ft.)
Commercial and Industrial Use Classes	Sign Attached to a Building	The total sign area per business shall not exceed 20.00 percent of the building face for each business (with only the wall of a building which faces a street being eligible), to a maximum of 9.29 sq. m. (100.00 sq. ft.) for single occupancy and a combined maximum of 27.87 sq. m. (300.00 sq. ft.) for multiple occupancy
	Free Standing Sign	9.29 sq. m. (100.00 sq. ft.) per business to a maximum total sign area per site of 18.58 sq. m. (200.00 sq. ft.) for multiple occupancy
	If both Attached and Free Standing Signs are used	The maximum combined total sign area shall not exceed 13.94 sq. m. (150.00 sq. ft.) shall apply for single occupancy sites and 37.16 sq. m. (400.00 sq. ft.) for multiple occupancy sites of three or more businesses
Basic Service Use and Community, Educational, Recreational and Cultural Service Use Classes	Free Standing Sign and/or Sign attached to a building	2.32 sq. m. (25.00 sq. ft.) when in a Residential Zone or abutting a Residential Zone and 4.65 sq. m. (50.00 sq. ft.) in other Zones

49.0 Off Street Loading

- 1) When any new development is proposed including a change of use of existing development, or when any existing development is substantially enlarged or increased in capacity, off-street vehicular loading and unloading spaces shall be provided.

50.0 General Performance Standards

- 1) In any development, the design, use of exterior finishing materials and construction shall be to the satisfaction of the Development 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 Development 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.

51.0 Development Restricted

51.1 Restricted Lot Occupancy

- 1) Unless specifically permitted, no more than one dwelling unit is permitted on a lot.

51.2 Noxious or Offensive Uses

- 1) Notwithstanding anything herein contained, no use shall be permitted in any Zone which may be offensive or objectionable unless satisfactory measures are undertaken to mitigate or eliminate such effects.

51.3 Land Unsuitable for Development

- 1) Notwithstanding the provisions contained in this Bylaw, the Development Officer or Council may prohibit or restrict the development of an area of land for a use permitted in a Zone if the area has been identified either by Council or other agencies as being subject to flooding, erosion, bank instability, landslide, subsidence, marshy or unstable, or otherwise hazardous or unsuitable for the proposed development and use by virtue of its soil or topography.

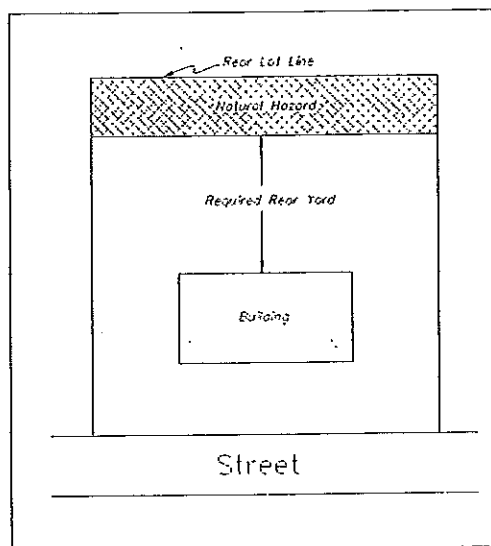


Figure 11.
Yard Requirements Concerning
Natural Hazards

51.4 Dwelling Setback from Waste Disposal Grounds and Lagoons

- 1) No dwelling shall be located within 400.00 m. (1,312.34 ft.) of the boundary of any active waste disposal ground or sewage lagoon unless approval has been obtained from the Department of Conservation.

51.5 Multiple Uses

- 1) Where any land, building or structure is used for more than one purpose, all provisions of the Bylaw relating to each use shall apply. Where there is a conflict such as in the case of site area and frontage, the more restrictive regulations shall prevail, except as otherwise approved by Council.

51.6 Side Yard Exceptions

- 1) For the purpose of side yard regulations, the following dwellings that have common party walls shall be considered as one building occupying one site: two family dwellings, semi-detached dwellings, and multiple family dwellings. Side yard regulations shall not apply along the common party walls.

52.0 Streets

52.1 Future Road Allowance Deemed Existing

- 1) 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 Bylaw as if the said future road allowance was already in existence.

SPECIAL LAND USE PROVISIONS

53.0 Applicability

The Special Land Use Provisions apply to the uses listed irrespective of the Zone in which they are located. Where these Provisions appear to be in conflict with the Zone regulations in which the use is either a Permitted or a Conditional Use, the Special Land Use Provisions shall take precedence and shall be applied in addition to the regulations in the Zone.

54.0 Home Occupations

A Home Occupation located within any Residential Zones shall comply with the following regulations:

- 1) There shall be no outdoor business activity, or storage of material or equipment associated with the home occupation.
- 2) The home occupation shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristics of the Zone in which it is located.
- 3) The home occupation is carried on by the members of the family residing at the same dwelling unit with up to one employee allowed.
- 4) Any exterior display or advertisement for the home occupation must be approved by the Development Officer. The home occupation may have one identification sign not exceeding 0.14 sq. m. (1.50 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.
- 5) There shall be no mechanical or electrical equipment used which creates noise, or visible and audible interference in radio or television reception in adjacent Dwellings.
- 6) The home occupation shall be operated as a secondary use only, and shall not change the principal character or external appearance of the Dwelling involved.
- 7) 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.).

