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PART 3: Zones**3.1 Establishing Zones**

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

Zones	Abbreviation
Community Area	CA
Parks and Open Space	OS
Vehicle Restricted Residential 1	VRR1
Vehicle Restricted Residential 2	VRR2
Vehicle Restricted Residential 3	VRR3
Lakefront Residential	LR
Resort Residential 1	RR1
Resort Residential 2	RR2
Resort Residential 3	RR3

- 3.1.1. The **CA – Community Area Zone** is intended to provide regulation for a centralized mix of civic, residential, commercial, institutional, and recreational uses within the Municipality.
- 3.1.2. The **OS – Parks and Open Space Zone** is intended to provide regulation for public reserve and amenity/institutional areas, either in a natural state, or as developed park areas, trails, and are generally under public ownership.
- 3.1.3. The **VRR1 - Vehicle Restricted Residential 1 Zone** is intended to provide regulation to preserve the historical character of residential uses located within the VRA as identified in Figure 1.
- 3.1.4. The **VRR2 - Vehicle Restricted Residential 2 Zone** is intended to provide regulation to preserve the historical character of residential uses located within the VRA as identified in Figure 1.
- 3.1.5. The **VRR3 - Vehicle Restricted Residential 3 Zone** is intended to provide regulation to preserve the historical character of residential uses on properties located adjacent

or in close proximity to Lake Winnipeg and generally separated from the water by public lands within the VRA as identified in Figure 1.

- 3.1.6. The **LR - Lakefront Residential Zone** is intended to provide regulation for residential uses on properties that generally have ownership of the property up to the water's edge of Lake Winnipeg.
- 3.1.7. The **RR1 – Resort Residential 1 Zone** is intended to provide regulation for residential uses on properties held as larger parcels within the Municipality.
- 3.1.8. The **RR2 – Resort Residential 2 Zone** is intended to provide regulation for residential uses within the Municipality.
- 3.1.9. The **RR3 - Resort Residential 3 Zone** is intended to provide regulation for residential uses on properties located adjacent to Lake Winnipeg within the Municipality.

3.2 Zoning Boundaries

The zones established above in Section 3.1 shall apply within the boundaries of the zones shown on the map in Schedule A following these rules of interpretation:

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

3.3 Permitted and Conditional Uses

The permitted and conditional uses prescribed for parcels within each zone are those set out in the Table 3.1. Where a use is not listed and is not similar to, or accessory to, a permitted or conditional Principal Use, or a permitted or conditional accessory use, the use is not allowed in the zone. Permitted and Conditional Uses are described in the "How To Use This Zoning By-law" section at the beginning of this document.

3.4 Bulk Regulations

No land, building or structure shall be used or occupied, and no building or structure shall be constructed, erected, altered, enlarged, or placed, except in accordance with the bulk requirements described in the bulk regulation tables (Table 3.2) or elsewhere in this by-law.

Table 3.1 Use Table										
P = Permitted C = Conditional * = Use Specific Standards Applies										
Uses	Zones									
Commercial and Industrial Use Classes (Principal Uses)	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Animal Shelter and Veterinary Service	C									
Automobile Service Station	C									
Business Support Service	P									
Contractor's Yard	C ¹									
Custom Manufacturing Establishments	C ¹									
Drive-Through Facility	C ¹									
Eating and Drinking Establishment	C									
Fishing Operation						C				
Garden Centre, Farmer's Market and Produce Stand	P									

¹ – Outside of VRA

Table 3.1 Use Table										
P = Permitted C = Conditional * = Use Specific Standards Applies										
Uses	Zones									
Commercial and Industrial Use Classes (Principal Uses)	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
General Contractor Service	C ¹									
Hotel/Motel	C ¹									
Non-Accessory Parking	C	C								
Office	P									
Retail Sales and Service (General)	C									
Retail Sales and Service (Neighbourhood)	P					C	C	C	C	
Storage (general or self-service)	C									
Trucking Operation	C									

¹ – Outside of VRA

Table 3.1 Use Table										
P = Permitted C = Conditional * = Use Specific Standards Applies										
Uses	Zones									
Natural Resource Use Classes (Principal Uses)	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Natural Area or Wildlife Habitat		P								
Natural Resource Development		C								
Recreation and Assembly Use Classes (Principal Uses)	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Community Centre	P	C	C	C	C	C	C	C	C	
Funeral Service	C									
Indoor Participant Recreation Service	C									
Outdoor Amusement Establishment		C								

