

CONSOLIDATION UPDATE: DECEMBER 17, 2008

THE CITY OF WINNIPEG

WINNIPEG ZONING BY-LAW NO. 6400/94

**A Zoning By-law of THE CITY OF WINNIPEG
regulating and restricting the use of land and
location of buildings and structures in the City
of Winnipeg as defined in The City of Winnipeg
Act excepting lands governed by the
Downtown Winnipeg Zoning By-law No.
4800/88.**

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

TITLE

1. This By-law may be cited as **"The Winnipeg Zoning By-Law"**.

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2. The following PARTS and APPENDIX, titled:

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PART V	-	PARKS & RECREATION DISTRICTS
PART VI	-	RESIDENTIAL DISTRICTS
PART VII	-	COMMERCIAL DISTRICTS
PART VIII	-	INDUSTRIAL DISTRICTS
PART IX	-	BOULEVARD PROVENCHER DISTRICT
PART X	-	MOBILE HOME PARK DISTRICT
PART XI	-	ACCESSORY OFF-STREET PARKING AND LOADING
PART XII	-	SIGNS
PART XIII	-	SPECIAL YARD REQUIREMENTS
APPENDIX A	-	ZONING MAPS

attached hereto, are hereby adopted as the zoning by-law for the lands shown in APPENDIX "A".

EFFECTIVE DATE

3. This By-law shall come into force and effect on February 1, 1995.

DONE AND PASSED in Council assembled, this 26th day of January, 1995.

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PART ONE ADMINISTRATION

100 SCOPE OF REGULATIONS

This By-law shall regulate the lands in the City of Winnipeg as shown on the Zoning Maps in Appendix A to this By-law.

101 RELATION TO OTHER BY-LAWS

Whenever this By-law and any other by-law of the City contain conflicting or overlapping provisions, the most restrictive shall govern.

102 PREVIOUS VIOLATIONS

Any existing structure or use which was unlawful under the provisions of any zoning by-law in force on the effective date of this By-law shall not become or be made lawful solely by reason of the adoption of this By-law; and to the extent that, and in any manner that, said unlawful structure or use is in conflict with the requirements of this By-law, said structure or use remains unlawful hereunder.

110 INTERPRETATION OF DISTRICT BOUNDARIES

- 110 (1) In the interpretation and application of the Zoning Maps, Appendix A, the following rules shall apply:
- (a) The provisions of this By-law shall not apply to streets, public lanes, footpaths, or public walks within a zoning district.
 - (b) Notwithstanding the provisions of this By-law, it shall not prohibit or interfere with the construction, maintenance or operation of the facilities of any public utility within a public utility right-of-way lawfully existing, or hereafter created within any district.
 - (c) Zoning district boundaries indicated as approximately following the centre lines of streets, public lanes, footpaths, public walks, rivers, and public rights-of-way shall be construed to follow such centre lines.
 - (d) Zoning district boundaries indicated as approximately following lot or holding lines on a registered plan shall be construed as following such lot or holding lines.

- (e) Zoning district boundaries indicated as approximately following city, community or municipal limits shall be construed as following the city, community or municipal limits.
- (f) Zoning district boundaries indicated as following a railway right-of-way or a public utility right-of-way shall be construed as following the centre line of the right-of-way.
- (g) Zoning district boundaries indicated as following the shore lines of streams or rivers shall be construed as following the centre line of such streams or rivers.
- (h) If a street, public lane, footpath, or public walk shown on the Zoning Maps is lawfully closed, the land formerly comprising it shall be included within the zoning district within which it is located. If the centre line of said closed right-of-way was a zoning district boundary between two or more different zoning districts, the zoning district boundary shall continue to be the former centre line.

120 DEVELOPMENT REGULATIONS

120 (1) A person requesting approval of any one or more of the following:

- (a) plan of subdivision,
- (b) subdivision agreement amendment,
- (c) condominium plan,
- (d) consent,
- (e) zoning by-law amendment,
- (f) zoning agreement amendment,
- (g) variance,
- (h) conditional use,
- (i) planned building group,
- (j) downtown development application pursuant to this,
- (k) building design in industrial park districts,

shall complete a development application on a form prescribed by the director, pay the applicable fee in The Development Fees By-law of The City of Winnipeg, and supply all information requested by the director to show apparent compliance with this By-law and any of the relevant By-laws of the City, including evidence of ownership and, where necessary as determined by the director, a Building Location Certificate of the site showing the dimensions of the site, the position of all buildings or structures on the site, and the height of the buildings or structures.

121 DEVELOPMENT PERMIT

- 121 (1) Subject to subsection (1.1) and (1.2), no person shall undertake or permit the existence of a development that is subject to this By-law without first making application and obtaining a development permit for that purpose.
amended 179/2006
- (1.1) Notwithstanding subsection (1), no development permit is required for the following developments:
- (a) subject to subsection (1.2), unenclosed decks 24 inches or less in height above grade located in a side or rear yard of a single family or two-family dwelling;
 - (b) subject to subsection (1.2), permitted accessory structures less than 108 square feet in building area located in a side or rear yard of a single family or two-family dwelling;
 - (c) permitted fences located in a side or rear yard of a single family or two-family dwelling;
 - (d) in all zoning districts, temporary tents less than 901 square feet in building area.
added 179/2006
- (1.2) Where a lot does not abut upon a public lane or City-owned land acquired for a lane widening and where an attached garage or carport is not provided, clauses (1.1)(a) and (b) apply only if one interior side yard is a minimum of 8 feet clear of all projections except eaves and gutters.
added 179/2006
- 121 (2) Where a person makes application for a development permit in respect of a development, the director shall, where the application does not conform with Plan Winnipeg, a Secondary Plan or development by-laws, reject the development permit, but shall otherwise issue that permit.
- 121 (3) An application for a development permit shall be made on a form prescribed by the director and shall be accompanied by the applicable fee specified in The Development Fees By-law of the City of Winnipeg.
- 121 (4) A development permit shall expire and the right of an owner under that permit shall terminate if the work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit, or any extensions of that time period granted by the director, and reasonably continued without interruption thereafter.

- 121 (5) The applicant for a development permit shall supply all information requested by the director to show apparent compliance with this By-law and any of the relevant by-laws of the City, including evidence of ownership and, where necessary as determined by the director, a Building Location Certificate of the site showing the dimensions of the site, the position of all buildings or structures on the site, and the height of the buildings or structures.
- 121 (6) A development permit for use of vacant land may be issued without production of a Building Location Certificate upon the applicant satisfying the director that the proposed use appears to be in accordance with this By-law.
- 121 (7) A development permit for a temporary building or structure approved as such under The Winnipeg Building By-law or in respect of a temporary use under this by-law shall expire upon expiration of the date specified in the permit unless before that expiry date an extension is granted by the director.
- 121 (8) The director may revoke a development permit where there is to the director's knowledge a violation of this By-law or any other by-law of the City in respect of the development including, but without limiting the generality thereof, where:
- (a) any division of a zoning lot results in making the structure on the zoning lot illegal under the terms of this By-law, or
 - (b) there is any reduction of required yards for a building or any further reduction of non-conforming yards; or
 - (c) any information supplied for the development permit is incorrect.

122 ZONING COMPLIANCE CERTIFICATE

- 122 (1) The director may, upon receipt of such proof as the director deems necessary, issue a Zoning Compliance Certificate in respect of a zoning lot confirming any one or more of the following as of the date of that certificate:
- (a) that the described use or uses operated or proposed to be operated on the lot comply with the applicable zoning rules, agreements and orders;
 - (b) that the development on the lot complies with all zoning rules, agreements and orders affecting it; and
 - (c) that the location of the building or buildings on the lot complies with the applicable zoning rules, agreements and order (Zoning Memorandum).

- 122 (2) A request for a Zoning Memorandum shall be accompanied by a Building Location Certificate confirming the location of the building or buildings on a zoning lot.

130 PERMIT FOR AN UNIMPROVED STREET

- 130 (1) Notwithstanding any other provision contained in this By-law and for the clarification thereof, no use permitted under this By-law shall be established, erected, or constructed unless the parcel of land on which it is located, in addition to complying with all other requirements of this By-law:
- (a) has frontage on a street; or
 - (b) has frontage on an unimproved street which, under an Agreement with the City of Winnipeg, will be improved to serve that use before (or within a reasonable time after) occupation or commencement of that use; or
 - (c) is deemed to have frontage on a street pursuant to the non-conformity provisions of this By-law.

140 DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT

- 140 (1) **DUTIES AND POWERS**
*amended 8162/2002 **

- (a) The director may conduct inspections and take steps to administer and enforce this By-law or remedy a contravention of this By-law in accordance with *The City of Winnipeg Charter* and, for those purposes, has the powers of a "designated employee" under **The City of Winnipeg Charter*.¹
- (b) Without limiting the generality of subsection 140(1)(a), in accordance with *The City of Winnipeg Charter* the director may issue an order to remedy a contravention of this By-law, requiring the person responsible for the contravention to remedy it.
- (c) An order issued under subsection 140(1)(b) shall be prepared and served in accordance with **The City of Winnipeg Charter*.²
- (d) A recommendation or decision under this By-law shall be prepared and served in accordance with **The City of Winnipeg Charter*.²
- (e) Where an address for sending a copy of the order, recommendation or decision or other document under subsection 140(1)(c) or (d) is required, one of the following shall be used:

- (i) if the person to be served is the owner of real property, the address maintained by the tax collector for the purpose of issuing the tax notice for that property;
 - (ii) if the person to be served is the occupant of real property, the street address for that property; or
 - (iii) the address for service provided by the person to be served in an application to the City under this By-law.
- (f) The director shall not issue any permit to any person who has failed to pay any fees due and owing to the City under this By-law.
- (g) The director shall not issue any permit to any person where such issuance would result or lead to a violation of this or any other By-law of the City.

140 (2) *repealed 8162/2002*

140 (3) **REVOKING A PERMIT**

- (a) The director may revoke a development application, sign permit, occupancy permit, interim occupancy permit or temporary occupancy permit when there is a violation of any of the conditions under which the application was approved or the permit issued.

140 (4) **PERMITTED OBSTRUCTIONS OR EXCEPTIONS**

- (a) The director may allow an obstruction or exception not listed in the district regulations, provided the obstruction or exception is not more objectionable than those permitted.

140 (5) **APPEAL**

An appeal from an order or decision of the director under this By-law may be made in accordance with * *The City of Winnipeg Charter* to the Standing Policy Committee on Property and Development.³

150 DUTIES OF THE OWNER

*amended 8162/02 **

150 (1) **OWNER'S RESPONSIBILITY**

- (a) The approval of a development application, the issuance of any permit, the approval of drawings and specifications, or inspections made by the City shall not relieve the owner from the responsibility to comply with this By-law, and all other by-laws of the City.
- (b) * Every owner shall:
 - (i) not molest, obstruct or interfere with the director, or his/her delegates in the discharge of their duties under this By-law;
 - (ii) after a permit has been issued, obtain the written approval of the director before doing any work at variance with the approved documents filed;
 - (iii) comply in all respects with this By-law; and
 - (iv) obtain any required compliance certificate as set forth herein before occupying a building, structure or parcel of land or any part thereof.

150 (2) **OTHER PERMITS**

- (a) In addition to the above duties, every owner shall be responsible for obtaining, where applicable, from the appropriate authorities, permits relating to building, grades, sewers, water mains, plumbing, signs, blasting, street occupancy, electrical, highways, and all other permits required in connection with the proposed work.

160 REPEAL

*amended 6880/96) ***

- 160 (1) The following by-laws and amendments thereof are hereby repealed:

Zoning By-law No. 16502
Zoning By-law No. 1558
Zoning By-law No. 1800
Zoning By-law No. 4440/86
Zoning By-law No. 4450/86
St. Vital Town Planning Scheme 1951
St. Boniface Town Planning Scheme 1957

- 160 (2) All Zoning By-laws enacted by The Metropolitan Corporation of Greater Winnipeg subsequent to April, 1961, which amended the above-mentioned Zoning By-laws over which the Corporation assumed jurisdiction on April 1, 1961, are hereby repealed.

- 160 (3) All Zoning By-laws enacted by the City subsequent to January 1, 1972, which amended the above-mentioned Zoning By-laws over which the City assumed jurisdiction on January 1, 1972, are hereby repealed.
- 160 (4) Notwithstanding the above, any zoning by-law enacted by the City subsequent to January 1, 1972, that has not come into effect due to the provisions contained therein or any zoning by-law approved by Council but not yet enacted shall hereafter be deemed as a by-law amending this By-law, and the zoning classifications therein shall be to the same or similar zoning classification contained in this By-law.
- 160 (5) Notwithstanding the above, any zoning by-law enacted by the City subsequent to January 1, 1972, that has force and effect for a period of time, or until the occurrence of an event specified in it, shall hereafter be deemed as a by-law amending this By-law, and the zoning classifications therein shall be to the same or similar zoning classifications contained in this By-law and, upon expiration of the period of time or the occurrence of the event, the land affected by the amending by-law shall be deemed to be subject to such provisions as are set out or referred to in that by-law.
- 160 (6) Notwithstanding the above, all zoning by-laws enacted by the City subsequent to January 1, 1972, and referred to in subsection 1300(4) under Part Thirteen, Special Yard Requirements, of this by-law shall, insofar as they relate to special setbacks and alignments as therein set out, remain in force and effect.
- 160 (7) ** Notwithstanding the above, By-law No. 6418/94 (The Airport Vicinity Protection Area Zoning By-law) and By-law No. 6087/93 (The X-rated Store By-law) shall remain in force and effect.
- 160 (8) Subject to subsection (9), all existing variance orders and conditional use orders made prior to May 30, 1992, are repealed.
- 160 (9) A variance order or conditional use order which contains one or more conditions is not repealed unless the condition or conditions relate only to the duration of the order or something to occur or be done before the order will come into effect, in which case the order is repealed unless the order provides otherwise.
- 160 (10) Any use of land or a building lawfully in existence under applicable laws, plus a variance or conditional use order or both, upon enactment of this By-law and repeal of that order or orders shall be deemed to comply with this By-law to the extent and for the period of time authorized by such order(s).

170 ** OFFENCES AND PENALTIES*amended 6880/96 ***

- 170 (1) Any owner who, by himself, or by his servant, agent or employee, makes use of any land, building, structure or part thereof in a manner contrary to this By-law, or contrary to the conditions of an order varying the terms of this By-law, or contrary to the conditions of an order permitting a conditional use under the provisions of this By-law, shall be guilty of a breach of this By-law.
- 170 (2) Any persons who, as owner, landlord, lessor, tenant, occupier, agent, or otherwise, has charge or control of any land, building, structure, or part thereof, and permits such land, building, structure or part thereof to be used in any manner contrary to this By-law, shall be guilty of a breach of the By-law.
- 170 (3) An individual found guilty of a breach of this By-law shall be liable on conviction to a fine of not more than one thousand dollars (\$1,000.00) or to imprisonment for a term not exceeding six months or both.
- 170 (4) A corporation found guilty of a breach of this By-law shall be liable on conviction to a fine of not more than five thousand dollars (\$5,000.00).
- 170 (5) In addition to aforesaid subsections (1) and (2) of this section, every individual or corporation may be required by the Court to observe or perform the provisions of this By-law.
- 170 (6) Every such owner shall be deemed guilty of a separate offence for each and every day during any portion of which the breach is made or continued.

180 ** NON-CONFORMITIES*amended 6880/96 ***

- 180 (1) "Non-conformity" means one, or a combination of more than one of the following:
- (a) a structure;
 - (b) a use of a structure;
 - (c) a use of land;

which lawfully existed prior to the effective date of this By-law, or amendments thereto, but does not conform to the provisions of this By-law, or amendments thereto.

- 180 (2) The intent of this By-law is to permit a non-conformity to continue until it is removed but not to encourage its survival.
- 180 (3) A non-conformity is hereby classified as either:
- (a) a non-conforming use, or
 - (b) a non-conforming structure; or
 - (c) a non-conforming sign.
- 180 (4) The general provisions applying to non-conformities are contained within this **PART**. In addition, the provisions contained in **PART II - DEFINITIONS**, are applicable to this **PART**.
- 180 (5) Except as herein provided, a non-conformity shall not be enlarged or extended, or be used as a basis for adding other structures or uses prohibited in the district in which it is located.
- 180 (6) The use of a non-conforming structure or a lot of record may be continued.

182 ** NON-CONFORMING USES

*amended 6880/96 ***

- 182 (1) "Non-conforming use" means any use lawfully existing prior to the effective date of this by-law, of a structure or of a parcel of land, or portion thereof, which does not conform to one or more of the applicable use regulations of the district in which it is located on the effective date of this By-law, or amendments thereto.
- 182 (2) No use existing on the effective date of this By-law, or amendments thereto shall be deemed a non-conforming use because of the following:
- (a) the existence of less than the required accessory off-street parking spaces or loading spaces; or
 - (b) the existence of a non-conforming accessory sign.
- 182 (3) A non-conforming use may be continued except as otherwise provided herein.
- 182 (4) Repairs or incidental alterations may be made to a structure occupied by a non-conforming use as follows:

- (a) to any portions of the exterior of the structure; and
 - (b) to those portions of the interior of the structure occupied by the non-conforming use, or in connection with a change or extension of the non-conforming use permitted in accordance with subsection (7) of this section.
- 182 (5) No structural alterations shall be made to a structure occupied by a non-conforming use except:
 - (a) to comply with the requirements of the law; or
 - (b) to accommodate a conforming use; or
 - (c) to conform to the applicable district regulations on performance standards; or
 - (d) in the course of an enlargement permitted in accordance with subsection (7) of this section.
- 182 (6) A non-conforming use of a structure or of a parcel of land, or portion thereof, which is, or hereafter becomes, abandoned, vacant or unoccupied, and remains vacant and unoccupied for twelve consecutive months, shall not thereafter be occupied or used except for a use which conforms to the applicable district regulations. For the purpose of this **PART** the stock in trade within the structure or on the land shall not in itself constitute a use thereof, nor shall the occasion or partial operation of such equipment or the presence of any stock in trade in itself constitute a use of any structure or parcel of land.
- 182 (7) Enlargements or extensions of a non-conforming use are permitted as follows:
 - (a) a two-family dwelling constructed prior to the effective date of this By-law, or amendments thereto, in a district designated "R1" by this By-law, may be enlarged or extended provided that the enlargement or extension complies with the "R1" bulk regulations of Section 620 of Part VI.
- 182 (8) The following clauses are not subject to subsection (7) of this section:
 - (a) enlargements or extensions designed exclusively to comply with the performances standards; and
 - (b) enlargements or extensions to provide the required accessory off-street parking spaces or loading spaces.

184 ** LOT OF RECORD*amended 6880/96 ***

- 184 (1) A "lot of record" means any parcel of land lawfully existing prior to the effective date of the by-law, or amendments thereto that does not comply with either of the district bulk regulations for lot width or lot area, or both.
- 184 (2) No structure may be erected on a lot of record unless:
- (a) the parcel of land was on record in the Winnipeg Land Titles Office prior to the effective date of this By-law, or amendments thereto, and did not form part of a larger contiguous holding under the same ownership;
 - (b) the parcel of land is in separate ownership and is not part of a continuous frontage with other parcels of land of the same ownership; and
 - (c) the yards are provided as set forth in the bulk table of the district in which the parcel of land is located, except that where width is a factor of the non-compliance, the side yards may be reduced to ten percent (10%) of the width of the lot but shall not be less than three (3) feet.
- 184 (3) The following applies to lots created by public land acquisition:
- (a) notwithstanding anything elsewhere contained in this By-law, where a lot is separated from the street upon which it would otherwise front, by a parcel acquired by THE CITY OF WINNIPEG from the owner of the said lot for the purpose of street-widening, that lot shall be deemed to have frontage on that street and a building or structure may be erected, or enlarged, altered or repaired and used on such lot provided that it conforms to all other requirements of this By-law;
 - (b) where a lot having a lesser width and/or area than that required by this By-law is created by expropriation or street-widening or other land acquisition from the owner of the said lot by THE CITY OF WINNIPEG and the non-conformity is due to no other cause, such lot shall be deemed to comply with this By-law and a building or structure may be erected, altered or repaired and used on such lot provided that it conforms to all other requirements of this By-law; and
 - (c) where a building or structure having lesser yards than those required by this By-law is created in the manner described in clause (b) of this subsection, the building or structure shall be deemed to comply with this By-law and may;

- (i) be maintained, altered or repaired and used, provided that it conforms to all other requirements of this By-law; and
- (ii) be enlarged provided that a substandard yard is not further decreased.