- 8) The home occupation shall not be permitted if such use would be more appropriately located in a Commercial or Industrial Zone having regard for, among other matters, potential traffic generation and potential interference with the residential character of the area.
- 9) In addition to the information regulations of Section 27.0 of this Bylaw, each application for a development permit for the home occupation shall include a description of the office use to be undertaken at the premise and an indication of where any materials, equipment or vehicles associated with the office use are to be stored.
- 10) A permit for a home occupation is not transferable to a new homeowner.
- 11) If the home occupation is used for instructional classes, there shall not be more than eight pupils at a time.
- 12) The selling of retail goods related to the home occupation is allowed.

55.0 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 0.37 sq. m. (4.00 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 establishment shall be operated by a live-in owner as a secondary use only, have a maximum of eight accommodation units, and shall not change the principal residential character or external appearance of the dwelling.
- 4) Guest stays are limited to less than fourteen days.
- 5) Meals shall be limited to the occupants of the dwelling and resident guests with no cooking facilities allowed in guest rooms.
- 6) Catering to social functions is not permitted.

- 7) In addition to the parking regulations for the primary use, one additional on-site parking space shall be provided for each accommodation unit.
- 8) Approved smoke alarms shall be required:
 - a) in every sleeping room in the bed and breakfast home; and
 - b) in the common corridor of every storey or floor level, even if no sleeping accommodation 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.
- 9) An approved 2.22 kg. (4.90 lb.) multi-purpose portable fire extinguisher shall be visibly mounted near the kitchen exit door, preferably the door leading directly outdoors.

56.0 Private and Semi-Private Swimming Pools

- 1) Private and semi-private swimming pools shall meet Provincial Government regulations and:
 - a) shall be considered as being accessory to a Permitted Use and shall be developed in accordance with Section 40.0 of this Bylaw;
 - b) shall not be located closer than 1.52 m. (5.00 ft.) to any side or rear lot line, nor shall they be constructed beyond the foremost portion or portions of the principal building on the site;
 - c) shall be completely enclosed with a vertical board fence, with no vertical or horizontal supports that would facilitate climbing, or a chain link fence not less than No. 12 gauge galvanized steel wire, or a minimum No. 14 gauge steel wire covered with a vinyl or other approved coating forming a total thickness equivalent to No. 12 galvanized wire, with a mesh not greater than 0.51 cm. (0.20 in.) or other suitable barrier, constructed or erected in accordance with the following:
 - i) fences shall have a minimum height of 1.83 m. (6.00 ft.) and a maximum height of 2.00 m. (6.56 ft.), including gates, which shall be self-closing and equipped with a lockable latch to prevent unauthorized entry; and
 - ii) there shall be no openings other than an entry to a building or a gate and it shall be constructed so as to prevent a child from crawling under either the fence or gate.

57.0 Livestock Production Operations

57.1 General

- 1) When considering permit applications for Livestock Production Operations, the Development Officer and Council shall consider:
 - a) the type of operation and the type of livestock;
 - b) the size of the livestock operation;
 - c) the proposed manure management system (i.e. type of facility, handling and storage, etc.);
 - d) the proposed manure disposal system (i.e. manure spreading sites, manure application methods, land base, etc.);
 - e) the proposed manure application rates to ensure they match the crop nutrient regulations;
 - f) topographical, physical and natural features of the area (i.e. treed, windbreaks, open crop, soil types, water table, etc.);
 - g) the direction of the prevailing winds for each season (the prevailing wind can vary between seasons) and air drainage (i.e. odour drift due to slope);
 - h) neighbouring land uses and the distances to non-compatible land uses;
 - i) the groundwater and soil conditions to ensure that the proposed site for manure storage is suitable for the type of storage planned; and
 - j) the Farm Practices Guidelines and Livestock Manure and Mortalities Management Regulation 42/98.

57.2 Livestock Production Operations Producing up to and Including 400 Animal Units

- 1) All new or expanding Livestock Production Operations that produce up to and including 400 Animal Units shall comply with the following regulations:
 - a) meet or exceed all applicable Provincial and Federal Government environmental and health regulations in force at the time of the permit application;
 - b) obtain a development or building permit from the RM of Fisher prior to any development activity taking place on the site;
 - c) meet or exceed any applicable site regulations;
 - d) have an adequate land base to carry out the proposed Livestock Production Operation;
 - e) manure retention areas must conform to all applicable Provincial and

- Federal Government regulations concerning the design and operation of manure storage facilities;
- f) site regulations shall be in accordance with Table 57.2.1 below:

**TABLE 57.2.1
Livestock Siting Regulations**

Animal Units	Maximum Number of Residences (Within 1 mile)*	Minimum Distance			
		From Single Residence		From Designated Residential or Recreational Area	
		To Earthen Storage	To Buildings	To Earthen Storage	To Buildings
10 to 100	18	200.00 m. (656.17 ft.)	100.00 m. (328.08 ft.)	800.00 m. (2,624.67 ft.)	530.00 m. (1,738.85 ft.)
101 to 200	16	300.00 m. (984.25 ft.)	150.00 m. (492.13 ft.)	1,200.00 m. (3,937.01 ft.)	800.00 m. (2,624.67 ft.)
201 to 400	14	400.00 m. (1,312.34 ft.)	200.00 m. (656.17 ft.)	1,600.00 m. (5,249.34 ft.)	1,070.00 m. (3,510.50 ft.)