Table 3.1 Use Table										
P = Permitted C = Conditional * = Use Specific Standards Applies										
Uses	Zones									
Recreation and Assembly Use Classes (Principal Uses)	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Outdoor Participant Recreation Service		C								
Place of Assembly	C									
Place of Worship	P					C				
Private Camp						P*				4.12
Residential Uses Classes (Principal Uses)	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Dwelling, Single-unit	P		P	P	P	P	P	P	P	
Dwelling, Two-unit	P* ¹									4.4
Dwelling, Multi-unit	C* ¹									4.5
Planned Unit Development						C*	C*	C*	C*	4.12

¹ – Outside of VRA

Table 3.1 Use Table										
P = Permitted C = Conditional * = Use Specific Standards Applies										
Uses	Zones									
Service and Institutional Use Classes (Principal Uses)	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Cemetery	C	C				C				
Child Care Service (group)	P									
Education Service	P									
Emergency Services	P	P	P	P	P	P	P	P	P	
Government Service	P									
Health Service	P									
Public Park	P	P	P	P	P	P	P	P	P	
Public Trail	P	P	P	P	P	P	P	P	P	
Public Utility	P	P	P	P	P	P	P	P	P	
Solid Waste and Recycling Depot		C								

Table 3.1 Use Table										
P = Permitted C = Conditional * = Use Specific Standards Applies										
Uses	Zones									
Accessory Uses	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Accessory Building or Structure	P	C	P	P	P	P	P	P	P	
Bed and Breakfast	P		C*	C*	C*	C*	C*	C*	C*	4.1
Boat Launch						C				
CHILD CARE SERVICE (Home Day Care)	P		C	C	C	C	C	C	C	
Carriage Suite or Coach Suite	P					P*	C*	C*	C*	4.2
Detached Sleeping Quarters	P*		P*	P*	P*	P*	P*	P*	P*	4.3
Erosion Protection Measures (Public Property)		C*			C*				C*	See 2.14
Erosion Protection Measures (Private Property)					P*	P*			P*	See 2.14

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Uses	Zones									
Accessory Uses	CA	OS	VRR1	VRR2	VRR3	LR	RR1	RR2	RR3	Use Specific Standards
Garage	P*			P*	P*	P*	P*	P*	P*	4.6
Garage (Portable)	P*		P*	P*	P*	P*	P*	P*	P*	4.7
Home Based Business	P*		C*	C*	C*	C*	C*	C*	C*	4.8
Hot Tub	P*		P*	P*	P*	P*	P*	P*	P*	4.9
Identification Sign	P*		P*	P*	P*	P*	P*	P*	P*	4.10
Metal Shipping Container	C*	C*	C*	C*	C*	C*	C*	C*	C*	4.11
Mobile Home										
Plant or Tree Nursery	P	C				C	C	C	C	
Swimming Pool		C*				C*	C*	C*	C*	4.14

Table 3.2 Bulk Standards Table

ZONE	USE TYPE	MINIMUM STANDARD								MAXIMUM STANDARD	
		SITE AREA (sq. ft)	SITE WIDTH (ft)	FRONT YARD SETBACK (ft)	SIDE YARD (ft)		REAR YARD (ft)	DWELLING AREA (sq. ft)	BUILDING SEPARATION (ft)	HEIGHT (ft)	SITE COVERAGE (%/sq. ft)
					INTERIOR	CORNER					
CA	PRINCIPAL	15,000	150	30	15	20	25	500	-	28	40%
	ACCESSORY	-	-	60	5	10	5	-	10	20	
OS	PRINCIPAL	15,000	100	30	10	15	25	500	-	28	25%
	ACCESSORY	-	-	60	5	10	5	-	10	16	
VRR1	PRINCIPAL	9500	75	30	10	15	25	500	-	19	25%
	ACCESSORY	-	-	60	5	10	5	-	10	16	
VRR2	PRINCIPAL	9500	75	30	10	15	25	500	-	19	25%
	ACCESSORY	-	-	60	5	10	5	-	10	16	
VRR3	PRINCIPAL	9500	75	30	10	15	25	500	-	19	25%
	ACCESSORY	-	-	60	5	10	5	-	10	16	
LR	PRINCIPAL	15,000	100	30	10	20	25	500	-	28	25%
	ACCESSORY	-	-	60	5	10	5	-	10	20	
RR1	PRINCIPAL	15,000	100	30	10	20	25	500	-	28	25%
	ACCESSORY	-	-	60	5	10	5	-	10	20	
RR2	PRINCIPAL	10,000	75	30	10	15	25	500	-	28	25%
	ACCESSORY	-	-	60	5	10	5	-	10	20	
RR3	PRINCIPAL	10,000	75	30	10	15	25	500	-	28	25%
	ACCESSORY	-	-	60	5	10	5	-	10	20	