186 ** A NON-CONFORMING STRUCTURE*amended 6880/96 ***

- 186 (1) A Non-conforming structure means any structure lawfully existing prior to the effective date of this by-law which does not comply with one or more of the applicable district bulk regulations on the effective date of this By-law, or amendments thereto.
- 186 (2) A non-conforming structure may be enlarged or extended, provided that the use of the structure conforms with the regulations of the applicable zoning district and the enlargement or extension would not create a new non-conformity or increase the degree of non-conformity. The addition or enlargement shall conform to all the applicable zoning district bulk regulations in which the non-conforming structure is located.
- 186 (3) Repairs or incidental alterations may be made to a non-conforming structure.
- 186 (4) The right to maintain a non-conforming structure shall terminate when;
 - (a) the structure is damaged, in any manner whatsoever, to the extent the cost of repairing such damage exceeds one hundred percent (100%) of the structure's assessed value on the last revised assessment roll; or
 - (b) the structure has been abandoned and/or deteriorated from natural causes to the extent that the cost of repair or renovation would exceed one hundred percent (100%) of its assessed value on the last revised assessment roll.

188 ** NON-CONFORMING SIGNS*amended 6880/96 ***

- 188 (1) A non-conforming sign shall be subject to all provisions of this **PART** relating to non-conforming uses, except as provided hereafter.

- 188 (2) A change in the subject matter represented on a sign shall not be considered a change of use unless that change causes a sign to be changed from an identification or business sign to an advertising sign.
- 188 (3) A non-conforming sign may be structurally altered, reconstructed, or replaced in the same location and position provided that such structural alteration, reconstruction, or replacement does not result in:
- (a) the creation of a new non-conformity or an increase in the degree of non-conformity; or
 - (b) an increase in the sign surface area; or
 - (c) an increase in the degree of illumination.

1 [See sections 180-181 and sections 183-188 of *The City of Winnipeg Charter* for information about some of the key powers given to designated employees.](#)

2 [See sections 116 and 117 of *The City of Winnipeg Charter* for information about how to serve orders, decisions and other documents.](#)

3 [See sections 189 and 121 of *The City of Winnipeg Charter* for information about appeals, including information about the time limit for appeals and how appeals are to be filed.](#)

PART TWO DEFINITIONS

200 RULES OF CONSTRUCTION

- 200 (1) The following rules of construction apply to the text of this By-law:
- (a) words, phrases and terms defined herein shall be given the defined meaning;
 - (b) words, phrases and terms not defined herein but defined in the Building, Electrical or Plumbing By-laws of The City of Winnipeg shall be construed as defined in such By-laws;
 - (c) words, phrases and terms neither defined herein nor in the Building, Electrical or Plumbing By-laws of The City of Winnipeg shall be given their usual and customary meanings except where the context clearly indicates a different meaning;
 - (d) where any requirement of this By-law results in a fraction of a unit, a fraction of five tenths (5/10) or more shall be considered a whole unit and a fraction of less than five tenths (5/10) shall be disregarded;
 - (e) the term "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory;
 - (f) words used in the singular include the plural and words used in the plural include the singular;
 - (g) words used in the present tense include the future tense and words used in the future tense include the present tense;
 - (h) the phrase "used for" includes "arranged for", "designed for", "maintained for" or "occupied for";
 - (i) the word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity;

210 DEFINITIONS

*amended 8162/02 *; 6660/95 **; 7106/97 ****

***** Accessory building, structure or use** means a building, structure or use established or erected in conjunction with or subsequent to the establishment or erection of a principal building, structure or use approved under this by-law, and is subordinate or incidental to, and located on the same zoning lot, as a principal building, structure or use.

Agricultural activity means a use of land for agricultural purposes including any one or more of farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, storing, or treating the produce thereof.

Airport or aircraft landing field means any area of land or water which is used or intended for use for the landing or take-off of aircraft and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including taxi-ways, aircraft storage and tie-down areas, hangers, and other related building and open spaces.

Alteration, incidental means:

- (1) changes or replacements in the non-structural parts of a building or structure, including but not limited to the following:
 - (a) alteration of interior partitions to improve livability of a non-conforming residential building;
 - (b) a minor addition on the exterior of a residential building, such as an open porch;
 - (c) alteration of interior partitions in all other types of buildings; and
 - (d) replacement of, or minor changes in, the capacity of utility pipes, ducts or conduits; or
- (2) changes or replacements in the structural parts of a building, including but not limited to the following:
 - (a) adding or enlarging windows or doors in exterior walls;
 - (b) replacement of building facades; and
 - (c) strengthening the load-bearing capacity, in not more than ten per cent (10%) of the total floor area, to permit the accommodation of a specialized unit of machinery or equipment.

Amusement device means any equipment, machine or instrument which may be used or operated as a game, entertainment or amusement, and without restricting the generality thereof includes all marble machines, strength testing machines, pinball machines, skill-ball machines, mechanical grab machines, flipper games, shooting galleries, and electronic games but does not include mechanical rides, shuffleboards or billiard tables.

Amusement parlour means a use conducted within a building wherein five (5) or more amusement devices, except shuffleboards, pool tables and billiard tables, are operated and to which the public is admitted, with or without payment of fee.

Automobile or trailer sales or display area means an open area, used for the display, or sale, or rental, of new or used automobiles or trailers, where no repair work is done except minor incidental mechanical repairs, excluding bodywork and painting of those automobiles or trailers.

Basement means that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above adjacent zoning grade.

Boarding house, lodging house, or rooming house means a building or portion thereof (other than an hotel or motel) where lodging , or lodging and meals, are provided for compensation, exclusive of the proprietor and his family, without individual cooking facilities for lodgers, and where care, treatment or supervision is not provided to any person.

Building height means the total number of storeys in a building or the vertical distance measured from zoning grade to:

- (a) the highest point of the roof surface of a flat roof, or a shanty roof; or
- (b) the deck of a mansard roof; or
- (c) the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

Where the slope of a gable, gambrel, or hip roof, or any portion of such roof is less than 1:3 (rise:run), the building height shall be measured as though the roof were flat.

Note: Certain exceptions to the height measurement of a shanty roof may be permitted by the regulations of the zoning district.

Camping grounds means a parcel of land accommodating travel trailers, camping trailers, pick-up coaches, motorized homes, tent trailers, or other facilities used as temporary accommodation for travel, recreational or vacation purposes.

Care home means a dwelling used for the boarding or other residential accommodation plus care or treatment of not more than six (6) persons and in which care or treatment is not provided to any persons not resident in the care home and that complies with the Provincial Government's licensing requirements for Care Homes.

Note: See also definitions of "neighbourhood care home" and "neighbourhood rehabilitation home."

Cellar means that portion of a building between two floor levels which is partly or wholly underground and which has more than one-half of its height, from finished floor to finished ceiling, below adjacent finished grade as approved.

Club, private means a building, or portion thereof, use of which is restricted to members and the guests of members of an association incorporated under the laws of Canada or Manitoba.

Club, recreation means:

- (a) land, with or without buildings, operated by and for the members or shareholders of a private club to provide recreational facilities or services to that club; or
- (b) land, with or without buildings, operated to provide recreational facilities or services for rent, on whatever terms.

Conditional Use means a use of a building or land described as a conditional use in this By-law which may be approved under Part 6 of * The City of Winnipeg Charter.

Community centre means an area of land, together with any buildings, structures, or facilities situated thereon, owned and operated by the City to provide recreational services and facilities for the surrounding neighbourhood.

Convenience store means any store where food is sold, alone or in combination with other goods or services, which is open at any time during the period between 11:00 p.m. of one day and 7:00 a.m. of the following day.

Day care centre means premises, other than a group day care home, where day care, either alone or in combination with parental care, is offered at any time:

- (a) to more than eight (8) children; or
- (b) to more than five (5) children all of whom are less than six (6) years of age; or
- (c) to more than three (3) children all of whom are less than two (2) years of age.

Derelict vehicle means an unlicensed automobile or truck which does not meet the safety standards of the Province of Manitoba.

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

* **Development application** means any application under The City of Winnipeg Charter in connection with a development or an approval, permit, order, by-law or amendment which allows or would allow a development and includes any appeal filed against a variance order or conditional use order related to any one or more of them.

Development permit means a permit authorizing a development that is subject to a development by-law.

* **Director** except where otherwise specified herein means the Director of Planning, Property and Development and his/her delegates.

Drive-in restaurant means land, with or without buildings, where food or drink is sold with the intent that customers will or may consume it on the land whether or not customers receive service in a motor vehicle.

Drive-through facility means a facility designed or used to provide drop-off or pick-up goods or services to customers in motor vehicles on the site, but shall not include an ice cream parlour.

Dwelling means a building or portion thereof designed for and intended to be used for residential occupancy.

Dwelling, multiple-family means a building containing three (3) or more non-communicating dwelling units, each for the exclusive use by one (1) family.

Dwelling, row means a row of at least three (3) attached single-family dwellings not more than two and one-half (2 ½) storeys in height.

Dwelling, single-family means a building designed and used or intended to be used for residential occupancy by one family.

Dwelling, two-family means a building containing two (2) non-communicating dwelling units, each designed and used or intended to be used for exclusive use by one (1) family.

Dwelling unit means a building or portion thereof designed or used for residential occupancy by a single family, including cooking, eating, living, sanitary and sleeping facilities.

Exhibition grounds means lands with or without buildings, designed or used to present events to the public.

Family means one (1) person or two (2) or more persons voluntarily associated, plus any dependents, living together as an independent, self-governing single-housekeeping unit.

Family day care home means premises:

- (a) in which either day care alone, or in combination with parental care, is provided or offered at any time, to not more than eight (8) children of whom not more than five (5) are less than six (6) years of age and not more than three (3) are less than two (2) years of age, and
- (b) which is the home of the person providing or offering the day care.

Floor area means the sum of the gross horizontal areas of the several floors of all buildings and structures on the zoning lot, measured from the exterior faces of exterior walls, or from the centre line of partitions, except spaces in a basement, cellar or penthouse used for mechanical or heating equipment, and except any space within the building used as a parking area or loading area.

Floor area, gross leasable means the total floor area designed for exclusive tenant occupancy and use in all principal and accessory buildings, including basements, mezzanines, upper floors, and ten per cent (10%) of the area of any enclosed mall spaces, measured from the centre line of joining partitions and from outside wall faces, but does not include public or common areas, such as public washrooms, corridors and stairwells, elevator lobbies, ninety per cent (90%) of the area of enclosed mall spaces, or areas used for services and equipment pertaining to the building function.

Floor area ratio means the total floor area of the buildings and structures on a zoning lot, divided by the total area of the zoning lot.

Frontage means that part of a zoning lot fronting on a street and located between side lot lines.

Grade means the elevation calculated by the director to be the average of the elevations of the points at which a building or structure contacts the surface of the lot or parcel of land upon which the building or structure is located.

Group day care home means premises in which day care, either alone or in combination with parental care, is provided or offered at any time to more than eight (8) but not more than twelve (12) children, of whom not more than three (3) are less than two (2) years of age, and which is the home of the person or one of the persons providing or offering the day care.

Habitable room or space means a room or enclosed space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, communicating corridors, closets, storage rooms, and rooms in basements or cellars used only for recreational purposes.

Hobby breeder means a person who at any time keeps, harbours, breeds, or has in possession, more than three dogs or cats more than six (6) months of age.

Home occupation means a use, other than a retail business, operated only by one or more residents of a dwelling unit, accessory to that dwelling unit, and without the employment of any other person.

Hotel means a building or portion thereof, which is not the principal residence of the occupants, where:

- (a) temporary accommodation is provided in individual rooms or suites for lodgers;
- (b) housekeeping, meals, or similar services, are offered or provided to the occupants;
- (c) care, treatment or supervision is not provided to any person.

Kennel means a building or structure, or part thereof, where dogs or cats are bought, sold, or exchanged, or bred, or kept for gain.

Lane, public means a thoroughfare not over thirty-three (33) feet in width in public ownership which affords only a secondary means of access to abutting property.

Loading space means an off-street space or berth on the same zoning lot with a building, or contiguous with a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane, or other appropriate means of access.

Lodging house: see "boarding house, lodging house or rooming house".

Lot means a zoning lot as defined herein unless the context indicates otherwise.

Lot area means the total area contained within the lot lines of a lot.

Lot, corner means a zoning lot which abuts the intersection of two or more public streets, or which abuts the approximately perpendicular intersection of two or more frontages of the same public street.

Lot coverage means the percentage of lot area which is covered at or above grade by buildings or structures.

Lot depth means the horizontal distance between the centre points in the front and rear lot lines.

Lot, interior means a lot other than a corner lot or a through lot.

Lot line, front means:

- (a) in the case of an interior lot, all lot limits which abut public streets; or
- (b) in the case of a through lot, all lot limits which abut public streets from which vehicular access is permitted; or
- (c) in the case of a corner lot, that frontage which is the continuation of the front lot line of an abutting interior lot or if none those frontages which as front lot lines accord with the intent and purpose of yard requirements under this By-law.

Lot line, rear means:

- (a) the lot limit which is most nearly parallel to the front lot line; or
- (b) any lot limit which is in whole or in part the rear lot line of an abutting lot and as a rear lot line accords with the intent and purpose of yard requirements or development standards under this By-law; or
- (c) in the case of a lot where the side lot lines intersect the rear lot line shall be deemed to be a line 10 feet in length, located within the lot, parallel to and at the maximum distance from the front lot line.

Lot line, side means any lot limit which intersects with a front lot line and which is not a rear lot line in accordance with the intent and purpose of yard requirements under this By-law.

Lot, through means a zoning lot which abuts two (2) or more public streets, but which does not abut the intersection of those streets.

Lot width means the horizontal distance between the side lot lines of a lot, measured at right angles to the lot depth at a point midway between the front and rear lot lines, or at fifty (50) feet from the front lot line, and the lesser of these distances is the lot width.

Lot of record means any parcel of land lawfully existing on the effective date of this By-law, or amendments thereto, that does not comply with either of the district bulk regulations for lot width or lot area, or both.

Lot, zoning means a parcel of land which abuts a public street or abuts an unimproved street which is to be improved as a public street to serve that lot pursuant to an agreement with the City, or is separated from a public street which it would otherwise abut by a portion of that parcel acquired out of it by the City or by the Queen in the Right of the Province of Manitoba for the purpose of dyking or future street widening, and which:

- (a) * conforms to the lot width and lot area requirements of the applicable zoning district and is one entire subdivided parcel, no part of which can separately be conveyed without subdivision approval under The City of Winnipeg Charter; or
- (b) does not conform to the lot width and/or lot area requirements of the applicable zoning district, which is not contiguous with any parcel registered to the same owner, and which lawfully existed on the date of enactment or amendment of this By-law; or
- (c) does not conform to the lot width and/or lot area requirements of the applicable zoning district, which is not contiguous with any parcel registered to the same owner, and which does not conform solely as a result of acquisition of a portion of that lot by the City or by the Queen in the Right of the Province of Manitoba.

Mobile home means a transportable single-family dwelling unit other than a travel trailer.

Mobile home park means a parcel of land upon which mobile home spaces are provided.

Neighbourhood care home means a building or portion thereof used for the boarding or other residential accommodation plus care or treatment of more than six (6) but not more than twelve (12) persons and in which care is not provided to any persons not resident in the care home and that complies with the Provincial Government's licensing requirements for Neighbourhood Care Homes.

Neighbourhood rehabilitation home means a building or portion thereof used for the boarding or other residential accommodation plus penal or other mandatory supervision or treatment of not more than twelve (12) persons in which supervision or treatment is not provided to any persons not resident in the rehabilitation home and that complies with the Provincial Government's licensing requirements for Neighbourhood Rehabilitation Homes.

Non-conforming building or structure means a building or structure lawfully existing on the date of enactment or amendment of this By-law but which thereafter does not conform with this By-law. A building or structure which does not so conform solely as a result of acquisition by the City or by the Queen in the Right of the Province of Manitoba of a portion of the lot on which such building or structure is located shall be deemed to conform to this By-law.

Non-conforming use means a use of land, a building or a structure lawfully in existence on the date of enactment or amendment of this By-law but which thereafter does not conform with this By-law.

Occasional day care centre means a day care centre in which day care, either alone or in combination with parental care, is provided or offered only on a casual basis, but does not include premises in which day care is provided only in emergency circumstances.

**** Owner** means a person who is an owner of a freehold estate in the city and includes a person who is an owner jointly with another person, and a person who is registered under The Condominium Act as the owner, as defined in that Act, of a unit under that Act.

Parking area means an open area of land other than a street or lane, or an area within a structure, used for the parking of vehicles.

Parking space means a space on a parking area for the temporary parking or storage of a vehicle.

Parking structure means a building or structure, or part thereof, where five (5) or more vehicles may be parked.

Private home day care means day care provided or offered, either alone or in combination with parental care, at any time in the home of the person providing or offering the day care to not more than four (4) children, including the children of the person providing the day care and children of other persons and of whom not more than two (2) children are less than two (2) years of age.

Public utility means any system, works, plant, equipment, or service, which furnishes services or facilities at approved rates to or for the use of inhabitants of the city generally, including but not limited to:

- (a) telephone, telegraph, wireless, satellite, or television services or facilities;
- (b) municipal transportation, by bus or other vehicle; and
- (c) water, gas, or electricity services or facilities.

Recreation vehicle means any vehicle, other than an automobile, motor home, travel trailer, or truck, with or without motive power, designed for recreational purposes, including but not restricted to a boat, a power toboggan, and a trailer designed specifically for the transport of a recreation vehicle.

Salvage yard means an open or enclosed area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to metals, paper, rags, rubber tires, and bottles, and includes an automobile wrecking or dismantling yard, or a materials recycling operation.

Second-hand store means a store, shop, yard or place in which the principal use is the sale or storage of second-hand goods but does not include a business wherein the sale of second-hand goods occurs in conjunction with and accessory to another permitted use.

Shelter house means a building or portion thereof:

- (a) where temporary refuge and residential accommodation are provided without compensation;
- (b) where care is not provided to any person not resident in the shelter house; and
- (c) which complies with the licensing requirements of the Province of Manitoba.

Sign: See Part Twelve, Signs.

Storey means that portion of any building which is situated between the surface of any floor and the surface of the floor next above it, and, if there is no floor above it, that portion between the surface of such floor and the ceiling above it, but does not include a cellar.

Storey, half means a habitable basement or a storey under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such storey.

Street means a public thoroughfare but does not include a public lane.

Structure means anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground and includes, but is not limited to, buildings, walls, fences, signs, billboards, poster panels and light standards.

Yard means an open area, on the same zoning lot with a building or structure, which yard is unoccupied and unobstructed from grade level to the sky, except as otherwise permitted. A yard extends along a lot line or wall and to a depth or width (measured from the lot line or wall) specified in the yard requirement for the zoning district in which such zoning lot is located.

Yard, corner side means a side yard which adjoins a public street.

Yard, front means an open area on a zoning lot which is clear from ground to sky, except as otherwise permitted, extending along the full length of the front lot line, the depth of which is measured perpendicularly to the front lot line.

Yard, rear means an open area on a zoning lot which is clear from ground to sky, except as otherwise permitted, extending along the full length of the rear lot line, the depth of which is measured perpendicularly to the rear lot line.

Yard, side means an open area on a zoning lot which is clear from ground to sky, except as otherwise permitted, extending along the full length of the side lot line between the front yard and rear yard, the depth of which is measured perpendicularly to the side lot line.

* **Zoning by-law** has the same meaning as in The City of Winnipeg Charter.

Zoning memorandum means a zoning compliance certificate referred to in Clause 122(1)(c) under Part One, Administration, of this by-law.

PART THREE HOME OCCUPATIONS

300 LOCATION

- 300 (1) A home occupation is permitted, or may be approved as a Conditional Use, as hereinafter provided within a residential dwelling unit or building accessory thereto in any zoning district subject to compliance with the following limitations and the provisions of any applicable Conditional Use Order.