* Applies to new livestock production operations only.

57.3 Livestock Production Operations Producing More Than 400 Animal Units

- 1) All new and expanding Livestock Production Operations that produce more than 400 Animal Units shall comply with the regulations outlined in Sections 57.1 and 57.2, as well as the following regulations:
- a) the manure management system for controlling odour shall be designed to prevent offensive odours from forming and shall control the release of odours into the air so that any nuisance is minimized;
 - b) to control odour, manure in an open pit storage shall be covered either by barley straw, plastic sheathing or other appropriate methods as recommended by Federal or Provincial Government officials; and
 - c) all totally enclosed housing shall have properly designed and adjustable ventilation systems.

57.4 Residential Separation Distance

- 1) A residential separation distance of 500.00 m. (1,640.24 ft.) shall be maintained between any dwelling and any livestock building or corral where livestock in excess of 100 animal units are confined, fed or raised. The dwelling of the operator of the livestock production operation shall be

excluded from this regulation.

57.5 Development Permit Applications

- 1) For Livestock Production Operations that produce more than 400 Animal Units, in addition to the standard development application submission regulations, the applicant shall also submit the following information:
 - a) a detailed description of the proposed operation;
 - b) the corporate identity and proof of property ownership;
 - c) a legal description of the land on which the proposed development is to occur, by lot, block, subdivision and registered plan numbers;
 - d) the owner's (and applicant if different from owner) name, address, signature and interest in the land;
 - e) plans, specifications and descriptions, prepared or approved by an agricultural engineer or other qualified professional for:
 - i) the housing facilities including manure storage;
 - ii) the storage facilities including storage odour control; and
 - iii) the land application of manure;
 - f) a site plan showing the location of housing, storage and other facilities relative to the boundaries of the site;
 - g) a report from the Eastern Interlake Regional Technical Review Committee indicating whether the proposed Livestock Production Operation complies with the Farm Practices Guidelines for Producers in Manitoba and the Livestock Manure and Mortalities Management Regulation 42/98 under the *Environment Act*;
 - h) a letter signed by the applicant and agricultural engineer (or other qualified professional) certifying the contents of all information submitted as part of the application; and
 - i) the appropriate application fee including public notification costs.

57.6 Animal Units

- 1) An animal unit shall be determined on the basis of Table 57.6.1 in Appendix 1, or as determined by the Province of Manitoba.

57.7 Conditional Use Hearing

- 1) Council will not set a conditional use hearing date until all of the development permit application information regulations as specified in Section 57.5 has been submitted by the applicant.

- 2) Prior to any hearing of an application for a conditional use permit to establish a Livestock Production Operation in the *AG-General Agricultural Zone* or *AI-Intensive Agricultural Zone*, Council shall give notice of the hearing, by registered mail, to all residents and property owners within the distance specified in Table 57.7.1 of the boundaries of the proposed Livestock Production Operation and shall advise the resident or property owner of the date, time and place of the hearing and the intent of the application. The applicant shall be responsible for all public advertising costs.

TABLE 57.7.1
Conditional Use Permit - Public Notification Regulations

Animal Units	General Agricultural Zone	Intensive Agricultural Zone
401-600	1.6 km. (1.0 mile)	Not Applicable
601-800	2.4 km. (1.5 miles)	Not Applicable
801-1200	3.2 km. (2.0 miles)	3.2 km. (2.0 miles)
1200 Plus	4.8 km. (3.0 miles)	4.8 km. (3.0 miles)

- 3) An application for a Conditional Use Permit shall be processed and approved or rejected in accordance with the Act. If warranted, Council may want to consider imposing development conditions to ensure that the proposed Livestock Production Operation will not negatively impact the community. This could include:
- a) the regulation for covered manure storage;
 - b) the direct injection of manure;
 - c) additional buffering measures such as increased yard setbacks;
 - d) specific performance standards dealing with odour control, water contamination, manure spreading, composting, etc.;
 - e) the planting of trees or shelterbelts around open storage areas to reduce the movement of air over manure surfaces;
 - f) the construction of a fence around proposed manure storage facilities for safety purposes;
 - g) the owner/applicant upgrading certain municipal services such as roads and ditches;
 - h) that due to soil conditions or high water table, earthen storage facilities are not permitted and that either below ground or above ground storage tanks including but not limited to concrete staves, reinforced cast-in-place concrete, glass lined steel panels or spiral wound coated steel are required.
 - i) a letter of credit related to municipal improvements such as road or

- drainage works; and
- j) liability insurance protecting the municipality from any future legal claim relating to the operation of the Livestock Production Operation.

