

R. M. OF VICTORIA BEACH – “RA” – ONE FAMILY DISTRICT

D4.2.3	Front Yard, Minimum (see also D4.3.3)	
	All permitted uses except Accessory Buildings and uses, and signs	30 ft.
	Accessory buildings	60 ft.
	Signs	1 ft.
D4.2.4	Side Yard, Minimum (See also D4.3.3)	
	All permitted uses except Signs and Accessory Buildings and uses	10 ft. on both sides of building, and notwithstanding Section C1.13 (a) and C1.13 (d), eaves, chimneys and unenclosed porches, platforms, decks, and landing spaces not covered by a roof or canopy shall not extend nearer than 7 feet to a side site line.
	Signs	0 ft
	Accessory Buildings	5 ft clear of all projections
D4.2.5	Rear Yard, Minimum	
	All permitted uses except Detached Sleeping Quarters, Accessory Buildings and uses and Signs	25 ft notwithstanding Section C1.13 (d) unenclosed porches, platforms, decks and landing spaces not covered by a roof or canopy may extend to within 10 feet of a rear site line.
	Detached Sleeping Quarters	10 feet
	Accessory Buildings	5 feet
	Signs	0 feet
D4.2.6	Dwelling Unit Area (See also D4.3.3)	
	One Family Dwelling	750 sq. ft. minimum
	Detached Sleeping Quarters	240 sq. ft. maximum
D4.2.7	Site Coverage, Maximum	
	One Family Dwelling	25%
	Detached Sleeping Quarters	shall be combined and included with the site coverage maximum for the principal dwelling on any site.
	Accessory Buildings, except Private Garage and Gazebo	Maximum 192 square feet for all accessory buildings combined

RA (Continued)

	Detached Private Garage	Maximum 576 square feet
	Gazebo	Maximum 192 square feet
D4.2.8	Building Separation, Minimum (see also D4.3.3)	
	Between Accessory Building and Dwelling and/or Detached Sleeping Quarters	10 feet
	Between Dwelling and Detached Sleeping Quarters	10 feet Notwithstanding that a cottage dwelling may be attached to a Detached Sleeping Quarters by an unenclosed platform or deck.
D4.2.9	Height Maximum	
	One Family Dwelling	2 stories or 28 ft. whichever is the lesser.
	Detached Sleeping Quarters	1 storey up to a maximum of 16 ft
	Accessory Buildings	1 storey up to a maximum of 16 ft.
D5.2.10	Signs	
	In the case of identifying any cottage dwelling, there shall not be more than two (2) illuminated or non-illuminated identification signs each not exceeding three (3) square feet in area, and not more than one (1) security sign per site as provided for by Subsection C1.21 (j) herein. In the case of identifying any non-residential building (excluding accessory buildings for dwellings), structure, site or use or part thereof, there shall be not more than two (2) illuminated or non-illuminated identification signs, each not exceeding twelve (12) square feet in area.	
D4.3	<u>General Requirements - "RA" One Family District</u>	
D4.3.1	For purposes of interpreting the yard requirements of this section, an attached Accessory Building such as a garage or carport shall be deemed to be part of the cottage dwelling or main building, whatever the case may be.	
D4.3.2	No person shall construct, erect or place, and the Building Inspector shall not issue a permit for a permanent building on a site within the "RA" One Family District unless the site land level has been built up to a minimum elevation of 722 feet a.s.l. Canadian Geodetic Datum, for a minimum of 10 feet around the building, or unless other mitigating measures, acceptable to the Water Resources Branch, will be implemented.	
D4.3.3	The Manitoba Building Code and Fire Code may require greater building separation and greater minimum yard requirements than those specified. These provisions may vary in accordance with type of occupancy and mode of construction.	

VICTORIA BEACH PLANNING SCHEME 1969 & AMENDMENTS - CONSOLIDATION -2004

D4.0 SECTION D4 - "RA" ONE-FAMILY DISTRICT

The following regulations shall apply in the "RA" One-Family Districts:

D4.1 Permitted Uses

No building, structure or land shall be used and no building or structure shall be hereafter used, erected, structurally altered, enlarged or maintained except for the following uses:

One-Family Dwellings - maximum one (1) per site

Detached Sleeping Quarters when secondary to, incidental to, and located on the same site as the One Family Dwelling - maximum one (1) per site

Private Garage

Parks, Playgrounds and Community Centres

Accessory Buildings and Accessory Uses

Identification Signs and Security Signs

Mobile homes, travel trailers and/or camper trailers of any type shall not be permitted in the "RA" - One Family District.

D4.11 Conditional Uses

Nurseries and Market Gardening

Post Office

D4.2 Requirements

D4.2.1 Site Area, Minimum

Dwelling 15,000 sq.ft.

Dwelling and Detached Sleeping Quarters combined 15,000 sq.ft.

Playgrounds, Parks, and Public Reserves
With buildings 10,000 sq.ft.
Without buildings No minimum