310 LIMITATIONS

*amended 6880/96 **

- 310 (1) In addition to the use regulations applicable in the zoning district in which it is located, a home occupation shall be subject to the following limitations:
- (a) Subject to any other limitations contained herein, any work or activity conducted on the premises in connection with the home occupation shall be carried on entirely within the residential dwelling unit or entirely within a building accessory to that dwelling unit.
 - (b) The home occupation shall be conducted solely by one or more of the residents living in the residential dwelling unit on the premises without the employment of any other person.
 - (c) The location of a home occupation within a dwelling unit or accessory building shall not exceed a maximum floor area of 400 square feet and no home occupation shall be established or relocated or enlarged until the person or one of the persons operating or proposing to operate it has filed with the Zoning Branch a floor plan signed by such person certifying the location and area of the space to be so used, relocated or enlarged.
 - (d) Articles sold on the premises shall be limited to those produced therein, or used therein, in classes by hobbyists or students taking instructional classes therein.
 - (e) Subject to Clause (g), there shall be no exterior indication of the existence or operation of the home occupation and, without limiting the generality of such prohibition, there shall be no exterior display, no interior display visible from the outside and no exterior storage of goods or materials associated with the home occupation.

- (f) The home occupation shall not by reasons of emission of odour, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water-carried waste be allowed to become offensive or obnoxious or create a nuisance at or beyond any lot line.
- (g) Notwithstanding Clause (e), a home occupation may have one (1) non-illuminated * identification sign not exceeding one and one-half (1½) square feet in area indicating the name of the occupant and/or the home occupation of the occupant provided the sign is attached to and parallel with a wall of the principal or accessory building.

320 PERMITTED HOME OCCUPATIONS

- 320 (1) The following home occupations are permitted provided all the limitations contained herein are complied with:
- (a) Artist;
 - (b) Sculptor;
 - (c) Author;
 - (d) Composer;
 - (e) Dressmaker;
 - (f) Seamstress;
 - (g) Tailor;
 - (h) The making of ceramics, model building, rug weaving, lapidary work, and any similar small-scale art craft;
 - (i) Instructional classes for not more than four (4) pupils at a time provided that such instruction is conducted entirely within one room of the residential dwelling and not in an accessory building;
 - (j) An office limited to providing a personal service and the handling of paperwork for a physician, a dentist or other person authorized by law to practice medicine or healing, a photographer, watch, jewellery or similar small precision instrument repair service, an accountant, architect, art dealer, engineer, insurance agent, land surveyor, or lawyer;

- (k) An office facility limited to paperwork, which may include the taking of telephone orders, except any office facility listed as prohibited under Section 330.

330 PROHIBITED OFFICE FACILITIES

- (a) Office facility related to body painting or similar establishment;
- (b) Office facility related to body rub or similar establishment;
- (c) Office facility related to dating bureau or service or similar establishment;
- (d) Office facility related to massage or similar establishment;
- (e) Office facility related to sensitivity awareness or similar establishment;
- (f) Office facility related to public bath, whirlpool bath or similar establishment;
- (g) Office facility related to any establishment offering services or entertainment involving any entertainers, models, employees, waiters, waitresses or other persons simulating sexual acts, exposing any portion of genital organs, buttock, pubic area, or the female breast below the top of the areola, or exposing less than completely and opaquely covered genital organs, pubic area, buttock or female breast below the top of the areola;
- (h) Office facility relating to any vehicle towing operation;
- (i) Office facility relating to any radio equipped messenger operation, taxi operation, hauling operation, moving operation or any similar type of radio equipped operation;
- (j) Office facility using any radio transmission equipment.

340 CONDITIONAL HOME OCCUPATION

- 340 (1) Any use not listed as a Permitted Home Occupation and also not listed as a Prohibited Office Facility may be approved as Conditional Use pursuant to provisions of The City of Winnipeg Charter.
- 340 (2) A "Bed and Breakfast" in a single-family dwelling may be approved as a Conditional Use pursuant to provisions of The City of Winnipeg Charter. Such a home occupation is not subject to the maximum floor area limitation (400 square feet) as set out in the limitations section of this Part.

PART FOUR RURAL DISTRICTS

400 INTENT AND PURPOSE

- 400 (1) The "A" Agricultural District is intended to conserve land for general agricultural activities in areas designated "Rural" in Plan Winnipeg.
- 400 (2) The "A.5" Agricultural District is intended to accommodate rural and limited agricultural uses on smaller lot areas.

410 PERMITTED USES AND CONDITIONAL USES

*amended 7211/98 **; 7555/2000 **

- 410 (1) No land shall be used or occupied and no structure shall be erected, altered, used, or occupied, except for the following uses:

TABLE 410 (1)

USE P: Permitted, C: Conditional Use, T: Temporary, A: Accessory, -: Not Permitted	"A"	"A.5"	PARKING GROUP NO. (see Part XI)
ACCESSORY USES, not listed	P	P	n/a
AGRICULTURAL USES, not listed	C	C	n/a
AIRCRAFT LANDING FIELD, AIRPORT	C	-	n/a
AMUSEMENT ENTERPRISE, OUTDOOR: including DRIVING RANGE, MINIATURE GOLF COURSE, RANGE for TARGET SPORTS, or similar facility	C	-	n/a
ANIMAL POUND, ANIMAL TRAINING, KENNEL	C	C	n/a
** APIARY	C	C	n/a
** AVIARY	C	C	n/a
BOARDERS or ROOMERS, accessory to a dwelling unit, limited to two (2) persons, living in the dwelling unit	P	P	n/a
BOAT DOCKING/LAUNCHING, BOAT RENTAL, MARINA	C	-	n/a
CAMPING GROUND	C	-	n/a

USE P: Permitted, C: Conditional Use, T: Temporary, A: Accessory, -: Not Permitted	"A"	"A.5"	PARKING GROUP NO. (see Part XI)
CARNIVAL, CIRCUS, FAIR, or similar event, limited in operation to not more than 14 days and not more than twice in any calendar year	T	-	n/a
CEMETERY	C	C	n/a
* CHURCH, SYNAGOGUE, or similar place of religious worship	C	C	2
CLAY/GRAVEL/SAND/STONE: PROCESSING, DISTRIBUTION, SOILS DEALER	C	-	n/a
COMMUNITY CENTRE	C	C	6
CONVENT, MONASTERY, or similar place of religious retreat	C	C	2
CREMATORIUM	C	C	n/a
CROPPING, including sod or tree farming	P	P	n/a
** DAIRY, not less than 300 feet from the boundary of any "R" or "A.5" district	C	-	n/a
DAY CARE CENTRE	C	C	n/a
DAY CARE, PRIVATE HOME, in a dwelling unit with ground level entry	P	P	n/a
DWELLING, SINGLE-FAMILY	P	P	1
DWELLING UNIT, for staff/family employed upon the premises	A	A	1
EXHIBITION GROUND	C	C	n/a
FAMILY DAY CARE HOME, in a single-family dwelling	P	P	n/a
FARM IMPLEMENTS: RENTAL, SALE or SERVICE	C	C	
FARM SUPPLIES: SALES	C	C	11
FARMERS' MARKET, limited to between April 1 and September 30	C	C	n/a
FUND RAISING EVENTS, including flea markets, commercial or trade shows, and the like; a maximum of four (4) events per year for a maximum duration of three (3) days each; in	P	P	n/a

USE P: Permitted, C: Conditional Use, T: Temporary, A: Accessory, -: Not Permitted	"A"	"A.5"	PARKING GROUP NO. (see Part XI)
a community centre, church, school, or similar public facility			
FUND RAISING EVENTS, including flea markets, commercial or trade shows, and the like; more than four (4) events per year; in a community centre, church, school, or similar public facility	C	P	n/a
** FUR FARM not less than 300 feet from the boundary of any other zoning district	C	-	n/a
GOLF COURSE	C	-	n/a
GRAIN ELEVATOR	P	-	n/a
GROUP DAY CARE HOME	C	C	n/a
HOME OCCUPATION See section "Home Occupations"			n/a
LANDFILL	C	-	n/a
LANDSCAPE/GARDEN SUPPLIES: SALES, LANDSCAPE CONTRACTOR, production, including greenhouses or nursery, and sale of supplies, plants, trees and landscaping materials	P	C	11
LIBRARY	C	C	5
** LIVESTOCK FEEDLOT, PIGGERY, not less than 300 feet from the boundary of any "R" or "A.5" district	C	-	n/a
** LIVESTOCK PASTURING, not less than 300 feet from the boundary of any "R" or "A.5" district	C	-	n/a
MUSEUM, ART GALLERY	C	C	5
PARISH HALL, accessory to a place of religious worship	C	C	6
*PARK	C	C	n/a
POST OFFICE, CARRIER DEPOT	P	P	8
** POULTRY HATCHERY, not less than 300 feet from the boundary of any "R" or "A.5" district	C	-	n/a
** POULTRY OR RABBITS: RAISING, not less than 300 feet from the boundary of any "R" or "A.5" district	C	-	n/a
PUBLIC UTILITY OR SERVICE, excluding garbage incineration, reduction, transfer or landfill, sewage treatment	P	P	12

USE P: Permitted, C: Conditional Use, T: Temporary, A: Accessory, -: Not Permitted	"A"	"A.5"	PARKING GROUP NO. (see Part XI)
or a public works yard			
RACE TRACK	C	-	n/a
RADIO OR TELEVISION TOWER, non-accessory	P	C	n/a
** RIDING STABLE OR ACADEMY, BOARDING STABLE	C	C	n/a
SCHOOL, ELEMENTARY OR JUNIOR HIGH	C	C	3
SCHOOL, SENIOR HIGH	C	C	3
SEED CLEANING PLANT	C	-	15
SEWAGE TREATMENT PLANT	C	-	n/a
SHELTER HOUSE	C	C	n/a
SIGN, ADVERTISING	C	-	n/a
STABLE, PRIVATE, accessory to a dwelling unit	P	C	n/a
STORAGE COMPOUND FOR BOATS, MOBILE HOMES, RECREATIONAL VEHICLES, TRAILERS, TRUCKS OR BUSES	C	-	n/a
STORAGE COMPOUND FOR FARM IMPLEMENTS OR MACHINERY/HEAVY EQUIPMENT	C	-	n/a
THEATRE, DRIVE-IN	C	-	n/a
UNIVERSITY, COLLEGE, TECHNICAL SCHOOL	C	C	3
WOOD YARD	C	-	n/a

420 BULK

420 (1) For all uses the following bulk rules shall apply:

Zoning District	Min. Lot Area	Min. Lot Width (Ft.)	Front Yard (Ft.)	Rear Yard (Ft.)	Side Yard (Ft.)	Max. Height of Bldg. (Ft.)
"A"	40 acres	300	100	25	25	25
"A.5"	5 acres	300	25	25	25	30

430 GENERAL PROVISIONS

- 430 (1) Unless a temporary permit is obtained, no accessory structure shall be constructed prior to the time of construction of the principal building to which it is accessory, or prior to the establishment of the principal use of the land where no principal building is required.

440 ACCESSORY STRUCTURES

- 440 (1) The following regulations shall apply to accessory structures, attached or detached; excepting those structures listed below:

	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height of Building
"A"	100 ft.	25 ft.	25 ft.	13 ft. excepting farm buildings
"A.5"	25 ft.	25 ft.	25 ft.	13 ft. excepting farm buildings

- 440 (2) Fences and similar structures or hedges shall not include electric fences or barbed wire fences, shall be permitted in all yards, but shall be limited in height as follows:
- (a) in a required front yard: 4 feet,
 - (b) in a required side yard: 6.5 feet,
 - (c) in a required rear yard: 6.5 feet.
- 440 (3) Notwithstanding the above, the maximum height of any fence located on a school site shall be ten (10) feet.

450 PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO YARDS

- 450 (1) The following projections and obstructions shall be permitted in all yards, unless otherwise noted:
- (a) **Accessory parking and loading spaces**, in side or rear yards only;
 - (b) **Open landings** not exceeding four (4) feet in height and not exceeding six (6) feet in depth;

- (c) **Awnings, canopies, and eaves** to a maximum of five (5) feet in depth, excluding any eaves trough in the calculation;
- (d) **Alcoves, vestibules** and similar structures to a maximum depth of five (5) feet and not exceeding fifty (50) feet in floor area in any front yard, provided that they do not exceed one (1) storey in height;
- (e) **Uncovered walks, wheelchair ramps and driveways, arbours, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (f) **Trees, shrubs** and similar horticultural landscape features;
- (g) **Permitted signs;**
- (h) **Garbage enclosures**, in rear yards only.

PART FIVE

PARKS AND RECREATION DISTRICTS

500 INTENT AND PURPOSE

- 500 (1) The "PR1" Parks and Recreation District is intended to regulate local publicly-owned parks and recreation sites in a manner consistent with their typical neighbourhood location.
- 500 (2) The "PR2" Parks and Recreation District is intended to provide for parks and recreational development of a more regional nature.

510 PERMITTED USES AND CONDITIONAL USES

- 510 (1) No land shall be used or occupied and no structure shall be erected, altered, used, or occupied except for the following uses.

TABLE 510 (1)

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"PR1"	"PR2"	PARKING GROUP NO. (see Part XI)
ACCESSORY USES; not listed	P	P	n/a
AIRCRAFT LANDING FIELD; AIRPORT	-	-	n/a
AMUSEMENT DEVICES, accessory, limited to one device per 500 sq. ft.	P, Max. 4 devices	P, Max. 4 devices	n/a
AMUSEMENT ENTERPRISE, OUTDOOR: including DRIVING RANGE; MINIATURE GOLF COURSE; SKATING RINK; TARGET RANGE; or similar facility	C	P	n/a
AMUSEMENT ENTERPRISE, INDOOR: including DRIVING RANGE; GO-CART TRACK; MINIATURE GOLF COURSE; SKATING RINK; TARGET RANGE; or similar facility	C	P	6
AMUSEMENT PARLOUR	C	C	6
ARENA; AUDITORIUM; STADIUM	C	C	6
ART GALLERY	-	P	5

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"PR1"	"PR2"	PARKING GROUP NO. (see Part XI)
ATHLETIC FIELDS	C	P	2
BICYCLE RENTAL, SALES, SERVICE	-	P	11
BOAT DOCKING/LAUNCHING; BOAT RENTAL; MARINA	-	C	n/a
BOOK: SALES	-	P	11
CABARET	-	C	6
CAMPING GROUND	-	C	n/a
CARNIVAL; CIRCUS; FAIR; or similar commercial event, limited to two events per calendar year	P, limited to 3 days	P, limited to 7 days	n/a
CEMETERY	C	C	n/a
CHRISTMAS TREE and similar SALES, accessory	P	P	n/a
CLUB, PRIVATE: excluding licensed premises	-	C	6
CLUB, PRIVATE: including licensed premises	-	C	6
CLUB, SPORT: including indoor or outdoor courts, ranges, rinks, tracks, or similar facility	-	C	6
COCKTAIL LOUNGE	-	C	6
COMMUNITY CENTRE	C	P	6
CONSERVATORY	-	P	6
DAY CARE CENTRE, accessory for children of customers, employees, or residents	P	P	n/a
DAY CARE CENTRE, non-accessory	P	P	n/a
DAY CARE HOME, GROUP	-	C	n/a
DEPOT FOR COLLECTION OF RECYCLING MATERIALS, accessory to schools, community clubs, churches, and public buildings and lands provided all recyclable goods are stored entirely in an enclosed container constructed in compliance with a design approved by the Commissioner of Planning and Community Services	P	P	n/a

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"PR1"	"PR2"	PARKING GROUP NO. (see Part XI)
DRIVE-THROUGH FACILITY, excluding automobile washing	-	C	11
DWELLING UNIT, accessory, for staff employed upon the premises and family	P	P	1
EXHIBITION GROUND	-	P	n/a
FOOD SALES (accessory), including baked goods, candy, confectionaries, groceries, meats, soft drinks, other specialities, and including incidental food preparation	P	P	n/a
FUND RAISING EVENTS, including flea markets, commercial or trade shows, and the like; a maximum of four (4) events per year for a maximum duration of 3 days each; in a community centre, church, school or similar public facility	P	P	n/a
FUND RAISING EVENTS, including flea markets, commercial or trade shows, and the like; more than four (4) events per year; in a community centre, church, school or similar public facility	C	C	n/a
GARBAGE: TRANSFER STATION	-	P	n/a
GIFT STORE	-	P	11
GOLF COURSE	-	P	n/a
HALL, CONCERT, including AUDITORIUM	-	P	6
HALL, RENTAL with occasional permits	C	C	n/a
HEALTH SPA, REDUCING SALON, STEAM BATH, TANNING SALON, or similar facility	-	P	11
ICE CREAM TAKE-OUT FACILITY	-	P	n/a
LANDFILL	-	C	n/a
LIBRARY	C	P	5
MUSEUM	C	P	5

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"PR1"	"PR2"	PARKING GROUP NO. (see Part XI)
OFFICE, conversion of a detached building listed on the Buildings Conservation List	C	P	9
OFFICE	-	P	9
PARK	P	P	n/a
PUBLIC UTILITY or emergency service, excluding garbage incineration, reduction, transfer, or landfill, sewage treatment or a public works yard	C	P	12
PUBLIC WORKS YARD	-	C	n/a
RACE TRACK	-	C	n/a
RELIGIOUS SERVICES, in a community centre, school or similar public facility	A	A	n/a
RESTAURANT	-	P	6
RETAIL SALES, unlisted	-	C	11
SCHOOL, ELEMENTARY or JUNIOR HIGH	C	P	3
SCHOOL, SENIOR HIGH	C	P	3
SPORTING GOODS: RENTAL, SALES, SERVICE; TROPHY SALES, including incidental assembly and engraving	-	P	11
RIDING STABLE or ACADEMY; BOARDING STABLE	-	C	n/a
STATIONERY SALES	-	P	11
SWIMMING POOL, PUBLIC	C	P	6
TENNIS COURTS	C	P	10
THEATRE; CINEMA; CONCERT HALL	-	P	6
ZOOLOGICAL GARDENS; AQUARIA	-	P	n/a

520 BULK*amended 6880/96 **: 6660/95 **

520 (1) For all uses, the following bulk rules shall apply:

	** Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Front Yard (Ft.)	* Rear Yard (Ft.)	Interior Side Yard (Ft.)	Corner Side Yard (Ft.)	Max. Ht. of Bldg. (Ft.)	Floor Area Ratio	Max. Lot Coverage
"PR1"	-	-	20	25	8	10	30	0.6	30%
"PR2"	-	-	20	25	20	25	-	-	-

520 (2) Minimum yard depths shall be the greater of either the above or the following calculation:

- (a) in the case of a wall containing a window, the required yard to that wall shall be as follows: Required Yard = 10 feet + 20% wall height + 5% wall length;
- (b) in the case of any other wall, the required yard to that wall shall be as follows: Required Yard = 20% wall height + 5% wall length.

520 (3) These limits shall not apply to public utilities.

530 EXCEPTIONS

530 (1) When land is to be occupied for a permitted recreational use without a structure, the side yard requirements shall not be required on said land.

540 GENERAL PROVISIONS

540 (1) Unless a temporary permit is obtained, no accessory structure shall be constructed on any zoning lot prior to the time of construction of the principal building to which it is accessory or prior to the establishment of the principal use of land where no principal building is required.

550 ACCESSORY STRUCTURES

550 (1) Bulk regulations regarding accessory structures shall be the same as for principal buildings, excepting those structures listed below.

- 550 (2) Fences and similar structures or hedges shall not include electric fences or barbed wire fences, shall be permitted in all yards, but shall be limited in height to ten (10) feet, excepting chain link fences for which there will be no height limitation.
- 550 (3) Notwithstanding the above, the maximum height of any fence other than a chain link fence located on a school or park site shall be ten (10) feet.