58.0 Anhydrous Ammonia Facilities

- 1) Anhydrous Ammonia Facilities shall be located at least:
 - a) 792.48 m. (2,600.00 ft.) from residential areas, schools, hospitals, churches and other institutional facilities;
 - b) 1,524.00 m. (5,000.00 ft.) from any town, village or hamlet;
 - c) 304.80 m. (1,000.00 ft.) from the centre line of a provincial highway; and
 - d) 91.44 m. (300.00 ft.) from the edge of arterial highways and provincial roads.

PART IV

THE ZONING DISTRICT MAPS

R. M. of Fisher

Fisher Branch Area



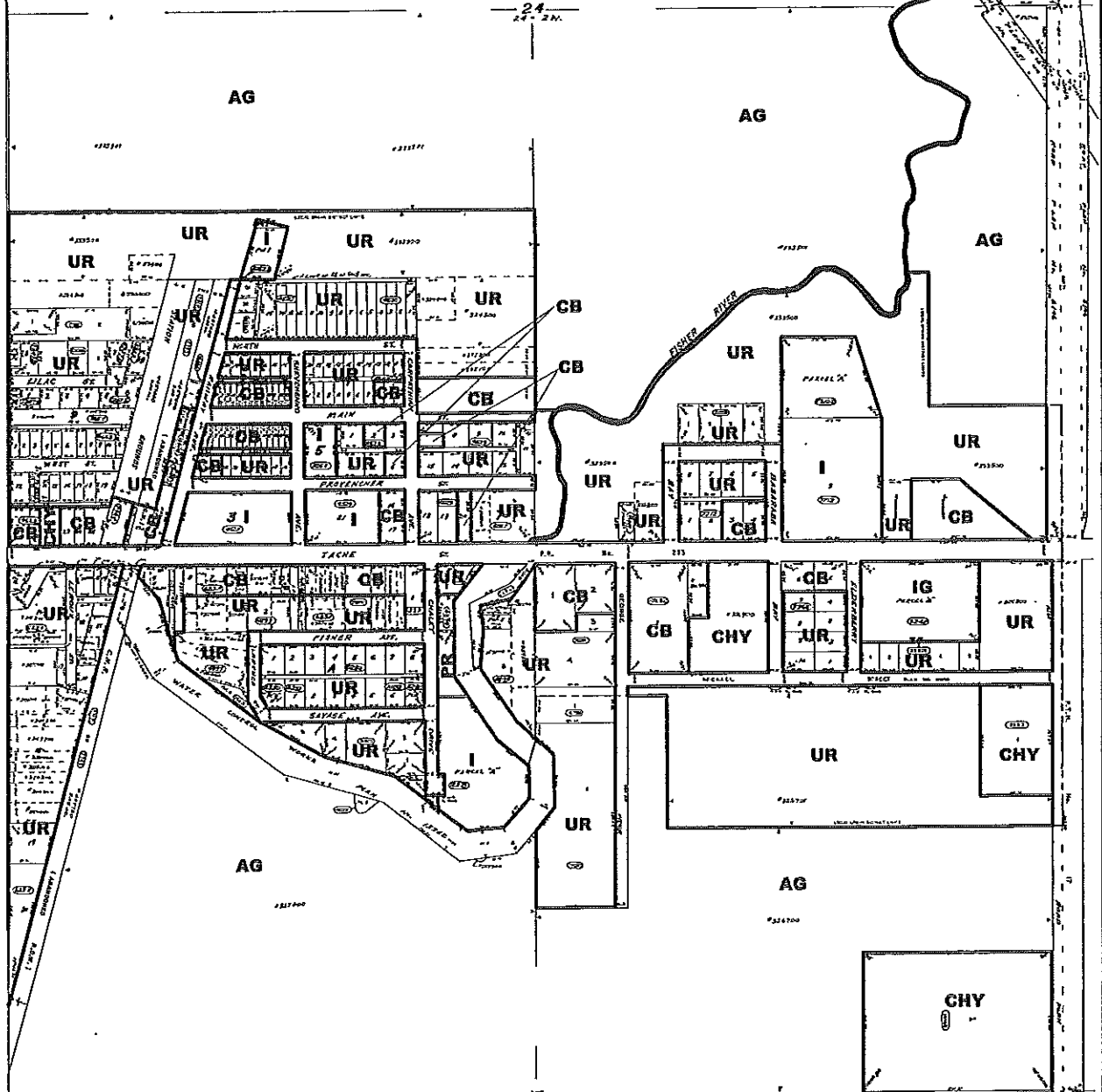
Scale: 1" = 200'

Map No. 1

Revised: 10/15/10

Author: [Name]

Checker: [Name]