560 PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO YARDS

- 560 (1) The following projections and obstructions shall be permitted in all yards, unless otherwise noted:
- (a) **Accessory parking and loading**, in rear yard only;
 - (b) **Open landings** not exceeding four (4) feet in height;
 - (c) **Open terraces and decks** not exceeding four (4) feet in height above-grade;
 - (d) **Awnings, canopies, and eaves** to a maximum of five (5) feet in depth, excluding any eaves trough in the calculation;
 - (e) **Chimneys/chases/fireplaces and bay windows** to a maximum of five (5) feet;
 - (f) **Alcoves, vestibules** and similar structures to a maximum depth of five (5) feet and not exceeding fifty (50) feet in floor area in any front yard, provided that they do not exceed one (1) storey in height;
 - (g) **Uncovered walks, wheelchair ramps and driveways, flag poles, lighting fixtures, lamp posts** and similar features;
 - (h) **Arbours, trellises, trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitations for fences shall apply;
 - (i) **Permitted signs**, provided they are located not closer than five feet to any lot line;
 - (j) **Recreational equipment**;
 - (k) **Garbage enclosures** in the rear yard only.

PART SIX RESIDENTIAL DISTRICTS

600 INTENT AND PURPOSE

- 600 (1) The "RR-2" Rural Residential District is intended to provided for large lot rural residential development in accordance with provisions of Plan Winnipeg.
- 600 (2) The "R1" and "R2" Districts are intended to provide for single and two-family development, respectively, in lower-density neighbourhoods.
- 600 (3) The "R2-T" Transitional District is intended to accommodate single and two-family development and, where appropriate, limited multiple-family development in lower-density transitional neighbourhoods.
- 600 (4) The "RM" Multiple-Family Districts are intended to regulate multiple-family development.

610 PERMITTED USES AND CONDITIONAL USES

*amended 7555/2000 **

- 610 (1) No land shall be used or occupied and no structure shall be erected, altered, used, or occupied, except for the following uses:

TABLE 610 (1)

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"RR-2"	"R1 "	"R2"	"R2-T"	"RM"	PARKING GROUP NO. (see Part XI)
ACCESSORY USES, not listed	P	P	P	P	P	n/a
ANTENNAE, non-accessory	-	-	-	-	P	n/a
AVIARY ⁽¹⁾ , accessory to a dwelling	C	C	C	C	-	n/a
BARBER SHOP, BEAUTY SALON, or similar grooming service	-	-	-	-	A	n/a
BOARDERS or ROOMERS, accessory to a dwelling unit, limited to two (2) persons, living in the dwelling unit	P	P	P	P	P	n/a

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"RR-2"	"R1 "	"R2"	"R2-T"	"RM"	PARKING GROUP NO. (see Part XI)
BOARDING or ROOMING HOUSE, for not more than 12 persons	-	-	-	-	P	1
BOARDING or ROOMING HOUSE, for more than 12 persons	-	-	-	-	C	1
BOAT DOCKING/LAUNCHING; BOAT RENTAL; MARINA	-	-	-	-	C	n/a
CARE HOME, providing a minimum separation ⁽²⁾ of 330 feet from similar care homes and 990 feet from a NEIGHBOURHOOD CARE HOME or NEIGHBOURHOOD REHABILITATION HOME	P	P	P	P	P	n/a
CARE HOME, NEIGHBOURHOOD, providing a minimum separation of 990 feet from a CARE HOME, NEIGHBOURHOOD CARE HOME or NEIGHBOURHOOD REHABILITATION HOME	C	C	C	C	P	n/a
CHURCH; SYNAGOGUE, or similar place of religious worship	C	C	C	C	C	2
COMMUNITY CENTRE	C	C	C	C	C	6
CONVENT; MONASTERY, or similar place of religious retreat	-	-	-	C	P	2
DAY CARE CENTRE, accessory, for children of customers, employees, or residents	-	-	-	-	P	n/a
DAY CARE CENTRE, non- accessory	C	C	C	C	C	n/a
DAY CARE HOME, FAMILY, in a single-family dwelling	P	P	P	P	P	n/a
DAY CARE HOME, FAMILY, in a two-family dwelling or multiple- family dwelling	-	-	C	C	C	n/a

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"RR-2"	"R1 "	"R2"	"R2-T"	"RM"	PARKING GROUP NO. (see Part XI)
DAY CARE HOME, GROUP	C	C	C	C	C	n/a
DAY CARE, PRIVATE HOME, in a dwelling unit with a ground-level entry	P	P	P	P	P	n/a
DEPOT FOR COLLECTION OF RECYCLING MATERIALS, accessory to schools, community clubs, churches and public buildings and lands provided all recyclable goods are stored entirely in an enclosed container constructed in compliance with a design approved by the Commissioner of Planning and Community Services	P	P	P	P	P	n/a
DWELLING, MULTIPLE-FAMILY	-	-	-	C	P	1
DWELLING, SINGLE-FAMILY	P	P	P	P	P	1
DWELLING, TWO-FAMILY	-	-	P	P	P	1
FRATERNITY/SORORITY HOUSE	-	-	-	-	C	15
FUND RAISING EVENTS, including flea markets, commercial or trade shows, and the like; a maximum of four (4) events per year for a maximum duration of three (3) days each; in a community centre, church, school, or similar public facility	P	P	P	P	P	n/a
FUND RAISING EVENTS, including flea markets, commercial or trade shows, and the like; more than four (4) events per year; in a community centre, church, school, or similar public facility	C	C	C	C	C	n/a
HOME OCCUPATION, accessory to a dwelling unit	See section "Home Occupations"					n/a

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"RR-2"	"R1 "	"R2"	"R2-T"	"RM"	PARKING GROUP NO. (see Part XI)
HOSPITAL, or similar treatment centre	-	-	-	-	C	
INSTITUTION, RESIDENTIAL, including a nursing home, personal care home, or similar use	-	-	-	-	C	4
LIBRARY; MUSEUM; ART GALLERY	C	C	C	C	C	5
OFFICE, conversion of a detached building on the Buildings Conservation List	-	-	C	C	C	9
OFFICE/SERVICE BUILDING, accessory to a mobile home park, a multiple-family dwelling, or a non-residential use	-	-	-	-	P	9
PARISH HALL, accessory to a place of religious worship	C	C	C	C	C	2
* PARK	C	C	C	C	C	n/a
PUBLIC UTILITY or SERVICE, excluding garbage incineration, reduction, transfer, or landfill, sewage treatment, or a public works yard	C	C	C	C	C	12
REHABILITATION HOME, NEIGHBOURHOOD, providing a minimum separation of 990 feet from a CARE HOME, NEIGHBOURHOOD CARE HOME or NEIGHBOURHOOD REHABILITATION HOME	C	C	C	C	C	n/a
RETAIL SALES/PERSONAL SERVICE, listed as being permitted or conditional in "C1" Commercial District, contained within a multiple-family building	-	-	-	-	C	11

Use P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"RR-2"	"R1 "	"R2"	"R2-T"	"RM"	PARKING GROUP NO. (see Part XI)
SCHOOL, ELEMENTARY or JUNIOR HIGH	C	C	C	C	C	3
SCHOOL, SENIOR HIGH	C	C	C	C	C	3
SHELTER HOUSE	C	C	C	C	P	n/a
SWIMMING POOL, PUBLIC	-	-	-	-	C	6
UNIVERSITY; COLLEGE; TECHNICAL SCHOOL	-	-	-	-	C	3

610 (2) FOOTNOTES

- 1 An aviary licensed pursuant to The Pigeon Control By-law No. 978/75 prior to October 1, 1992, shall be deemed to have been approved as a Conditional Use provided that no addition, enlargement or expansion may be made to that aviary, unless the addition, enlargement or expansion is approved as a Conditional Use.
- 2 No minimum separation distance shall be required in the case of parental care homes for up to four (4) children or three (3) adults.

620 BULK REGULATIONS FOR SINGLE-FAMILY DISTRICTS

620 (1) For all uses except as provided for in Section 621:

Zoning District	Min. Lot Area (Sq.Ft.)	Min. Lot Width (Interior Lot)(Ft.)	Min. Lot Width (Reverse Corner Lot)(Ft.)	Front Yard (Ft.)	Rear Yard (Ft.)	³ Side ⁵ Yard (Ft.)	Rev. Corner Side Yard (Ft.)	Max. Ht. of Bldg. (Ft.)	Max. Lot Cov.
RR-2	87,120	180	180	50	25	25	30	30	40%
R1-20	20,000	80 ⁽⁴⁾	85 ⁽⁴⁾	30 ⁽⁴⁾	25	10	15	30	40%
R1-9	9,000	75	80	25	25	8	13	30	40%
R1-6	6,000	60	65	20	25	5	10	30	40%
R1-5.5	5,500	50	55	20	25	5	10	30	40%
R1-5	5,000	50	55	20	25	5	10	30	40%
R1-4.5	4,500	45	50	20	25	5	9	30	40%
R1-4	4,000	40	45	20	25	4	9	30	40%
R1-3.5	3,500	35	40	20	25	4	9	30	40%
R1-3 ¹	3,000	30	35	20	25	3 ⁽²⁾	8	30	40%
R1-2.5 ¹	2,500	25	30	20	25	3 ⁽²⁾	5	30	40%

620 (2) FOOTNOTES

- 1 A zoning lot in the "R1-2.5" or "R1-3" zoning districts shall have access to a public lane.
- 2 Side yards of 2 feet and 4 feet, respectively, may alternatively be provided in the "R1-2.5" and "R1-3" zoning districts.
- 3 Where a lot does not abut upon a public lane or city-owned land acquired for a lane widening, and where an attached garage or carport is not provided, one interior side yard shall be increased to a minimum of 8 feet clear of all projections except eaves and gutters.
- 4 In the "R1-20" district for uses in 621(1) the minimum lot width shall be 100 feet and the minimum front yard shall be 50 feet.

- 5 Where width is a factor of the non-compliance on a Lot of Record, the side yards may be reduced to ten percent (10%) of the width of the lot but shall not be less than three (3) feet.

621 EXCEPTIONS

*amended 6880/96 **

- 621 (1) * For libraries, parks and playgrounds, minimum lot area and width shall be 25,000 square feet and 100 feet respectively.
- 621 (2) For all uses serviced with a private sewage disposal system of the septic field variety, minimum lot area shall be one (1) acre or that as referred to in the bulk table, whichever is greater.
- 621 (3) *Except as provided for in (2) above, residential uses not serviced with municipal sewer and/or water systems shall provide a minimum lot area and width of 11,000 square feet and 100 feet respectively.
- 621 (4) For churches, community centres, day care centres, libraries, museums, art galleries, parish halls, schools, and multiple-family dwellings, required yards shall be the greater of a) or b) below:

(a)

Zoning District	Front Yard Ft. *	Rear Yard Ft. *	Side Yard Ft. *	Reverse Corner Side Yard Ft.
RR-2	50	25	25	30
All other districts	20	25	8	13

(b)

In the case of a wall containing a required window to a habitable room, the required yard to that wall shall be as follows:
Required yard = 10 feet + 20% wall height + 5% wall length.
In the case of any other wall, the required yard to that wall shall be as follows:
Required yard = 20% wall height + 5% wall length.

622 GENERAL PROVISIONS

- 622 (1) Notwithstanding anything elsewhere contained in this by-law, a non-conforming single-family dwelling in any district may be added to or enlarged provided that the addition or enlargement conforms to the applicable district bulk regulations, based on the size of the lot on which the dwelling is located.
- 622 (2) It shall be a continuing obligation of the owner to maintain the minimum lot area, yards and other open spaces required herein for any use in an "R1" district as long as it remains in existence. Furthermore, the minimum lot area, yards and other open space allocated to a use by the requirements of this by-law shall not by virtue of change of ownership, or for any other reason, be used to satisfy the yard, other open space, or minimum lot area requirements for any other use.
- 622 (3) Unless a temporary permit is obtained, no accessory structure shall be permitted on any zoning lot without the existence of the principal building to which it is accessory, or without the existence of the principal use where no principal building is required.
- 622 (4) In the Single-Family Districts, only one principal building shall be permitted on any zoning lot.
- 622 (5) All yards and other open space required for any use shall be located on the same zoning lot as the use.
- 622 (6) In any Single-Family District, where the depth of a lot is reduced by the enlargement of the right-of-way at the bend of a street or the curve of a cul-de-sac, the director may reduce the front yard requirement by five (5) feet (1.5 m). In no case, however, shall the required front yard be reduced to less than 18 feet to the front wall of a private garage.

623 ACCESSORY STRUCTURES

- 623 (1) Notwithstanding any other regulations regarding the location of accessory structures, no accessory structure shall be located in such a way as to reduce the required width or height of an access yard to a required parking space in the side or rear yard.

623 (2) ATTACHED ACCESSORY STRUCTURES

- (a) Where a structure is attached to the main/principal building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered as part of the main/principal building and shall be subject to the bulk regulations for main/principal buildings, excepting for a private garage, which shall be subject to the regulations for detached accessory structures set out below for that portion of the garage located in the required rear yard.

623 (3) DETACHED ACCESSORY STRUCTURES*amended 7106/97 **; 6660/95 **

(a) The following regulations shall apply to detached accessory structures; excepting those structures listed below:

- (i) If a detached accessory structure is located to the rear of the rear wall of the principal building or 60 feet or more from the front property line, whichever is greater, the following regulations shall apply:

Min. Side Yard	Min. Rev. Cor. Side Yard	Min. Rear Yard	Max. Lot Coverage	Max. Height of Building
2 ft., max. 1 ft. overhang excluding trough	as required for principal building, max. 2 ft. overhang	2 ft., max. 1 ft. overhang excluding trough	* 12.5% of the total lot area, max. of 880 sq. ft., min. 484 sq. ft. **	13 ft.

- (ii) If a detached accessory structure is not located to the rear of the rear wall of the principal building (or 60 feet from the front property line, whichever is greater), the bulk regulations of the principal building including front yard setbacks shall apply for that portion of the structure not to the rear of the rear wall of the principal building.

- (iii) The minimum separation space between a detached accessory building and any other building on the lot shall be three (3) feet, clear of all projections.

623 (4) PARABOLIC DISH ANTENNA

- (a) Notwithstanding the above, a parabolic dish antenna shall be located to the rear of the front wall of the principal building and shall be subject to the following regulations:

Min. Side Yard	Min. Reverse Corner Side Yard	Min. Rear Yard	Max. Height (Free-standing)	Max. Height (Attached to Building)
2 ft.	same as principal building	2 ft.	The top of the antenna shall not extend higher than 3 ½ ft. above the roof of the principal building	The base shall be no higher than 1½ ft. above the nearest point of roof

623 (5) UNENCLOSED SWIMMING POOLS

- (a) An unenclosed above-ground swimming pool shall provide the same minimum yard requirements as a detached accessory building.
- (b) An unenclosed in-ground swimming pool shall provide the following:

Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Reverse Corner Side Yard
Same as principal building	5 ft.	5 ft.	Same as principal building

623 (6) AIR CONDITIONERS/SWIMMING POOL EQUIPMENT

- (a) Air conditioner units, heat exchangers, swimming pool filters, pumps and heaters, and related equipment may be located in a required yard, subject to the following:
 - (i) In any required front yard, they shall provide a minimum separation of fifteen (15) feet for air conditioner condensing units (heat exchanger) and ten (10) feet for swimming pool filters, pumps and heaters or any related equipment, measured laterally to an openable window of a habitable room on an adjoining lot. In addition, they must be completely screened and maintained with a compact hedge or shrubs or other appropriate landscaping to the satisfaction of the director.
 - (ii) In any required side yard, they shall provide a minimum separation of fifteen (15) feet for air conditioner condensing units (heat exchanger) and ten (10) feet for swimming pool filters, pumps and heaters or any related equipment, measured laterally to an openable window of a habitable room on an adjoining lot; and shall provide a minimum setback of two (2) feet to any side lot line.

- (iii) In any required rear yard, they shall provide a minimum separation of fifteen (15) feet for air conditioner condensing units (heat exchanger), and ten (10) feet for swimming pool filters, pumps and heaters or any related equipment, measured laterally to an openable window of a habitable room on an adjoining lot; a minimum separation of two (2) feet to the side lot line for air conditioner condensing units (heat exchanger)/swimming pool filters, pumps and heaters or any related equipment; and a minimum separation of two (2) feet to the rear property line if abutting a residential property with no intervening lane, for air conditioner condensing units (heat exchanger)/swimming pool filters, pumps and heaters or any related equipment.

623 (7) **FENCES**

- (a) Fences and similar structures or hedges shall not include electric fences or barbed wire fences, shall be permitted in all yards, but shall be limited in height as follows:
 - (i) in a required front yard: 4 feet,
 - (ii) in a required side yard: 6.5 feet,
 - (iii) in a required rear yard: 6.5 feet.
- (b) Notwithstanding the above, the maximum height of any fence other than a chain link fence located on a school or park site shall be ten (10) feet.

624 **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO YARDS**

*amended 6660/95 **

Notwithstanding any other regulations regarding the location of projections and obstructions into required yards, no projection or obstruction shall be located in such a way as to reduce the required width or height of an access yard to a required parking space in the side or rear yard.

624 (1) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED FRONT YARDS:**

- (a) **Parking** of two (2) automobiles plus (between June 1 and September 30) one (1) recreational vehicle, travel trailer or a motor home * per dwelling unit, on a driveway leading to a parking space in the side or rear yard, or in an attached garage;
- (b) **Open terraces, landings and steps** not exceeding four (4) feet in height above-grade, to a maximum of five (5) feet in depth and 36 square feet in area;

- (c) **Awnings, canopies, eaves and wing walls** and similar structures to a maximum of five (5) feet in depth;
- (d) **Chimneys/chases/fireplaces and bay windows** to a maximum of five (5) feet;
- (e) **Alcoves, vestibules** and similar structures to a maximum depth of five (5) feet and not exceeding fifty (50) square feet in floor area in any front yard, provided that they do not exceed one (1) storey in height;
- (f) **Uncovered walks, wheelchair ramps and driveways**, Flag poles, Lighting fixtures, Lamp posts and similar features;
- (g) **Trees, shrubs, arbours, trellises** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitations for fences shall apply;
- (h) **Permitted signs** provided they are located no closer than five (5) feet to any lot line;
- (i) **Public utility** transformers and pedestals;
- (j) **Basketball hoops**, provided they are located no closer than ten (10) feet to a side or front lot line;
- (k) **Exterior wall finishing**, to a maximum of three (3) inches in depth;
- (l) **Brick facing**;
- (m) **Eavestroughs, gutters, and rainwater leaders**;

624 (2) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED SIDE YARDS**

- (a) An accessory **parking space**;
- (b) **Open landings** not exceeding four (4) feet in height and not exceeding thirty-six (36) square feet in area;
- (c) **Open terraces and decks** 24 inches or less in height above grade;
amended 179/2006
- (d) * **Awnings, canopies, eaves, wing walls** and similar structures to a maximum depth of two (2) feet for yards of four (4) feet or greater, or four (4) inches per foot of yard, but not exceeding two (2) feet and not to be located closer than one (1) foot to the side lot line;

- (e) * **Chimneys/chases, fireplaces and bay windows** to a maximum depth of two (2) feet for yards of four (4) feet or greater, or four (4) inches per foot of yard, but not exceeding two (2) feet and not to be located closer than one (1) foot to the side lot line;
- (f) * **Alcoves, vestibules** and similar structures to a maximum depth of two (2) feet for yards of four (4) feet or greater, or four (4) inches per foot of yard, but not exceeding two (2) feet and not to be located closer than one (1) foot to the side lot line, providing the maximum floor area in any side yard shall be twenty (20) feet and the maximum height shall not exceed one (1) storey;
- (g) **Uncovered walks, wheelchair ramps and driveways, flag poles, lighting fixtures, lamp posts** and similar features;
- (h) **Trees, shrubs, arbours, trellises** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitations for fences shall apply;
- (i) **Permitted signs;**
- (j) **Public utility transformers** and pedestals;
- (k) **Exterior wall finishing** to a maximum of three (3) inches;
- (l) **Brick facing;**
- (m) **Eavestroughs, gutters, and rainwater leaders.**

624 (3) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED REAR YARDS**
*amended 6880/96 ***

- (a) **Accessory parking spaces;**
- (b) **Open landings** not exceeding four (4) feet in height and not exceeding thirty-six (36) square feet in area;
- (c) **Open terraces and decks** 24 inches or less in height above grade;
amended 179/2006
- (d) **Awnings, canopies, eaves and wing walls** and similar structures to a maximum of five (5) feet in depth;
- (e) **Chimneys/chases/fireplaces and bay windows** to a maximum of five (5) feet;

- (f) **Alcoves, vestibules** and similar structures to a maximum depth of five (5) feet and not exceeding fifty (50) feet in floor area in any rear yard, provided that they do not exceed one (1) storey in height;
- (g) **Uncovered walks, wheelchair ramps and driveways, flag poles, lighting fixtures, lamp posts** and similar features;
- (h) **Trees, shrubs, arbours, trellises** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitations for fences shall apply;
- (i) **Permitted signs;**
- (j) **Public utility transformers** and pedestals;
- (k) **Basketball hoops**, provided they are located no closer than ten (10) feet to a side lot line, or a rear lot line where there is no abutting lane;
- (l) **Exterior wall finishing**, to a maximum of three (3) inches;
- (m) **Brick facing;**
- (n) **Eavestroughs, gutters, and rainwater leaders;**
- (o) **** Open porch, balcony, steps** projecting five (5) feet or less.