MAP 1

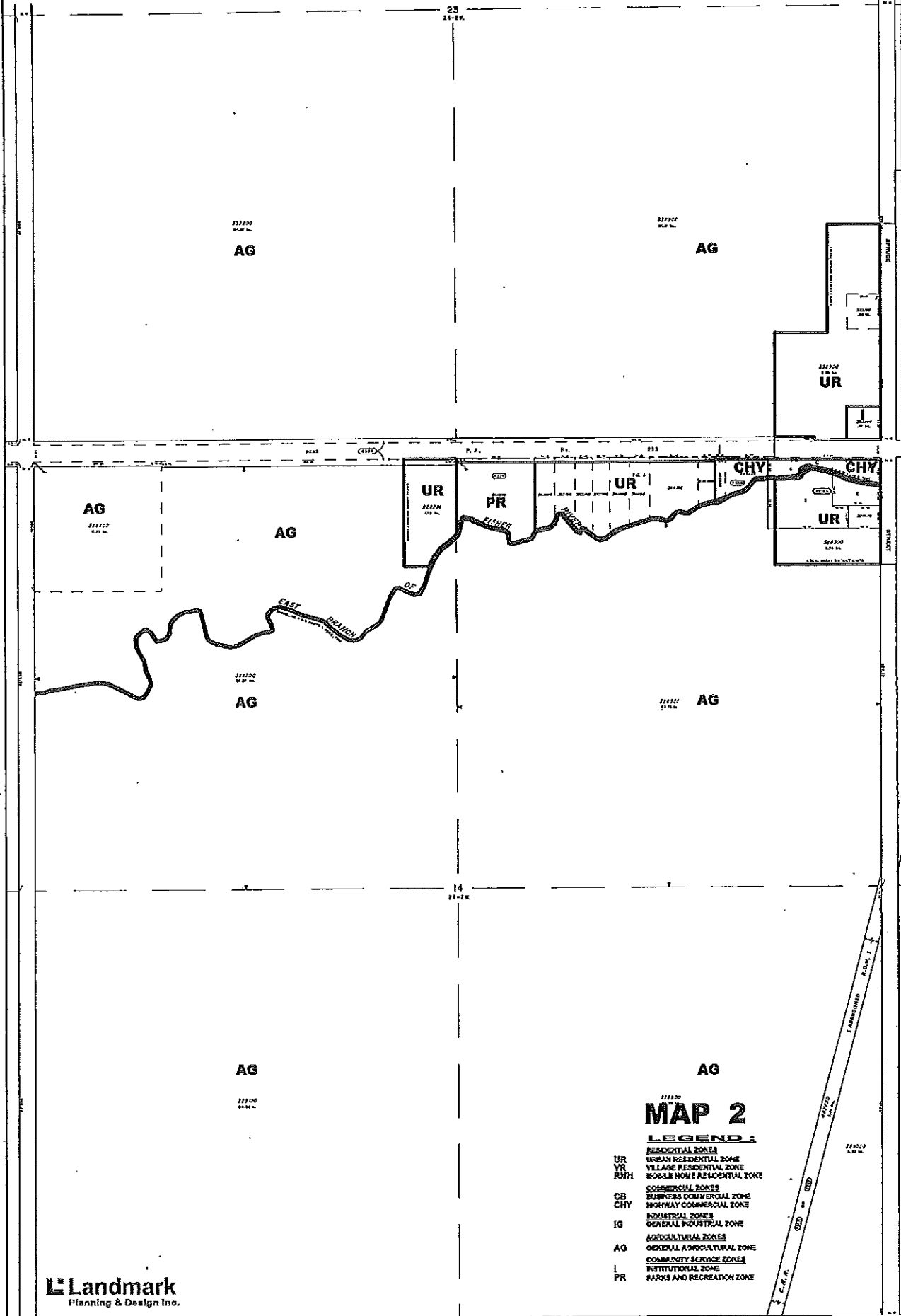
LEGEND :

- RESIDENTIAL ZONES**
- UR URBAN RESIDENTIAL ZONE
- VR VILLAGE RESIDENTIAL ZONE
- RMH MOBILE HOME RESIDENTIAL ZONE
- COMMERCIAL ZONES**
- CB BUSINESS COMMERCIAL ZONE
- CHY HIGHWAY COMMERCIAL ZONE
- INDUSTRIAL ZONES**
- IG GENERAL INDUSTRIAL ZONE
- AGRICULTURAL ZONES**
- AG GENERAL AGRICULTURAL ZONE
- COMMUNITY SERVICE ZONES**
- I INSTITUTIONAL ZONE
- PR PARKS AND RECREATION ZONE

R. M. of Fisher
 — Fisher Branch Area West —



BRIDGE
 RAILROAD
 MUNICIPAL PLANNING
 DISTRICT NO. 1
 DISTRICT NO. 2
 DISTRICT NO. 3
 DISTRICT NO. 4
 DISTRICT NO. 5
 DISTRICT NO. 6
 DISTRICT NO. 7
 DISTRICT NO. 8
 DISTRICT NO. 9
 DISTRICT NO. 10
 DISTRICT NO. 11
 DISTRICT NO. 12
 DISTRICT NO. 13
 DISTRICT NO. 14
 DISTRICT NO. 15
 DISTRICT NO. 16
 DISTRICT NO. 17
 DISTRICT NO. 18
 DISTRICT NO. 19
 DISTRICT NO. 20