630 BULK REGULATIONS FOR TWO-FAMILY DISTRICTS

*amended 6880/96 ***

630 (1) For all uses except as provided in 631 (1) through (4):

Zoning District	Min. Lot Area (Sq.Ft.)	Min. Lot Width (Interior Lot)(Ft.)	Min. Lot Width (Reverse Corner Lot) (Ft.)	Front Yard (Ft.) **	Rear Yard (Ft.)	² Side ³ Yard (Ft.)	Rev. Cor. Side Yd. (Ft.)	Max. Ht. of Bldg. (Ft.)
R-2	5,000	50	55	20	25	5	10	30
R2-T	5,000 ¹	50	55	20	25	5	10	30 or 2½ storeys

630 (2) FOOTNOTES

- 1 Minimum lot area per dwelling unit in R2-T for two-family dwellings and multiple-family dwellings shall be 2,500 square feet and 800 square feet, respectively.
- 2 Where a lot does not abut upon a public lane or city-owned land acquired for a lane widening, and where an attached garage or carport is not provided, one interior side yard shall be increased to a minimum of 8 feet (2.5 m) clear of all projections except eaves and gutters.
- 3 Where width is a factor of the non-compliance on a Lot of Record, the side yards may be reduced to ten percent (10%) of the width of the lot but shall not be less than three (3) feet.

631 EXCEPTIONS*amended 6880/96 **

- 631 (1) For libraries, parks, and playgrounds, minimum lot area and width shall be 20,000 square feet and 100 feet.
- 631 (2) For all uses serviced with a private sewage disposal system of the septic field variety, minimum lot area shall be one (1) acre or that as referred to in the bulk table, whichever is greater.
- 631 (3) Except as provided for in (2) above, residential uses not serviced with municipal sewer and/or water systems shall provide a minimum lot area and width of 11,000 square feet and 100 feet.
- 631 (4) For churches, community centres, day care centres, libraries, museums, art galleries, parish halls, schools, and multiple-family dwellings, required yards shall be the greater of (a) or (b) below:

a)

Zoning District	Front Yard Ft. *	Rear Yard Ft. *	Side Yard Ft. *	Reverse Corner Side Yard Ft.
R-2	20	25	8	13
R2-T	20	25	8	13

b)

In the case of a wall containing a required window to a habitable room, the required yard to that wall shall be as follows:
Required yard = 10 feet + 20% wall height + 5% wall length.
In the case of any other wall, the required yard to that wall shall be as follows:
Required yard = 20% wall height + 5% wall length.

632 GENERAL PROVISIONS

- 632 (1) Notwithstanding anything elsewhere contained in this by-law, a non-conforming two-family dwelling in any district may be added to or enlarged provided that the addition or enlargement conforms to the applicable district bulk regulations, based on the size of the lot on which the dwelling is located.
- 632 (2) It shall be a continuing obligation of the owner to maintain the minimum lot area, yards and other open spaces required herein for any use in an "R2" district as long as it remains in existence. Furthermore, the minimum lot area, yards and other open space allocated to a use by the requirements of this by-law shall not by virtue of change of ownership, or for any other reason, be used to satisfy the yard, other open space, or minimum lot area requirements for any other use.
- 632 (3) Unless a temporary permit is obtained, no accessory structure shall be permitted on any zoning lot without the existence of the principal building to which it is accessory, or without the existence of the principal use where no principal building is required.
- 632 (4) In the two-family districts, only one principal building shall be permitted on any zoning lot.
- 632 (5) A lot with a two-family dwelling located thereon may be split into two (2) lots provided the following regulations are complied with:
- (a) the new lot line shall be a straight line between the front and rear lot lines, located in such a manner that the party wall of the two-family dwelling shall form part of the new lot line, and where the new lot line is unable to form a straight line due to the irregular shape of the lot, the location of that new lot line shall be determined by the conditions of any consent issued;
 - (b) each of the two (2) lots created shall have frontage on a street;

- (c) the minimum width of each lot created shall be not less than 40% of the "R2" zoning district minimum lot width requirement;
- (d) the area of each lot created shall not be less than 40% of the "R2" zoning district minimum lot area requirement;
- (e) the permitted use of each lot created shall be for a semi-detached single-family dwelling unit only;
- (f) each lot created shall provide yards not less than the "R2" zoning district minimum yard requirements with the following exceptions:
 - (i) the minimum side yard along the new lot line may be zero (0) feet (0 m) in width; and
 - (ii) the minimum side yard for an addition to a semi-detached dwelling need not exceed two (2) feet (600 m) along the new lot line for a wall with no openings;
- (g) each lot created shall provide one (1) parking space with access to this required parking space being directly from either a public lane or a street, however, the parking space shall not be permitted in the front yard; and
- (h) all applicable provisions of The City of Winnipeg Building By-law are complied with.

All yards and other open space required for any use shall be located on the same zoning lot as the use.

633 ACCESSORY STRUCTURES

- 633 (1) Regulations regarding accessory structures in the "R2" and "R2-T" Districts shall be the same as in "R1" Single-Family Districts.

634 PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO YARDS

- 634 (1) Regulations regarding permitted projections and obstructions into yards shall be the same as in "R1" Single-Family Districts.
- 634 (2) Any balcony required under a Fire Protection By-law may project into a rear yard a maximum depth of four (4) feet with a maximum area of 48 square feet.

640 BULK REGULATIONS FOR MULTIPLE FAMILY DISTRICTS

640 (1) For all uses except as provided in:

Zoning District	Min. Lot Area (Sq.Ft.)	Min. Lot Width (Ft.)	Min. Lot Area Per Dwelling Unit (Sq.Ft.)	¹ Front Yard (Ft.)	¹ Rear Yard (Ft.)	Interior Side Yard (Ft.)	¹ Corner Side Yard (Ft.)	Max. Ht. of Bldg. (Ft.)
RM-L	9,000	75	2,500	25	25	8	20	30
RM-1	9,000	75	2,000	25	25	8	20	30
RM-2	9,000	75	1,250	25	25	8	20	35
RM-3	9,000	75	1,000	25	25	8	20	45
RM-4	9,000	75	800	25	25	8	20	45
RM-5	20,000	100	600	25	25	8	20	70
RM-6	20,000	100	400	25	25	8	20	70
RM-7	20,000	120	400	25	25	8	20	100

640 (2) Minimum required yards shall be as listed in the bulk table or as calculated below, whichever is greater:

- (a) in the case of a wall containing a required window to a habitable room, the required yard to that wall shall be:

Required yard = 10 ft. + 20% wall height + 5% building length;

- (b) in the case of any other wall, the required yard to that wall shall be:

Required yard = 20% wall height + 5% building length;

Note: The minimum yard requirements of 640(1) or (2) whichever is greater, shall be provided. Yards calculated under 640(2)(a) and (b) may be measured to centre lines of streets, however, in no case shall the minimum yards set forth in (1) be reduced.

640 (3) **WHERE MORE THAN ONE BUILDING IS LOCATED ON A LOT:**

- (c) the required separation between detached buildings shall be:

- (i) in a case where either opposing wall contains a window provided to a habitable room, the minimum separation between buildings shall be the sum of the required yards calculated for the two opposing walls; and
- (ii) in a case where neither opposing wall contains a window provided to a habitable room, the minimum separation between buildings shall be the greater of the required yards calculated for the two opposing walls; and
- (d) no accessory building shall be located in the front yard required to a principal building, except not more than 1.22 m (4 ft.) in height of the walls of an underground parking structure, where the front yard and side yards required to those walls are landscaped slopes to the tops of those walls, and the roof of that underground parking structure is fully landscaped.

641 EXCEPTIONS

- 641 (1) For libraries, parks, and playgrounds, minimum lot area and width shall be 20,000 square feet and 100 feet, respectively.
- 641 (2) For single-family dwellings, the "R1-4" bulk regulations shall apply.
- 641 (3) For two-family dwellings, the "R2" bulk regulations shall apply.
- 641 (4) For churches, community centres, day care centres, libraries, museums, art galleries, parish halls, schools, and multiple family dwellings, required yards shall be the greater of 640 (1) or (2).
- 641 (5) The following structures are exempt from the maximum height provisions of a Multiple-Family District for a multiple-family dwelling:
 - (a) radio, television and parabolic dish receiving antennas of the type normally used for home radio and television receivers;
 - (b) flagpoles, provided that no flagpole is used as a sign or attention-attracting device;
 - (c) elevator penthouses, water reservoirs and necessary mechanical appurtenances, provided that no structure may extend more than twenty (20) feet above the supporting roof;

- (d) non-habitable penthouses, provided that such penthouses are used for no purpose other than the enclosure of tanks, elevators and necessary mechanical appurtenances, and further provided that the aggregate area of all penthouses shall not exceed thirty-three and one-third per cent (33 1/3%) of the area of the supporting roof;
- (e) guard railings and parapets not exceeding five (5) feet (1.5 m) when measured from the roof; and
- (f) gables, cupolas, skylights and similar architectural features, provided that such architectural features shall not extend more than ten (10) feet above the roof.

642 GENERAL PROVISIONS

- 642 (1) A lot with row dwellings located thereon may be split into individual lots provided the following regulations are complied with:
- (a) The new lot lines shall be a straight line between the front and rear lot lines, located in such a manner that the party walls of the row dwelling shall form part of the new lot lines, and, where a new lot line is unable to form a straight line due to the irregular shape of the lot, the location of that new lot line shall be determined by the director;
 - (b) Each of the new lots created shall have frontage on a street;
 - (c) Each of the new lots created shall have direct access from the rear to a public lane;
 - (d) The area of each lot created shall be not less than the minimum lot area per dwelling unit permitted under the bulk regulations for the District in which the lot is located;
 - (e) The permitted use of each lot created shall be for a single-family attached dwelling unit only;
 - (f) Each single-family attached dwelling shall have a minimum front yard of twenty (20) feet and a minimum rear yard of twenty-five (25) feet;
 - (g) Each end unit in a grouping of single-family attached dwellings shall have one (1) minimum side yard of:
 - (i) 8 feet for an interior side yard, or
 - (ii) 20 feet for a corner side yard.

- (h) A grouping of single-family attached dwellings shall contain not more than six (6) dwelling units;
- (i) Each lot created shall provide at least one (1) parking space with access to the required parking space directly from a public lane;
- (j) No parking space shall be permitted in a front or side yard.

643 ACCESSORY STRUCTURES

643 (1) STRUCTURES ACCESSORY TO SINGLE AND TWO-FAMILY DWELLINGS

- (a) Bulk regulations regarding structures accessory to single-family dwellings as well as two-family and row-dwellings shall be the same as those regarding accessory structures in the "R1" and "R2" zoning districts, respectively.

643 (2) STRUCTURES ACCESSORY TO ANY OTHER PERMITTED USE

- (a) Bulk regulations for structures accessory to permitted uses other than single and two-family dwellings and row-housing shall be the same as for the principal use, excepting those structures listed below.

644 PRIVATE DETACHED GARAGE

- 644 (1) For a private detached garage, the following regulations shall apply:

Min. Front Yard	Min. Side Yard	Min. Reverse Corner Side Yard	Min. Rear Yard	Max. Height of Building
Same as principal use	2 ft. to wall, maximum 1 ft. overhang	10 ft., maximum 2 ft. overhang	2 ft., maximum 1 ft. overhang	13 ft.

645 UNENCLOSED IN-GROUND SWIMMING POOL

- 645 (1) For an unenclosed in-ground swimming pool, accessory to a multiple-family dwelling, the following regulations shall apply:

Min. Front Yard	Min. Side Yard	Min. Reverse Corner Side Yard	Min. Rear Yard
Same as principal use	8 ft.	20 ft.	8 ft.

646 PARABOLIC DISH ANTENNA

- 646 (1) A parabolic dish antenna accessory to a multiple-family dwelling shall be located only on the roof of the principal building, or in the buildable area.

647 FENCES

- 647 (1) Fences and similar structures or hedges shall not include electric fences or barbed wire fences, shall be permitted in all yards, but shall be limited in height as follows:
- (a) in a required front yard: 4 feet,
 - (b) in a required side yard: 6.5 feet,
 - (c) in a required rear yard: 6.5 feet.
- 647 (2) In addition, entrance gates not exceeding ten (10) feet in height shall be permitted in all yards.
- 647 (3) Notwithstanding the above, the maximum height of any fence located on a school or park site shall be ten (10) feet.

648 PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO YARDS

- 648 (1) Permitted projections and obstructions into any required yard or separation space unless otherwise noted:
- (a) **Open terraces, landings and steps** not exceeding four (4) feet in height;
 - (b) **Chimneys, fireplaces, air conditioning units, and bay windows** to a maximum depth of four (4) inches per foot of yard, but not exceeding five (5) feet;

- (c) **Alcoves, vestibules** and similar projections to a maximum depth of four (4) inches per foot of yard, but not exceeding five (5) feet, providing the maximum floor area in any yard shall be fifty (50) feet and they are located on the first floor level only;
- (d) **Wing wall, marquee, porte cochere, overhanging eaves, canopies and awnings**, including their supporting structures, to a maximum depth of four (4) inches per foot of yard, but not exceeding five (5) feet;
- (e) **Awning** extending over a sidewalk from the entrance of a multiple-family dwelling to the lot line for the protection of pedestrians on the sidewalk;
- (f) **Driveways**;
- (g) **Uncovered walks, wheelchair ramps, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (h) **Trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitations for fences shall apply;
- (i) **Permitted signs** provided they are located no closer than five (5) feet to any lot line;
- (j) **Public utility transformers** and pedestals;
- (k) **Balconies** to a maximum depth of four (4) inches per foot of yard, but not exceeding five (5) feet; however, any balcony required under a Fire Protection By-law may project into a rear yard to a maximum depth of four (4) feet with a maximum area of 48 square feet;
- (l) **Unenclosed fire escape** to a maximum depth of four (4) inches per foot of yard, but not exceeding two (2) feet;
- (m) **Accessory open parking area**, in a rear yard only;
- (n) **Electrical service equipment, garbage enclosure or storage shed** not exceeding thirteen (13) feet in height, located in a rear yard only.

PART SEVEN COMMERCIAL DISTRICTS

700 INTENT AND PURPOSE

- 700 (1) The "C1" Commercial District is intended to provide for local commercial uses typically found within neighbourhoods.
- 700 (2) The "C1.5" Commercial District is intended to regulate commercial development with less of a neighbourhood orientation, typically found along commercial corridors within existing older neighbourhoods.
- 700 (3) The "C2" Commercial District is intended to regulate more intensive commercial sites that do not have a local or neighbourhood orientation.
- 700 (4) The "C3" Commercial Districts are intended to provide for highway commercial-type development, with a significant orientation to automobile and truck-related uses.
- 700 (5) The "C4" Commercial District is intended to regulate shopping centre sites, other than regional shopping centre sites.
- 700 (6) The "CR" Commercial District is intended to regulate development upon the six existing regional shopping centre sites as identified by Plan Winnipeg.
- 700 (7) The "OI" Office and Institutional Planned Building Group District is intended to accommodate civic, institutional, cultural and office buildings through the application of urban design principles.

710 PERMITTED USES AND CONDITIONAL USES

*amended 7555/2000 *; 7102/97 **; 6880/96 ****

- 710 (1) No land shall be used or occupied and no structure shall be erected, altered, used, or occupied, except for the following uses:

TABLE 710 (1)

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
ACCESSORY USES, not listed	P	P	P	P	P	P	P	-	n/a
AMUSEMENT DEVICES, ACCESSORY, limited to one (1) device per 500 sq. ft. of floor area	P	P	P	P	P	P	P	P	n/a
	Max. 2 devices		Max. 4 devices					max. 2 de- vices	
AMUSEMENT PARLOUR	-	-	C	C	C	C	C	-	6
** AMUSEMENT ENTERPRISE, LICENSED as a sports facility	-	-	C	C	C	C	C	-	14
AMUSEMENT ENTERPRISE, OUTDOOR: including DRIVING RANGE, MINIATURE GOLF COURSE, RANGE for TARGET SPORTS, or similar facility	-	-	C	P	P	-	-	-	n/a
AMUSEMENT ENTERPRISE, INDOOR: including DRIVING RANGE, GO-CART TRACK, MINIATURE GOLF COURSE, RANGE for TARGET SPORTS, ROLLER SKATING, or similar facility	-	-	P	P	P	P	P	-	6
ANIMAL HOSPITAL, VETERINARY CLINIC	P	P	P	P	P	P	P	-	11
ANIMAL POUND, ANIMAL TRAINING, KENNEL	-	-	-	C	P	-	-	-	n/a
APPLIANCES, excluding major appliances: RENTAL, SALE or SERVICE	P	P	P	C	P	P	P	-	11

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
APPLIANCES, including major appliances: RENTAL, SALE or SERVICE	-	-	P	C	P	P	P	-	11
ARENA, AUDITORIUM, STADIUM	-	-	C	C	C	C	C	-	6
ART/ANTIQUE: SALES, SERVICE, including framing/restoration	C	P	P	-	-	P	P	-	11
ART/CRAFTS/HOBBY: INSTRUCTION, SUPPLIES, including beer and wine- making supplies and equipment SALES	P	P	P	-	-	P	P	-	11
ARTISAN, CRAFTING OF CUSTOM PRODUCTS from finished materials	-	P	P	-	-	P	P	-	11
AUCTION ROOM	-	C	C	C	P	-	-	-	6
AUDIO/VIDEO RECORDINGS: RENTAL, SALES	P	P	P	-	-	P	P	-	11
AUTOMOBILE, including motorcycle: CLEANING	-	-	C	P	P	-	-	-	11
AUTOMOBILE, including motorcycle: REPAIR, SERVICE, INSTALLATION OF SUPPLIES/PARTS	-	-	C	P	P	P	P	-	11
AUTOMOBILE, including motorcycle: RENTAL, SALES, including accessory REPAIR, SERVICE, INSTALLATION OF SUPPLIES/PARTS	-	C	P	P	P	P	P	-	11
AUTOMOBILE, including motorcycle: SUPPLIES/PARTS, SALES	-	C	P	P	P	P	P	-	11

[illegible]

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
BOOK: SALES	P	P	P	-	-	P	P	-	11
BOWLING ALLEY	-	C	P	P	P	P	P	-	10
BUILDING MATERIALS, HARDWARE, HOME IMPROVEMENT SUPPLIES or EQUIPMENT: SALES	-	C	P	P	P	P	P	-	11
BUS STATION	-	C	C	C	C	C	C	-	6
BUTCHER, with production area exceeding 1,000 sq. ft.	-	C	P	P	P	-	-	-	11
CABARET	-	-	C	C	C	C	P	-	6
CARE HOME, providing a minimum separation of 330 feet from similar care homes and 990 feet from a NEIGHBOURHOOD CARE HOME or NEIGHBOURHOOD REHABILITATION HOME	P	P	P	-	-	-	-	-	n/a
CARE HOME, NEIGHBOURHOOD, providing a minimum separation of 990 feet from a CARE HOME, NEIGHBOURHOOD CARE HOME or NEIGHBOURHOOD REHABILITATION HOME	P	P	P	-	-	-	-	-	n/a
CARNIVAL, CIRCUS, FAIR, or similar event, limited to operation for not more than 14 days, not more than twice in any calendar year	-	T	T	T	T	T	T	-	n/a
CATERING, COMMISSARY	-	C	P	-	-	P	P	-	12

[illegible]

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
DAY CARE CENTRE	P	P	P	P	P	P	P	-	n/a
DEPARTMENT STORE, SUPERMARKET	-	-	P	C	C	P	P	-	11
DEPOT for DRYCLEANING, PRESSING, DYEING, LAUNDRY	P	P	P	-	-	P	P	-	11
DISPATCH for COURIER/DELIVERY/ EXPRESS SERVICE, CLEANING SERVICE, KEY AND LOCK SERVICE, SECURITY SERVICE, TAXI, or similar service, excluding terminal	-	C	P	C	C	P	P	-	9
DRESSMAKER, FURRIER, TAILOR	P	P	P	-	-	P	P	-	11
DRIVE-THROUGH FACILITY, excluding a drive-through restaurant or automobile washing	-	-	C	C	C	C	C	-	11
DRIVING SCHOOL	-	P	P	P	P	P	P	-	11
DRUG STORE	P	P	P	-	-	P	P	-	11
DRYCLEANING, PRESSING, DYEING, including accessory DEPOT, limited to non- inflammable, non- explosive solvents	-	P	P	C	P	P	P	-	11
DWELLING, MULTIPLE- FAMILY	C	C	C	-	-	-	-	-	1
DWELLING, SINGLE- FAMILY	C	C	C	-	-	-	-	-	1
DWELLING, TWO-FAMILY	C	C	C	-	-	-	-	-	1

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
DWELLING UNIT for staff/family employed upon the premises, not more than one (1) in conjunction with a non- residential use	A	A	A	A	A	A	A	-	1
ELECTRONIC EQUIPMENT, including audio-video, communication, copying, data processing, security, and similar equipment, excluding satellite dishes and radio towers: RENTAL, SALE, SERVICE	P	P	P	-	-	P	P	-	11
ELECTRONIC EQUIPMENT, including audio-video, communication, copying, data processing, security, and similar equipment, excluding satellite dishes and radio towers: CUSTOM MANUFACTURE	-	P	P	-	-	P	P	-	11
EXTERMINATOR	-	C	P	P	P	-	-	-	11
FABRIC/YARN: SALES	P	P	P	-	-	P	P	-	11
FAMILY DAY CARE HOME, in a single-family dwelling	P	P	P	P	P	P	P	-	n/a
FARM SUPPLIES: SALES	-	C	P	C	P	-	-	-	11
FARMERS' MARKET limited to between April 1 and September 30	-	P	P	C	P	P	P	-	11
FLEA MARKET	-	C	P	P	P	P	P	-	11
FLORIST	P	P	P	-	-	P	P	-	11
FUEL: SALES kiosk	-	C	C	C	C	C	C	-	11

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
FUEL: SALES, key-lock station	-	-	-	P	-	-	-	-	11
FUNERAL CHAPEL or PARLOUR, MORTUARY	-	C	C	C	-	-	-	-	6
FURNISHINGS, HOUSEHOLD or OFFICE, including carpet and furniture: SALES, RENTAL	-	C	P	C	P	P	P	-	11
GENERAL MERCHANDISE, RETAIL	-	C	P	-	-	P	P	-	11
GIFT STORE	P	P	P	-	-	P	P	-	11
GROCERY, CONFECTIONERY, including baked goods, candy, meats, soft drinks, or other specialties: SALES, including incidental food preparation	P	P	P	-	-	P	P	-	11
GROUP DAY CARE HOME	P	P	P	P	P	P	P	-	n/a
HARDWARE STORE	C	P	P	P	P	P	P	-	11
HOME OCCUPATION	See section: "Home Occupations"							-	n/a
HOSPITAL, or similar treatment centre	-	C	C	C	C	-	-	-	
HOTEL, including MOTEL, limited to guest rooms	-	C	P	P	P	P	P	-	7
HOTEL, including a beverage room or any conditional use	-	-	C	C	C	C	P	-	7
INSTITUTION	-	-	C	-	-	-	-	P	n/a
INSTITUTION, RESIDENTIAL, including nursing home, personal care home, or similar use	-	C	P	-	-	-	-	-	4

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
JEWELLER, WATCHMAKER, including custom manufacture	P	P	P	-	-	P	P	-	11
LABORATORY: MEDICAL, DENTAL or OPTICAL	-	P	P	-	-	P	P	-	11
LANDSCAPE/GARDEN SUPPLIES: SALES, including outside display limited to packaged supplies, plants or trees	-	P	P	P	P	P	P	-	11
LANDSCAPE/GARDEN SUPPLIES: SALES, LANDSCAPE CONTRACTOR, production, including greenhouses or nursery, and sale of supplies, plants, trees and landscaping materials	-	-	-	P	P	-	-	-	11
LAUNDRY, LINEN SUPPLY/SERVICE, including accessory DEPOT	-	-	-	C	P	-	-	-	11
LAUNDRY, SELF-SERVICE	P	P	P	-	-	P	P	-	11
LIBRARY	P	P	P	-	-	P	P	-	5
LIQUOR: SALES	-	C	P	-	-	P	P	-	11
LUGGAGE: RENTAL, SALE, SERVICE	-	P	P	C	P	P	P	-	11
MACHINERY/HEAVY EQUIPMENT SUPPLIES AND PARTS: SALES, INSTALLATION, SERVICE	-	-	C	C	P	-	-	-	11
MAIL ORDER BUSINESS	P	P	P	-	-	P	P	-	9

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
MEDICAL, DENTAL, OPTICAL, COUNSELLING, or other health or therapeutic CLINIC	C	P	P	-	-	P	P	-	11
MEDICAL, DENTAL, OPTICAL or other PRECISION INSTRUMENTS, PROSTHETICS: RENTAL, SALE, SERVICE	-	P	P	P	P	P	P	-	11
MEDICAL, DENTAL, OPTICAL or other PRECISION INSTRUMENTS, PROSTHETICS: CUSTOM MANUFACTURE	-	P	P	P	P	P	P	-	11
MOBILE HOME PARK	-	-	C	C	C	-	-	-	n/a
MOTORS or MACHINES, RECREATIONAL or UTILITY, including power toboggans, outboard motors, lawn mowers: RENTAL, SALE, SERVICE	-	-	C	P	P	-	-	-	11
MUSEUM, ART GALLERY	C	P	P	P	P	P	P	P	5
MUSICAL INSTRUMENTS: RENTAL, SALE, SERVICE, MUSIC INSTRUCTION	P	P	P	-	-	P	P	-	11
MUSICAL INSTRUMENTS: CUSTOM MANUFACTURE	-	P	P	-	-	P	P	-	11

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
NEIGHBOURHOOD REHABILITATION HOME, providing a minimum separation of 990 feet from a CARE HOME, a NEIGHBOURHOOD CARE HOME or NEIGHBOURHOOD REHABILITATION HOME	P	P	P	-	-	-	-	-	n/a
OFFICE, conversion of a dwelling listed on the Buildings Conservation List	P	P	P	P	P	P	P	P	9
OFFICE	P	P	P	C	P	P	P	P	9
OFFICE/SERVICE BUILDING, accessory to a mobile home park or a multiple-family dwelling	-	A	A	A	A	-	-	-	9
OUTSIDE DISPLAY	-	-	A	A	A	A	A	-	n/a
PARISH HALL, accessory to a place of religious worship	C	C	A	A	A	A	A	-	6
* PARK	C	C	C	C	C	C	C	C	n/a
PARKING AREA, non- accessory	-	C	P	P	P	-	-	-	n/a
PARKING STRUCTURE, accessory	-	-	C	-	-	P	P	-	n/a
PARKING STRUCTURE, non-accessory	-	-	C	-	-	C	C	-	n/a
PAWNSHOP	-	-	C	-	-	C	P	-	11
PERSONAL SERVICE, not listed, not exceeding a floor area of 5,000 sq. ft., and not first listed as a conditional use in a less restrictive commercial district	C	C	-	-	-	-	-	-	11

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
PERSONAL SERVICE, not listed, not exceeding a floor area of 5,000 sq. ft.	-	-	C	-	-	-	-	-	11
PERSONAL SERVICE, not listed	-	-	-	-	-	C	C	-	11
PET SALES, PET SUPPLIES SALES, PET GROOMING	C	P	P	C	P	P	P	-	11
PHOTOGRAPHIC DEVELOPING/PRINTING	C	P	P	C	P	P	P	-	11
PRINTING, PHOTOCOPYING, or similar service	-	P	P	P	P	P	P	-	11
POST OFFICE, CARRIER DEPOT	P	P	P	P	P	P	P	-	8
PRIVATE HOME DAY CARE, in a dwelling unit with a ground-level entry	P	P	P	P	P	P	P	-	n/a
PUBLIC UTILITY or SERVICE, excluding garbage incineration, reduction, transfer, or landfill, sewage treatment, or a public works yard	C	C	P	P	P	P	P	-	12
RACE TRACK	-	-	-	C	C	-	-	-	n/a
RADIO or TELEVISION STATION	-	C	P	P	P	P	P	-	12
RECREATION CENTRE, including indoor or outdoor courts, ranges, rinks, tracks, or similar sports or fitness facility	C	C	P	P	P	P	P	-	6

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
RECYCLING DEPOT for COLLECTION of MATERIALS, in conjunction with a Principal Use, provided all recyclable goods are stored entirely in an enclosed container constructed in compliance with a design endorsed by the Commissioner of Planning and Community Services	C	C	P	P	P	P	P	-	n/a
RECYCLING DEPOT for COLLECTION of MATERIALS, accessory to schools, community clubs, churches and public buildings and lands, provided all recyclable goods are stored entirely in an enclosed container constructed in compliance with a design endorsed by the Commissioner of Planning and Community Services	P	P	P	P	P	P	P	-	n/a
REDUCING SALON, HEALTH SPA, STEAM BATH, TANNING SALON, or other similar facility	-	P	P	C	P	P	P	-	11
RENTAL ESTABLISHMENT, including household, office, gardening or home improvement equipment, banquet or part supplies	-	-	P	P	P	-	-	-	12
REPAIR, RESTORATION, REFINISHING, of household goods	-	P	P	-	-	-	-	-	11

[illegible]

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
STATIONERY SALES	P	P	P	-	-	P	P	-	11
STONE or MONUMENT: SALES, including incidental finishing	-	-	P	P	P	-	-	-	11
STORAGE COMPOUND for NEW AUTOMOBILES	-	-	-	C	P	-	-	-	n/a
STORAGE COMPOUND for BOATS, MOBILE HOMES, RECREATIONAL VEHICLES, TRAILERS, TRUCKS or BUSES	-	-	-	C	P	-	-	-	n/a
STUDIO, including dance, martial arts, music, photography, excluding radio, television, or motion picture	-	C	P	-	-	P	P	-	11
STUDIO, MOTION PICTURE	-	C	C	C	P	C	C	-	
SWIMMING POOL, PUBLIC	-	C	C	C	C	C	C	-	6
TATTOO PARLOUR	-	C	C	-	-	C	C	-	11
TAXIDERMIST	-	C	P	P	P	-	-	-	11
TERMINAL for HAULAGE, MOTOR FREIGHT STATION, excluding an intermodal terminal	-	-	-	C	C	-	-	-	
TERMINAL for COURIER/DELIVERY/ EXPRESS SERVICE, CLEANING SERVICE, KEY AND LOCK SERVICE, SECURITY SERVICE, TAXI, or similar service	-	-	C	C	P	-	-	-	
THEATRE, CINEMA, CONCERT HALL	-	C	P	C	C	P	P	-	6

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	C1	C1.5	C2	C3-1	C3-2	C4	CR	OI	Parking Group No. (see Part XI)
THEATRE, DRIVE-IN	-	-	-	C	C	-	-	-	n/a
TIRE: RETREADING, including accessory SALES	-	-	-	C	C	-	-	-	11
TIRE: SALES, SERVICE	-	C	P	P	P	P	P	-	11
TOY: SALES	P	P	P	-	-	P	P	-	11
TRADE SCHOOL, BUSINESS COLLEGE	-	C	P	C	C	P	P	-	3
TRUCK, TRAILER, RECREATIONAL VEHICLE or BUS, REPAIR	-	-	-	C	P	-	-	-	12
TRUCK, TRAILER, RECREATIONAL VEHICLE or BUS, RENTAL, SALES	-	-	-	P	P	-	-	-	11
TRUCK, TRAILER, RECREATIONAL VEHICLE or BUS, WASHING	-	-	-	P	P	-	-	-	11
UNIVERSITY, COLLEGE, TECHNICAL SCHOOL	-	C	P	C	C	P	P	-	3
*** UPHOLSTERING, custom draperies, blinds, shades	-	-	P	P	P	-	-	-	11
WAREHOUSING, COLD STORAGE, RENTAL STORAGE UNITS	-	-	-	C	C	-	-	-	12
WHOLESALE ESTABLISHMENT, including offices and showrooms	-	-	-	C	C	-	-	-	11
WOOD PRODUCTS: MANUFACTURE from finished wood, including a cabinet shop	-	C	P	P	P	-	-	-	12

720 BULK REGULATIONS FOR COMMERCIAL DISTRICTS

720 (1) For all uses except as listed in Section 721, the following bulk regulations shall apply:

	Min. Lot Area	Front Yard	Rear Yard	Interior Side Yd.	Corner Side Yd.	Max. Bldg. Ht.	Max. F.A.R.	Max. Lot Coverage
"C1"	n/a	20 ft.	25 ft.	0 ft.	0 ft.	30 ft.	1.0	60%
"C1.5" "OI"	n/a	0 ft.	25 ft.	0 ft.	0 ft.	45 ft.	2.0	60%
"C2"	n/a	0 ft.	25 ft.	0 ft.	0 ft.	45 ft.	3.0	n/a
"C3-1" "C3-2"	n/a	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	0.5	n/a
"C4"	n/a	(1)	(1)	(1)	(1)	n/a	5.0	25%
"CR"	n/a	(1)	(1)	(1)	(1)	n/a	5.0	30% ⁽²⁾

720 (2) FOOTNOTES

- 1 For principal buildings: 125 feet to any residential boundary or use,
50 feet to any other district boundary;
For gas kiosks: 50 feet.
- 2 Maximum lot coverage shall not apply in the case of St. Vital Shopping Centre and Polo Park Shopping Centre.

721 EXCEPTIONS

721 (1) For single and two-family dwellings, the bulk regulations of the "R1-4" district shall apply.

721 (2) For multiple-family dwellings, the following bulk regulations shall apply:

- | | | |
|----|--------------------|------------------------|
| in | "C1" Districts - | "RM-1" Bulk Regulation |
| in | "C1.5" Districts - | "RM-2" Bulk Regulation |
| in | "C2" Districts - | "RM-3" Bulk Regulation |
| in | "C4" Districts - | "RM-4" Bulk Regulation |

- 721 (3) For non-residential uses, where a side lot line in a Commercial District abuts a side lot line in an adjacent Agricultural or Residential District, the front yard requirement of the Agricultural or Residential District shall extend into the Commercial District for a distance of Fifty (50) feet from the district boundary, and a side yard of ten (10) feet in width shall be provided along the side lot line in the Commercial District. Such a side yard shall not be used for accessory off-street loading, storage of refuse, or materials, or processing of any kind.
- 721 (4) For non-residential uses, where a side lot line in a Commercial District abuts a rear lot line in an adjacent Agricultural or Residential District, a side yard of ten (10) feet shall be provided in the Commercial District along the said side lot line. Such a side yard shall not be used for accessory off-street loading, storage of refuse, or materials, or processing of any kind.
- 721 (5) Notwithstanding anything elsewhere contained in this By-law, in a Commercial District no sign, display or other advertising device shall be located in a yard that abuts a lot line in an Agricultural or Residential District and no sign shall be placed on a wall overlooking a special side or rear yard required by the provisions of this subsection.
- 721 (6) The following structures are exempt from the maximum height provisions of a Commercial District for all buildings:
- (a) radio, television and parabolic dish and other communications equipment;
 - (b) flagpoles, provided that no flagpole is used as a sign or attention-attracting device;
 - (c) elevator penthouses, water reservoirs and necessary mechanical appurtenances, provided that no structure may extend more than twenty (20) feet above the supporting roof;
 - (d) non-habitable penthouses, provided that such penthouses are used for no purpose other than the enclosure of tanks, elevators and necessary mechanical appurtenances, and further provided that the aggregate area of all penthouses shall not exceed thirty-three and one-third per cent (33 1/3%) of the area of the supporting roof;
 - (e) guard railings and parapets not exceeding five (5) feet when measured from the roof; and
 - (f) gables, cupolas, skylights and similar architectural features, provided that such architectural features shall not extend more than ten (10) feet above the roof.

722 GENERAL PROVISIONS*amended 6880/96 **

- 722 (1) * In any Commercial District, accessory storage shall be contained within a completely enclosed building, unless otherwise specified in the use table. In any Commercial District, an outdoor vehicle display area, where permitted, shall be developed and maintained in accordance with the provisions for development in Part II, Parking.
- 722 (2) When a lot in a Commercial District is to be occupied for a permitted use without a structure, the yards shall be provided and maintained, except that the side yards shall not be required on a lot which is used for horticultural purposes or for public recreational purposes.
- 722 (3) Yards and open spaces in all Commercial Districts shall comply with the following:
- (a) all portions of a lot, except those used for buildings, parking, loading and driving aisles and garbage disposal facility, shall be landscaped or surfaced with paving blocks, bricks, sod, or other decorative surfacing material and shall be properly maintained to the satisfaction of the director;
 - (b) notwithstanding aforesaid clause (a), yards and open spaces abutting an adjacent Commercial or Industrial District may be surfaced with asphalt or concrete; and
 - (c) yards and voluntary open spaces shall not be used for accessory off-street loading, storage of materials, or processing of any kind.
- 722 (4) Notwithstanding anything elsewhere contained in this By-law, in the "C4" and "CR" zoning districts a landscaped strip of a minimum depth of ten (10) feet shall be established and maintained adjacent to every public street.

723 GENERAL REGULATIONS IN THE "OI" DISTRICT*amended 8162/02 **

- 723 (1) Notwithstanding anything elsewhere contained in this By-law, uses in the "OI" District are subject to the approval by Council of plans which shall show the following:
- (a) the location of each existing and each proposed building and structure, the use or uses to be contained therein, the number of storeys, gross floor area, and approximate location of entrances and loading points thereof;
 - (b) the location of all outside facilities for waste disposal;

- (c) all curb cuts, driving lanes, parking areas, loading areas, public transportation points, and illumination facilities for the same;
 - (d) all pedestrian walks, malls and open areas for use by tenants or members of the public;
 - (e) the location and height of all walls, fences and screen planting;
 - (f) the location, size, height and orientation of all signs other than signs flat on building facades;
 - (g) the types of surfacing, such as paving, turfing or gravel, to be used at the various locations;
 - (h) the location of fire hydrants;
 - (i) typical floor plans and elevations of proposed buildings and structures.
- 723 (2) * Upon approval by Council, a certified copy of the plan shall be deposited with the Director and such plan shall be binding upon the applicants, their successors and assigns, and shall limit and control the issuance and validity of all permits and shall restrict and limit the construction, location, use and operation of all land, buildings and structures included within such plan to all conditions and limitations set forth in such plan; provided, however, that upon application and approval of the Director, based only upon a showing of engineering necessity therefor, minor changes in the location of structures and buildings may be permitted if such minor changes will not cause any of the following circumstances to occur:
- (a) a change in the character of the development;
 - (b) an increase in the ratio of the total gross floor area to the total site area;
 - (c) an increase in the intensity of use;
 - (d) a reduction in the originally approved separations between buildings;
 - (e) an increase of the problems of circulation, safety and utilities;
 - (f) an increase of the external effects on adjacent property;
 - (g) a reduction in the originally approved setbacks from property lines;
 - (h) an increase in ground coverage by structures or buildings;

- (i) a reduction in the ratio of off-street parking and loading space to gross floor area in buildings;
- (j) a change in the subject, size, lighting, flashing, animation or orientation of originally approved signs.

724 ACCESSORY STRUCTURES

724 (1) Bulk regulations regarding accessory structures shall be the same as for the principal use, excepting those structures listed in Section 724 and 725.