MAP 2

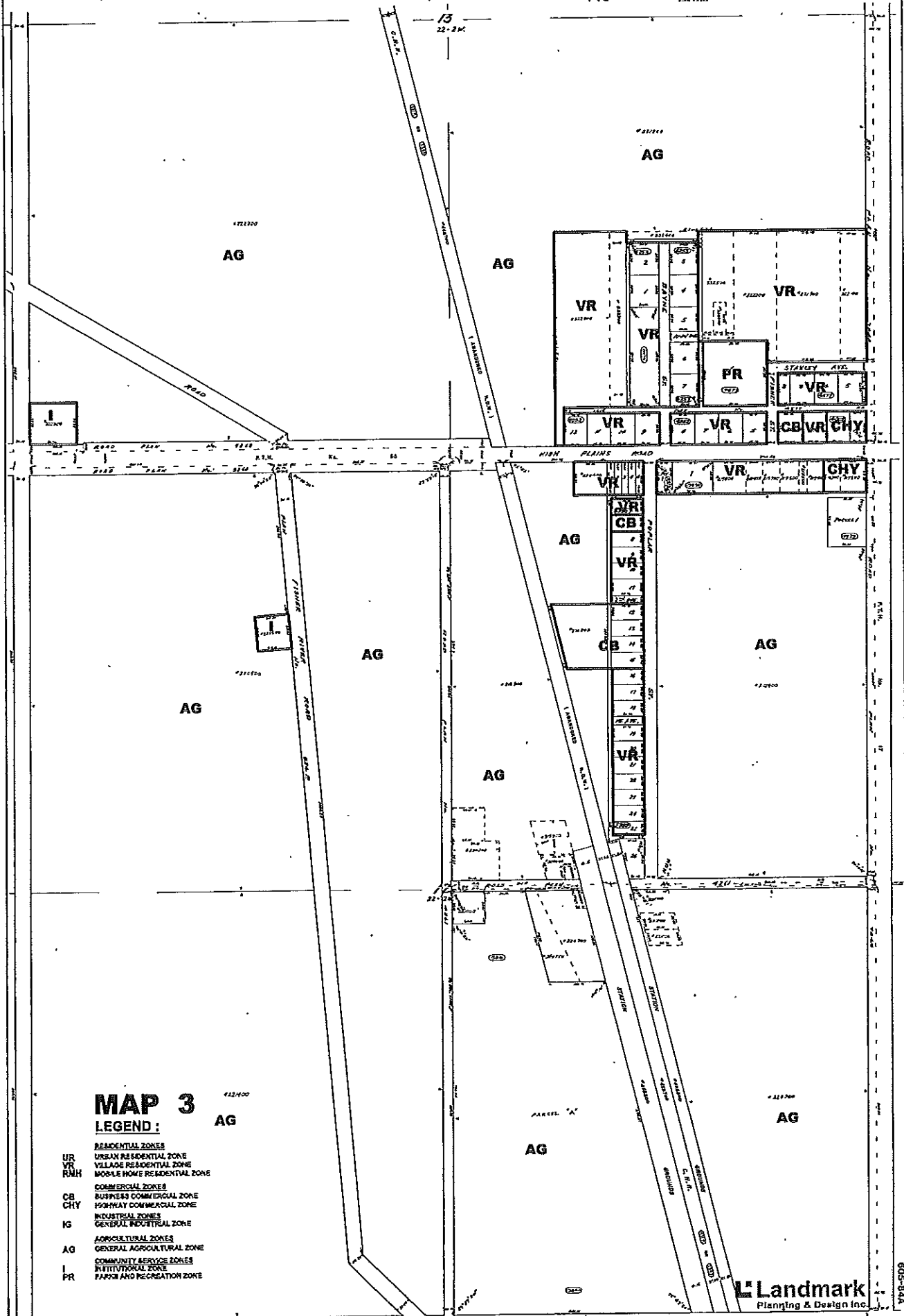
- LEGEND :**
- UR URBAN RESIDENTIAL ZONE
 - VR VILLAGE RESIDENTIAL ZONE
 - RNH MOBILE HOME RESIDENTIAL ZONE
 - CB COMMERCIAL ZONES
 - CHY BUSINESS COMMERCIAL ZONE
 - IG INDUSTRIAL ZONES
 - AG AGRICULTURAL ZONES
 - I COMMUNITY SERVICE ZONES
 - PR PARKS AND RECREATION ZONE

R. M. of Fisher

Poplarfield Area



Scale	Graphic	Graphic
1" = 100'	0 100 200 300 400 500	0 30 60 90 120
1" = 200'	0 200 400 600 800 1000	0 60 120 180 240