724 (2) FENCES

- (a) Fences and similar structures or hedges shall not include electric fences or barbed wire fences, shall be permitted in all yards, but shall be limited in height as follows:
 - (i) in a required front yard: 4 feet,
 - (ii) in a required side yard: 6.5 feet,
 - (iii) in a required rear yard: 6.5 feet.
- (b) Notwithstanding the above, the maximum height of any fence other than a chain link fence located on a school site shall be ten (10) feet.

725 PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED YARDS

*amended 6880/96 *, 6660/95 ***

725 (1) SINGLE-FAMILY AND TWO-FAMILY DWELLINGS

- (a) Regulations regarding permitted projections and obstructions into required yards for single-family and two-family dwellings shall be the same as those in "R1" and "R2" zoning districts, respectively.

725 (2) MULTIPLE-FAMILY DWELLINGS

- (a) Regulations regarding permitted projections and obstructions into required yards for multiple-family dwellings shall be the same as those in "RM" Multiple-Family Districts.

725 (3) PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED FRONT YARDS

- (a) **Open terraces, landings and steps** not exceeding four (4) feet in height;
- (b) **Chimneys, fireplaces, air conditioning units and bay windows** to a maximum depth of five (5) feet;
- (c) * **Alcoves, vestibules** and similar projections to a maximum depth of five (5) feet, providing the maximum floor area in any yard shall be fifty (50) sq. feet and they are located on the first floor level only;
- (d) **Wing wall, marquee, porte cochere, overhanging eaves, canopies and awnings**, including their supporting structures, to a maximum depth of five (5) feet;
- (e) **Uncovered walks, driveways, wheelchair ramps, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (f) **Trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitation for fences shall apply;
- (g) **Permitted signs** provided they are located not closer than five (5) feet to any lot line;
- (h) **Public utility transformers** and pedestals.

725 (4) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED SIDE YARDS**

- (a) **Open terraces, landings and steps** not exceeding four (4) feet in height;
- (b) **Chimneys, fireplaces, air conditioning units and bay windows** to a maximum depth of four (4) inches per foot of yard, but not exceeding two (2) feet;
- (c) **Alcoves, vestibules** and similar projections to a maximum depth of four (4) inches per foot of yard, but not exceeding two (2) feet, providing the maximum floor area in any yard shall be twenty (20) feet and they are located on the first floor level only;
- (d) **Wing wall, marquee, porte cochere, overhanging eaves, canopies and awnings**, including their supporting structures, to a maximum depth of two (2) feet, excepting in a "C4" Shopping Centre District where a canopy, marquee or awning may project no closer than three (3) feet to a side lot line;

- (e) **Uncovered walks, driveways, wheelchair ramps, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (f) **Trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitation for fences shall apply;
- (g) **Permitted signs** provided they are located not closer than five (5) feet to any lot line;
- (h) **Public utility transformers** and pedestals;
- (i) **Unenclosed fire escape** to a maximum depth of two (2) feet;
- (j) **Garbage enclosure** provided it is not located closer to the front lot line than the front wall of the principal building and provided it is not prohibited under Exceptions to Bulk.

725 (5) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED REAR YARDS**

- (a) **Open terraces, landings and steps** not exceeding four (4) feet in height to a maximum depth of five (5) feet;
- (b) **Chimneys, fireplaces, air conditioning units and bay windows** to a maximum depth of five (5) feet;
- (c) *** Alcoves, vestibules** and similar projections to a maximum depth of five (5) feet, providing the maximum floor area in any yard shall be fifty (50) sq. feet and they are located on the first floor level only;
- (d) **Wing wall, marquee, porte cochere, overhanging eaves, canopies and awnings**, including their supporting structures, to a maximum depth of five (5) feet;
- (e) **Uncovered walks, driveways, wheelchair ramps, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (f) **Trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitation for fences shall apply;
- (g) **Permitted signs** provided they are located not closer than five (5) feet to any lot line;
- (h) **Public utility transformers** and pedestals;

- (i) **Electrical service equipment, garbage enclosure or storage shed** not exceeding thirteen (13) feet in height;
- (j) **** Open parking;**
- (k) **** Garbage enclosure, loading area, vehicle display area and queuing spaces,** except where the rear yard abuts a residential district.

PART EIGHT INDUSTRIAL DISTRICTS

800 INTENT AND PURPOSE

- 800 (1) The "M1" Industrial District provides for higher standard industrial development with all operations contained within an enclosed building.
- 800 (2) The "M2" Industrial District provides for industrial development allowing for some limited outside operations in addition to storage.
- 800 (3) The "M3" Industrial District allows for heavy industrial development of a potentially noxious nature.
- 800 (4) The "MR" Industrial District accommodates industrial development of a land-intensive nature on a limited service basis.
- 800 (5) The "MP-1" and "MP-2" Industrial Districts provide for development to industrial park standards, with the "MP-1" District providing a somewhat higher standard.
- 800 (6) The "MP-S" Industrial District provides for certain recreational facilities and a limited number of manufacturing, retail and service uses.
- 800 (7) The "M1-B" Light Industrial District is intended to provide for industrial development subject to a higher level of development standards as well as performance standards.
- 800 (8) The "CF" Commercial Fabrication District is intended to provide a transitional zone between an industrial area and a commercial or residential district, to accommodate existing industrial uses that have continued within the surroundings of a residential neighbourhood, and to provide land for the commercial services required by an industrial area.

810 PERMITTED USES AND CONDITIONAL USES

amended 7087/97

- 810 (1) No land shall be used or occupied and no structure shall be erected, altered, used, or occupied except for the following uses.

Table 810 (1)

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
ACCESSORY USES, not listed	P	P	P	P	P	P	P	-	n/a
ADHESIVES: MANUFACTURE	-	-	P	P	-	-	C	-	12
AIRCRAFT LANDING FIELD; AIRPORT	-	-	P	P	C	-	-	-	n/a
AIRCRAFT: MANUFACTURE, SERVICE	-	-	P	P	-	-	C	-	12
AMUSEMENT DEVICES, ACCESSORY, limited to one (1) device per 500 sq. ft. of floor area	P	P	P	P	-	-	-	-	n/a
	Maximum 4 devices								
AMUSEMENT ENTERPRISE, INDOOR: including DRIVING RANGE; MINIATURE GOLF COURSE; RANGE for TARGET SPORTS; ROLLER SKATING RINK; or similar facility	-	P	-	-	-	C	-	-	6
ANIMAL HOSPITAL; VETERINARY CLINIC	P	P	P	-	C	-	-	-	11
ANIMAL POUND, ANIMAL TRAINING; KENNEL	-	P	P	P	C	-	-	-	n/a
APPLIANCES, excluding major appliances: RENTAL; SALE; SERVICE	P	P	P	P	-	-	-	-	11
APPLIANCES, including major appliances: RENTAL; SALE; SERVICE	P	P	P	P	-	-	-	-	11
APPLIANCES, including major appliances: MANUFACTURE	-	P	P	P	-	P	P	-	12
ARENA, AUDITORIUM, STADIUM	C	C	C	C	-	-	-	-	6
ART/CRAFTS/HOBBY: INSTRUCTION, including beer and wine making supplies and equipment sales	P	P	P	-	-	-	-	-	6

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
ARTISAN; CRAFTING of CUSTOM PRODUCTS from finished materials	P	P	P	-	-	-	-	P	11
ASPHALT/TAR or ASPHALT/TAR PRODUCTS: MANUFACTURE	-	-	-	p1	-	-	-	-	12
AUCTION ROOM	P	P	P	-	-	-	-	-	6
AUCTION YARD	-	-	P	P	C	-	-	-	6
AUTOMOBILE, including motorcycle: CLEANING	P	P	P	P	-	-	-	-	11
AUTOMOBILE, including motorcycle: CUSTOMIZING	-	P	P	P	-	C	P	-	11
AUTOMOBILE, including motorcycle: MANUFACTURE	-	-	P	P	-	-	P	-	12
AUTOMOBILE, including motorcycle: REPAIR; SERVICE; INSTALLATION OF SUPPLIES, PARTS	P	P	P	P	-	C	P	-	11
AUTOMOBILE, including motorcycle: RENTAL; SALES; including accessory REPAIR; SERVICE; INSTALLATION OF SUPPLIES/PARTS	P	P	P	P	C	-	-	-	11
AUTOMOBILE, including motorcycle SUPPLIES/PARTS: SALES	P	P	P	-	-	P	P	-	11
AUTOMOBILE WASHING: drive-through or self-service	P	P	P	P	-	-	-	-	11
AWNING: MANUFACTURE; RENTAL; SALES	P	P	P	P	-	P	P	-	11
BAKERY	P	P	P	-	-	P	P		12
BANK; CREDIT UNION; or similar financial service	P	P	P	-	-	P	P	P	11

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
BANKING/TELLER MACHINES, automated	P	P	P	P	-	-	-	-	n/a
BANQUET HALL; DANCE HALL	C	C	C	-	-	-	-	-	6
BARBER SHOP; BEAUTY SALON; or similar grooming service	P	P	P	-	-	-	-	-	11
BATTERY: MANUFACTURE	-	-	p1	p1	-	-	-	-	12
BEER: SALES	C	C	C	-	-	-	-	-	11
BEVERAGES: MANUFACTURE; BOTTLING; excluding a brewery or distillery	P	P	P	P	-	P	P	-	12
BICYCLE: RENTAL; SALE; SERVICE	P	P	P	-	-	-	-	-	11
BICYCLE: MANUFACTURE	-	P	P	P	-	P	P	-	12
BILLIARD PARLOUR	P	-	-	-	-	-	-	-	6
BINGO PARLOUR	-	C	C	-	-	-	-	-	6
BOARDERS or ROOMERS, accessory to a dwelling unit, limited to a maximum of two (2) persons	P	P	-	-	-	-	-	-	n/a
BOAT: SALES; SERVICE	P	-	-	-	C	-	-	-	11
BOAT DOCKING/LAUNCHING; BOAT RENTAL; MARINA	-	C	C	C	C	C	C	-	n/a
BOAT: MANUFACTURE	-	P	P	P	-	-	P	-	12
BOOK: SALES	P	P	P	-	-	-	-	-	11
BOWLING ALLEY	P	P	P	-	-	-	-	-	10
BREWERY; DISTILLERY B/L 6660/95 95 07 12	P	P	P	P	-	-	-	-	12

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
BREWERY or WINERY, not exceeding a floor area of 5,000 square feet, entirely contained within a completely enclosed building and operated without venting to the exterior of such building	P	P	P	P	-	P	P	-	12
BRICK: MANUFACTURE	-	-	p1	p1	-	-	-	-	12
BUILDING MATERIALS; HARDWARE; HOME IMPROVEMENT SUPPLIES or EQUIPMENT: SALES	P	P	P	P	-	-	-	-	11
BUS STATION	C	C	C	-	-	-	-	-	6
CABARET	-	C	C	-	-	-	-	-	6
CARNIVAL; CIRCUS; FAIR, or similar event, limited to operation for not more than 14 days, not more than twice in any calendar year	T	-	-	-	P	-	-	-	n/a
CATERING; COMMISSARY	-	P	P	P	-	P	P	-	12
CEMENT: MANUFACTURE	-	-	C	p1	-	-	-	-	12
CEMETERY	C	C	C	-	-	-	-	-	n/a
CHEMICALS, excluding explosives: MANUFACTURE, COMPOUNDING	-	-	p1	p1	-	-	-	-	12
CHURCH; SYNAGOGUE; or similar place of religious worship	P	P	P	-	-	-	-	P	2
CLAY/GRAVEL/SAND/STONE : PROCESSING; DISTRIBUTION; SOILS DEALER	-	-	C	p1	C	-	-	-	n/a

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
CLOTHING, including hats, shoes, other wearing apparel and accessories: ALTERATION; REPAIR; SALES	P	P	P	-	-	-	-	-	11
CLOTHING, including hats, shoes, other wearing apparel and accessories: MANUFACTURE; NEEDLE TRADES	-	P	P	P	-	P	P	P	12
COAL PRODUCTS: MANUFACTURE	-	-	-	p1	-	-	-	-	12
COCKTAIL LOUNGE	C	C	C	-	-	-	-	-	6
COMMUNICATION EQUIPMENT, including satellite dishes and radio towers: RENTAL; SALE; SERVICE	P	P	P	-	-	-	-	-	11
COMMUNICATION EQUIPMENT, including satellite dishes and radio towers: MANUFACTURE	-	P	P	P	-	P	P	-	12
CONCRETE BATCHING PLANT	-	-	-	p1	-	-	-	-	12
CONCRETE PRODUCTS: MANUFACTURE	-	-	p1	p1	-	-	-	-	12
CONTRACTOR'S ESTABLISHMENT	P	P	P	P	P	P	P	-	12
CREMATORIUM	C	C	C	-	-	-	-	-	n/a
DATING and ESCORT SERVICE	C	C	C	C	-	-	-	-	11
DAY CARE CENTRE for the children of customers, employees, or tenants, on the same zoning lot	P	P	P	-	-	P	P	-	n/a
DAY CARE CENTRE	P	C	C	C	-	C	C	-	n/a

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
DEPOT for COLLECTION OF RECYCLING MATERIALS, provided all recyclable goods are stored entirely in an enclosed container constructed in compliance with a design endorsed by the Commissioner of Planning and Community Services	P	P	P	P	-	-	-	-	n/a
DISPATCH for COURIER/DELIVERY/ EXPRESS SERVICE; CLEANING SERVICE; KEY and LOCK SERVICE; SECURITY SERVICE; TAXI; or similar service, excluding terminal	P	P	P	-	-	-	-	-	9
DRIVE-THROUGH FACILITY, excluding a drive-through restaurant or automobile washing	C	C	C	-	-	-	-	-	11
DRIVING SCHOOL	P	P	P	-	-	-	-	-	11
DRYCLEANING; PRESSING; DYEING, including accessory DEPOT; unlimited solvents	P	P	p1	p1	-	P	P	P	11
DWELLING UNIT for staff/family employed upon the premises, not more than one (1) in conjunction with a non-residential use	P	P	P	P	-	-	-	-	1
ELECTRONIC EQUIPMENT, including audio-video, communication, copying, data processing, security, and similar equipment, excluding satellite dishes and radio towers: MANUFACTURE	P	P	P	P	-	P	P	-	12

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
EXHIBITION GROUND	-	-	-	-	C	-	-	-	n/a
EXPLOSIVES: MANUFACTURE; STORAGE	-	-	C	p1	-	-	-	-	12
EXTERMINATOR	-	P	P	P	-	P	P	-	11
EXTRACTION/RECLAMATION OPERATION	-	-	-	p1	-	-	-	-	12
FAMILY DAY CARE HOME, in a single-family dwelling	P	P	-	-	-	-	-	-	n/a
FARM IMPLEMENTS: MANUFACTURE	-	-	P	P	-	-	P	-	12
FARM IMPLEMENTS: RENTAL; SALE; SERVICE	-	P	P	P	C	-	-	-	11
FARM SUPPLIES: SALES	-	P	P	P	C	-	-	-	11
FARMERS' MARKET, limited to between April 1 and September 30	-	-	-	-	C	-	-	-	11
FERTILIZER: MANUFACTURE	-	-	C	p1	-	-	-	-	12
FISH: PACKING; PROCESSING	P	P	P	-	-	-	P	-	12
FLORIST	P	P	P	-	-	-	-	-	11
FOOD PRODUCTS: PROCESSING	P	P	P	-	-	-	P	-	12
FOUNDRY	-	-	-	P	-	-	-	-	12
FUEL: SALES kiosk	P	P	P	P	C	-	-	-	11
FUEL: SALES, key-lock station	-	P	P	P	P	-	-	-	11
FUEL: SALES, bulk station	-	-	P	P	P	-	-	-	11
FUNERAL CHAPEL or PARLOUR; MORTUARY	P	P	P	-	-	-	-	-	6
FURNISHINGS, HOUSEHOLD or OFFICE, including carpet and furniture: RENTAL;	P	P	P	-	-	-	-	-	11

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
SALES									
FURNISHINGS, HOUSEHOLD or OFFICE, including carpet and furniture: MANUFACTURE	-	P	P	P	-	P	P	-	12
GARBAGE: INCINERATION; REDUCTION	-	-	-	C	-	-	-	-	n/a
GARBAGE: TRANSFER STATION	-	-	-	p1	-	-	-	-	n/a
GIFT STORE	P	P	P	-	-	-	-	-	11
GLASS: MANUFACTURE	-	-	-	P	-	-	-	-	12
GLASS PRODUCTS: MANUFACTURE from finished glass	P	P	P	P	-	P	P	-	12
GOLF COURSE	-	-	-	-	C	-	-	-	n/a
GRAIN ELEVATOR	-	-	C	P	-	-	-	-	n/a
GRAIN: MILLING; PROCESSING	-	-	-	P	-	-	-	-	12
GROCERY; CONFECTIONERY; including baked goods, candy, meats, soft drinks, or other specialties: SALES, including incidental food preparation	P	P	P	-	-	-	-	-	11
GROUP DAY CARE HOME	P	P	-	-	-	-	-	-	n/a
GYPSUM or GYPSUM PRODUCTS: MANUFACTURE	-	-	C	p1	-	-	-	-	12
HOME OCCUPATION	P	P	P	-	-	-	-	-	n/a
HOSPITAL, or similar treatment centre	C	C	C	-	-	-	-	-	n/a
HOTEL, including MOTEL, limited to guest rooms	-	P	P	-	-	-	-	-	7
HOTEL, including a beverage room or any conditional use	-	C	C	-	-	-	-	-	7

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
JEWELLER; WATCHMAKER, including custom manufacture	P	P	P	P	-	-	-	P	11
LABORATORY: MEDICAL, DENTAL, OPTICAL	P	P	P	-	-	P	P	P	11
LABORATORY: RESEARCH, EXPERIMENTAL or TESTING	-	P	P	P	-	P	P	-	12
LANDFILL	-	-	-	C	C	-	-	-	n/a
LANDSCAPE/GARDEN SUPPLIES: SALES, including outside display limited to packaged supplies, plants or trees	P	P	P	P	C	-	-	-	11
LANDSCAPE/GARDEN SUPPLIES: SALES, LANDSCAPE CONTRACTOR; production, including greenhouses or nursery, and sale of supplies, plants, trees and landscaping materials	C	P	P	P	C	-	-	-	11
LAUNDRY; LINEN SUPPLY SERVICE; including accessory DEPOT	P	P	P	P	-	P	P	-	11
LAUNDRY, SELF-SERVICE	P	P	P	-	-	-	-	P	11
LEATHER; HIDES; FUR; BONE; HAIR PRODUCTS: MANUFACTURE from finished materials	-	P	P	-	-	P	P	-	12
LEATHER; HIDES; FUR; BONE; HAIR: PROCESSING	-	-	-	P	-	-	-	-	12
LIQUOR: SALES	P	P	P	-	-	-	-	-	11
LUGGAGE: RENTAL; SALE; SERVICE	P	P	P	-	-	-	-	-	11
LUGGAGE: MANUFACTURE	-	P	P	P	-	P	P	-	12
LUMBER YARD	C	P	P	P	C	-	-	-	12

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
MACHINERY/HEAVY EQUIPMENT: RENTAL; SALE; SERVICE	-	C	P	P	C	-	-	-	11
MACHINERY/HEAVY EQUIPMENT: MANUFACTURE	-	-	P	P	-	-	P	-	12
MACHINERY/HEAVY EQUIPMENT SUPPLIES and PARTS: SALES; INSTALLATION; SERVICE	-	P	P	P	-	-	-	-	11
MANUFACTURER'S AGENT, INCLUDING RETAIL SALES	P	P	P	-	-	C	C	-	11
MANUFACTURING USES, not listed	-	C	C	C	-	C	C	-	12
MEDICAL, DENTAL, OPTICAL, COUNSELLING, or other health or therapeutic clinic	-	-	-	-	-	-	-	P	11
MEDICAL, DENTAL, OPTICAL or other PRECISION INSTRUMENTS; PROSTHETICS: RENTAL; SALE; SERVICE	P	P	P	-	-	-	-	-	11
MEDICAL, DENTAL, OPTICAL or other PRECISION INSTRUMENTS; PROSTHETICS: MANUFACTURE	-	P	P	P	-	P	P	P	12
METAL PRODUCTS: MANUFACTURE from finished metal	P	P	P	P	-	-	P	-	12
METAL: FINISHING; PLATING; GRINDING; CASTING or similar processing	P	-	P	P	-	-	-	-	12
METAL: REDUCTION; REFINING; SMELTING; ALLOYING	-	-	-	p1	-	-	-	-	12