MAP 3

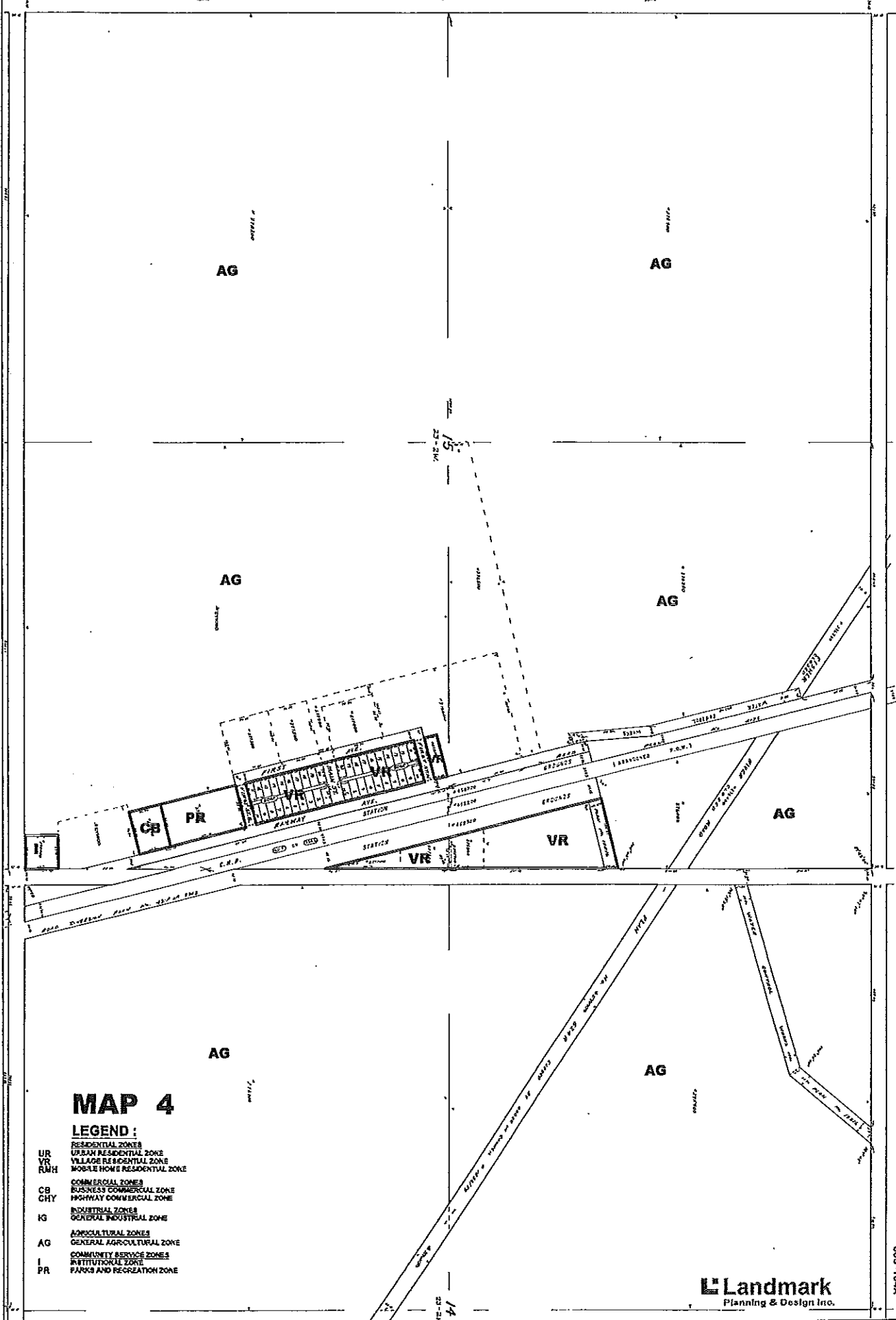
LEGEND:

- REIDENTIAL ZONES**
- UR URBAN RESIDENTIAL ZONE
- VR VILLAGE RESIDENTIAL ZONE
- RMH MODERATE DENSITY RESIDENTIAL ZONE
- COMMERCIAL ZONES**
- CB BUSINESS COMMERCIAL ZONE
- CHY HIGHWAY COMMERCIAL ZONE
- INDUSTRIAL ZONES**
- IG GENERAL INDUSTRIAL ZONE
- AGRICULTURAL ZONES**
- AG GENERAL AGRICULTURAL ZONE
- COMMUNITY SERVICE ZONES**
- I INSTITUTIONAL ZONE
- PR PARK AND RECREATION ZONE

R. M. of Fisher
— Broad Valley Area —



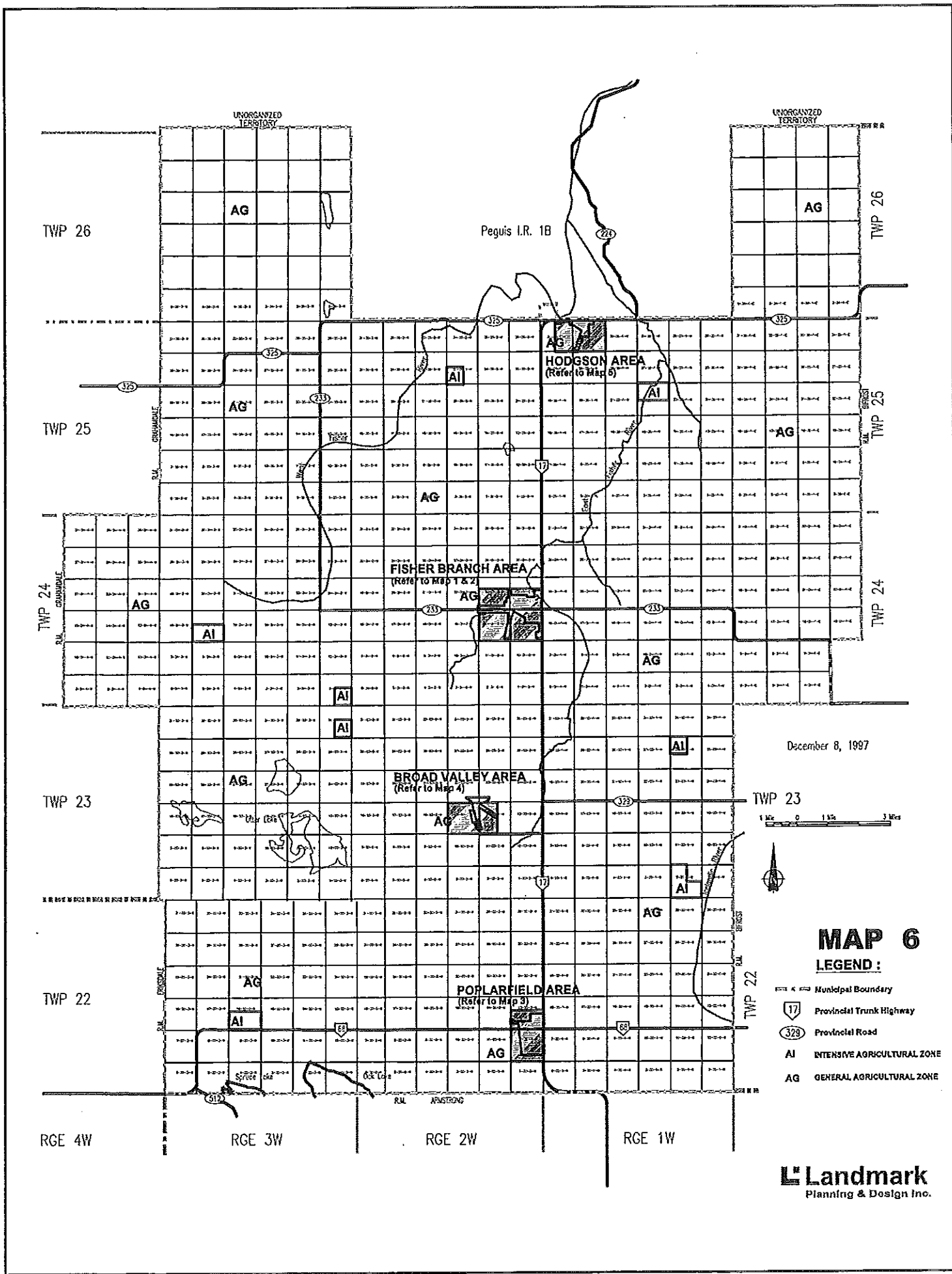
DATE: 11/15/00
BY: [Signature]
CHECKED BY: [Signature]



MAP 4

LEGEND :

- RESIDENTIAL ZONES
- UR URBAN RESIDENTIAL ZONE
- VR VILLAGE RESIDENTIAL ZONE
- RAH WORKING HOME RESIDENTIAL ZONE
- COMMERCIAL ZONES
- CB BUSINESS COMMERCIAL ZONE
- CHY HIGHWAY COMMERCIAL ZONE
- INDUSTRIAL ZONES
- IG GENERAL INDUSTRIAL ZONE
- AGRICULTURAL ZONES
- AG GENERAL AGRICULTURAL ZONE
- COMMUNITY SERVICE ZONES
- I INSTITUTIONAL ZONE
- PR PARKS AND RECREATION ZONE








December 8, 1997

1 Mile 0 1 Mile 3 Miles



MAP 6

LEGEND :

-  Municipal Boundary
-  Provincial Trunk Highway
-  Provincial Road
-  INTENSIVE AGRICULTURAL ZONE
-  GENERAL AGRICULTURAL ZONE

Landmark
Planning & Design Inc.

APPENDIX 1
ANIMAL UNIT INVENTORY LIST



TABLE 57.6.1
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	1.2500	0.8000
Backgrounder	0.5000	2.0000
Summer Pasture/Replacement Heifers	0.6250	1.6000
Feedlot Cattle	0.7690	1.3000
Hogs		
Sows, farrow to finish	1.2500	0.8000
Sows, farrow to weanling	0.3130	3.2000
Sows, farrow to nursery	0.2500	4.0000
Weanlings	0.0330	30.0000
Growers/Finishers	0.1430	7.0000
Boars	0.2000	5.0000
Chickens		
Broilers	0.0050	200.0000
Roasters	0.0100	100.0000
Layers	0.0083	120.0000
Pullets	0.0033	300.0000
Broiler Breeder Pullets	0.0033	300.0000
Broiler Breeder Hens	0.0100	100.0000
Turkeys		
Broilers	0.0100	100.0000
Heavy Toms	0.0200	50.0000
Heavy Hens	0.0100	100.0000
Horses		
Mares, including associated livestock	1.3330	0.7500
Sheep		
Ewes, including associated livestock	0.2000	5.0000
Feeder Lambs	0.0630	16.0000
Other livestock or operation type		
Please inquire with your regional agricultural engineer or livestock specialist		