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
MOTORS or MACHINES, RECREATIONAL or UTILITY, including power toboggans, outboard motors, lawn mowers: RENTAL; SALE; SERVICE	-	P	P	P	-	P	P	-	11
MOTORS or MACHINES, RECREATIONAL or UTILITY, including power toboggans, outboard motors, lawn mowers: MANUFACTURE	P	P	P	P	-	-	P	-	12
MOVING or STORAGE ESTABLISHMENT	P	P	P	P	-	P	P	-	12
MUSHROOM PLANT	-	-	-	P	-	-	-	-	12
MUSICAL INSTRUMENTS: RENTAL; SALE; SERVICE; MUSIC INSTRUCTION	P	P	P	-	-	-	-	-	11
MUSICAL INSTRUMENTS: CUSTOM MANUFACTURE	-	P	P	-	-	-	-	-	11
MUSICAL INSTRUMENTS: MANUFACTURE	-	P	P	P	-	P	P	-	12
OFFICE, conversion of a dwelling listed on the Buildings Conservation List	P	P	P	P	P	P	P	P	9
OFFICE	P	P	P	-	-	-	-	P	9
OUTSIDE DISPLAY	A	A	A	A	A	A	A	-	n/a
OUTSIDE OPERATIONS	-	-	A	A	A	-	-	-	n/a
OUTSIDE STORAGE	-	A	A	A	A	-	A	-	n/a
PAINT, VARNISH, SHELLAC, LACQUER or TURPENTINE: MANUFACTURE	-	-	P	P	-	-	-	-	12
PAPER PRODUCTS: MANUFACTURE from finished paper	P	P	P	P	-	P	P	-	12

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
PARISH HALL, accessory to a place of religious worship	P	P	P	-	-	-	-	P	6
PARKING AREA, non-accessory	P	P	P	P	P	-	-	-	n/a
PARKING STRUCTURE, accessory	C	C	C	C	-	C	C	-	n/a
PARKING STRUCTURE, non-accessory	C	C	C	C	-	C	C	-	n/a
PAWNSHOP	-	C	C	-	-	-	-	-	11
PET SALES; PET SUPPLIES SALES; PET GROOMING	P	P	P	-	-	-	-	-	11
PETROLEUM: REFINING, including manufacture or storage of gas and petroleum products	-	-	-	p1	-	-	-	-	12
PHARMACEUTICALS: MANUFACTURE	-	P	P	P	-	P	P	P	12
PHOTOGRAPHIC DEVELOPING/ PRINTING	P	P	P	-	-	P	P	-	11
PRINTING; PHOTOCOPYING; or similar service	P	P	P	P	-	-	-	-	11
PRINTING; PUBLISHING	P	P	P	P	-	P	P	-	12
PLASTIC: MANUFACTURE	-	-	C	p1	-	-	-	-	12
PLASTIC PRODUCTS: MANUFACTURE from finished plastic	P	P	P	P	-	P	P	-	12
POST OFFICE; CARRIER DEPOT	P	P	P	P	-	P	P	-	8
POULTRY HATCHERY	-	P	P	-	-	-	P	-	n/a
POULTRY or RABBITS: SLAUGHTERING; PACKING	-	-	P	P	-	-	-	-	12
PREFABRICATED BUILDINGS: DISPLAY; SALES	P	P	P	-	P	-	-	-	11

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
PREFABRICATED BUILDINGS: MANUFACTURE; STORAGE	-	P	P	P	C	-	-	-	12
PRIVATE HOME DAY CARE, in a dwelling unit with ground-level entry	P	P	-	-	-	-	-	-	n/a
PUBLIC UTILITY or SERVICE, excluding garbage incineration, reduction, transfer, or landfill, sewage treatment, or a public works yard	P	P	P	P	C	P	P	P	12
PUBLIC WORKS YARD	-	-	P	P	-	-	-	-	12
RACE TRACK	-	-	-	-	C	-	-	-	n/a
RADIO or TELEVISION STATION	P	P	P	-	-	P	P	-	
RADIO or TELEVISION TOWER, non-accessory	C	C	C	C	-	-	-	-	n/a
RAILWAY YARD; INTER- MODAL TERMINAL	-	-	-	P	-	-	-	-	n/a
RECREATION CENTRE, including indoor or outdoor courts, ranges, rinks, tracks, or similar sports or fitness facility	P	P	P	-	-	-	-	P	6
RECYCLING: MATERIALS SORTING, BALING or STORAGE, completely contained in an enclosed building	-	P	P	P	-	P	P	-	12
RECYCLING: MATERIALS BALING, TREATMENT or OTHER PROCESSING	-	-	C	p1	-	-	P	-	12
REDUCING SALON; HEALTH SPA; STEAM BATH; TANNING SALON; or similar facility	P	P	P	-	-	-	-	-	11

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
RENDERING, DISTILLATION or REDUCTION of ANIMALS or ANIMAL PRODUCTS	-	-	-	P	-	-	-	-	12
RENTAL ESTABLISHMENT, including household, office, gardening or home improvement equipment, banquet or party supplies	P	P	P	-	C	-	-	-	12
REPAIR, RESTORATION; REFINISHING, of household goods	P	P	P	P	-	-	-	-	12
RESTAURANT	P	P	P	-	-	-	-	-	6
	Max. floor area 2,500 sq. ft.								
RESTAURANT, exceeding a floor area of 2,500 sq. ft.	C	C	C	-	-	-	-	-	6
RESTAURANT, DRIVE-IN	C	C	C	-	-	-	-	-	11
RESTAURANT, DRIVE- THROUGH	C	C	C	-	-	-	-	-	11
RETAIL SALES of goods ordinarily produced or stored upon the same zoning lot	-	C	C	-	-	C	C	-	11
RUBBER: MANUFACTURE	-	-	-	p1	-	-	-	-	12
RUBBER PRODUCTS: MANUFACTURE from finished rubber	P	P	P	P	-	P	P	-	12
SALVAGE YARD	-	-	-	p1	C	-	-	-	12
SECOND-HAND STORE	-	C	C	-	-	-	-	-	11
SEED CLEANING PLANT	-	-	-	P	-	-	-	-	12
SEWAGE TREATMENT PLANT	-	-	-	P	-	-	-	-	n/a
SHOWROOM	A	A	A	A	-	-	-	-	n/a

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
SIGN, ADVERTISING	-	C	C	C	C	-	-	-	n/a
SIGNAGE: MANUFACTURE; RENTAL; SALES	-	P	P	P	-	P	P	-	11
SNOW DUMPING	-			P				-	n/a
SOAP, DETERGENT, PERFUME, or COSMETICS: MANUFACTURE	P	P	P	P	-	P	P	-	12
SPORTING GOODS: RENTAL; SALE; SERVICE; TROPHY SALES, including incidental assembly and engraving	P	P	P	-	-	-	-	-	11
STATIONERY SALES	P	P	P	-	-	-	-	-	11
STOCKYARD or FEEDING PEN; SLAUGHTERING; PACKING	-	-	-	P	-	-	-	-	12
STONE or MONUMENTS: CUTTING; SHAPING; including accessory SALES	-	-	C	P	-	-	-	-	12
STONE or MONUMENTS: SALES, including incidental finishing	P	P	P	-	-	-	-	-	12
STORAGE COMPOUND for NEW AUTOMOBILES	-	-	C	P	P	-	-	-	n/a
STORAGE COMPOUND for USED AUTOMOBILES	-	-	C	P	C	-	-	-	n/a
STORAGE COMPOUND for BOATS, MOBILE HOMES, RECREATIONAL VEHICLES, TRAILERS, TRUCKS, or BUSES	-	-	P	P	P	-	-	-	n/a
STORAGE COMPOUND for FARM IMPLEMENTS or MACHINERY/HEAVY EQUIPMENT	-	-	P	P	P	-	-	-	n/a
STUDIO, MOTION PICTURE	C	P	P	-	-	P	P	P	12

Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
STUDIO, including dance, martial arts, music, photography, excluding radio, television, or motion picture	-	-	-	-	-	-	-	P	11
SUGAR REFINERY	-	-	-	P	-	-	-	-	12
TAXIDERMIST	-	P	P	-	-	-	-	-	11
TERMINAL for HAULAGE; MOTOR FREIGHT STATION, excluding an inter-modal terminal	C	P	P	P	-	-	P	-	
TERMINAL for COURIER/DELIVERY/ EXPRESS SERVICE; CLEANING SERVICE; KEY and LOCK SERVICE; SECURITY SERVICE; TAXI; or similar service	-	P	P	P	-	P	P	-	12
TEXTILES: MANUFACTURE; PROCESSING	-	-	-	P	-	-	-	-	12
TEXTILES PRODUCTS: MANUFACTURE from finished textiles	P	P	P	P	-	P	P	-	12
THEATRE; CINEMA; CONCERT HALL	-	P	P	-	-	-	-	-	6
TILE or other CERAMIC PRODUCTS: MANUFACTURE	P	P	P	P	-	P	P	-	12
TIRE: RETREADING, including accessory sales	-	P	P	P	-	-	-	-	11
TIRE: SALES; SERVICE	P	P	P	P	-	-	-	-	11
TOWING SERVICE, excluding vehicle compound	P	P	P	P	-	P	P	-	6
TOWING SERVICE, including vehicle compound	-	-	C	P	C	-	-	-	n/a
TOY: SALES	P	P	P	-	-	-	-	-	11

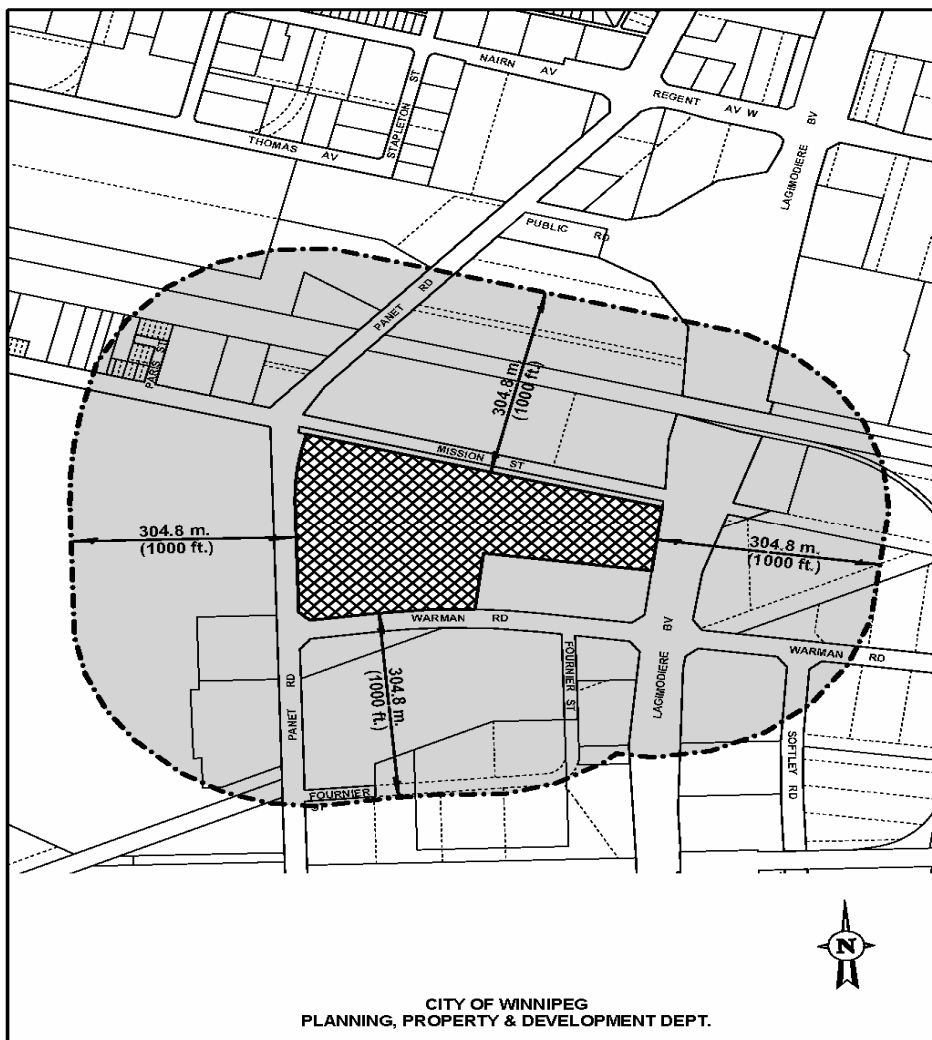
Use P: Permitted, C: Conditional T: Temporary, A: Accessory, -: Not Permitted	CF	M1/ M1-B	M2	M3	MR	MP-1	MP-2	MP-S	PARKING GROUP NO. (see Part XI)
TRADE SCHOOL; BUSINESS COLLEGE	P	C	-	-	-	-	-	-	3
TRUCK, TRAILER, RECREATIONAL VEHICLE, BUS: MANUFACTURE	-	-	P	P	-	-	P	-	12
TRUCK, TRAILER, RECREATIONAL VEHICLE, BUS: REPAIR	-	P	P	P	-	P	P	-	12
TRUCK, TRAILER, RECREATIONAL VEHICLE, BUS: RENTAL; SALE	C	P	P	C	C	-	-	-	11
TRUCK, TRAILER, RECREATIONAL VEHICLE, BUS: WASHING	-	P	P	P	-	-	-	-	11
UNIVERSITY; COLLEGE; TECHNICAL SCHOOL	-	P	P	-	-	P	P	-	3
UPHOLSTERING, custom	-	P	-	-	-	-	-	-	12
WAREHOUSING; COLD STORAGE; RENTAL STORAGE UNITS	P	P	P	P	-	P	P	-	12
WELDING or SOLDERING SHOP	P	P	P	P	-	P	P	-	12
WHOLESALE ESTABLISHMENT, including offices and showrooms	P	P	P	P	-	P	P	-	12
WOOD: DISTILLATION	-	-	-	p1	-	-	-	-	12
WOOD: PROCESSING, excluding pulp and paper operations	-	-	P	P	C	-	-	-	12
WOOD PRODUCTS: MANUFACTURE from finished wood, including a cabinet shop	P	P	P	P	-	P	P	-	12
WOOD YARD	-	-	-	P	P	-	-	-	n/a
WRECKING YARD	-	-	-	P	C	-	-	-	n/a"

810 (2) **FOOTNOTE**

- 1 Notwithstanding the Permitted Use designation, all uses within that area outlined on Map 810(4) shall be a Conditional Use only.

- 810 (3) Any use of land or building lawfully in existence as a Permitted Use within the area outlined on Map 810(4) shall be deemed to have been approved as a Conditional Use.

810 (4)



820 BULK REGULATIONS FOR INDUSTRIAL DISTRICTS

820 (1) For all uses except as listed in Section 821, the following bulk regulations shall apply:

	Min. Lot Area	Min. Lot Width	Front Yard	Rear Yard	Interior Side Yard	Corner Side Yard	Max. Bldg. Height	Floor Area Ratio	Min. Lot Coverage
CF	n/a	n/a	25 ft.	0 ft.	0 ft.	15 ft.	35 ft.	2.0	n/a
MP-1/ MP-S	n/a	n/a	40 ft.	0 ft. ¹	15 ft.	20 ft.	50 ft.	1.0	10%
MP-2	n/a	n/a	40 ft.	0 ft. ¹	15 ft.	20 ft.	85 ft.	1.0	10%
M1	n/a	n/a	25 ft.	0 ft.	0 ft.	15 ft.	50 ft.	2.0	n/a
M1-B	n/a	n/a	20 ft. ⁴	n/a ^{3 & 4}	15 ft.	20 ft. ⁴	85 ft.	2.0	25%
M2	n/a	n/a	25 ft.	0 ft.	0 ft.	15 ft.	100 ft.	2.0	n/a
M3	n/a	n/a	25 ft.	0 ft.	0 ft.	15 ft.	150 ft.	3.0	n/a
MR	5 acres	300 ft.	50 ft.	25 ft.	25 ft.	25 ft.	30 ft.	0.3	30% ²

820 (2) FOOTNOTES

- 1 Where "MP-1" or "MP-S" rear lot line abuts a required side yard in any other zoning district, the rear yard shall be fifteen (15) feet.
- 2 Includes buildings, structures and all paved, hard-surfaced areas.
- 3 On a corner lot, no building shall be placed so that its rear yard is less than fifteen (15) feet from the nearest boundary of a required side yard.
- 4 No building or structure or any portion thereof shall be located nearer to the respective adjacent street lines than twenty (20) feet. Such yards shall be landscaped and properly maintained.

821 EXCEPTIONS

- 821 (1) Where a side lot line in an Industrial District abuts a side lot line in an Agricultural or Residential District, the front yard requirements of the Residential District shall apply for a distance of one hundred (100) feet from the district boundary if greater than the required front yard in the Industrial District, and a side yard of twenty-five (25) feet in width shall be provided along the side lot line in the Industrial District. The side yard provided shall not be used for a display area, storage of materials or refuse, or processing of any kind.
- 821 (2) Where a rear lot line in an Industrial District abuts a side or rear lot line in an Agricultural or Residential District, a rear yard of fifty (50) feet in depth shall be provided along the said side or rear lot line. Such a rear yard shall not be used for a display area, storage of materials or refuse, or processing of any kind.
- 821 (3) Where a rear lot line in a "CF" District abuts upon the boundary of a required side yard in any other zoning district, the minimum rear yard shall be fifteen (15) feet.
- 821 (4) Notwithstanding anything elsewhere contained in this By-law, in an Industrial District, no sign, display, or other advertising device, shall be located in the special yard that abuts a lot line in an Agricultural or Residential District and no fascia sign shall be placed on a wall overlooking a special side or rear yard required by the provisions of aforesaid Subsections of this Section.

822 PERFORMANCE STANDARDS

- 822 (1) The following performance standards shall apply in the "M1-B," "MP-1" and "MP-2" Districts.
- 822 (2) Notwithstanding anything elsewhere contained in this By-law, the following terms are defined for the purpose of this section:
- (a) **A-weighted sound level** means the sound level measured with a sound level meter set on the A-weighting network, a filter designed to approximate the relative sensitivity of the normal human ear to different frequencies of sound. The unit of measurement is denoted dBA.
- (b) **Appreciable impulsive/impact character** means sounds which by subjective evaluation have a significant amount of impulsive or impact character, such as repeated hammering, explosions, clanking or banging. Impulsive or impact sounds are sounds of short duration, usually less than one second, with an abrupt onset and rapid decay.
- (c) **Daytime** means the period between 7:00 a.m. and 10:00 p.m.

- (d) **Decibel (dB)** means a dimensionless measure of sound level or sound pressure level.

$$\text{Sound level} = 20 \log_{10} \frac{\text{pressure (actual)}}{\text{pressure (reference)}}$$

- (e) **Hearing loss**, for the purpose of this section, means a change in hearing threshold of 5 decibels at 4,000 Hertz. This criterion is based on statistical study of large populations and may not relate to specific individuals.

- (f) **L_{eq}** means the equivalent A-weighted sound level which is the intensity (dBA) of the constant or steady sound level that would result in exposure to the same total A-weighted energy as would the specified time varying sound, if the constant level persisted over an equal time interval. Note L_{eq(1)} is the equivalent sound level for a 1 hour period, and similarly, the L_{eq(24)} represents the equivalent sound level for a 24 hour period. For example, the permitted durations of sound at various intensities resulting in a 1 hour L_{eq} of 60 dBA (neglecting the sound level during the "off" or "quiet" period) are as follows:

<u>Duration</u> <u>(Minutes per Hour)</u>	<u>Sound Level</u> <u>(dBA)</u>
60	60
30	63
15	66
7.5	69
3.8	72
1.9	75

- (g) Thus, a sound level of 66 dBA persisting for 15 minutes during a one hour period would be equivalent to a level of 60 dBA for the full hour.
- (h) L_{day-night} or L_{dn} is the day-night average sound level, the 24-hour A-weight equivalent sound level, with a 10 decibel penalty added to night-time (10:00 p.m. to 7:00 a.m.) levels.
- (i) (i) **Maximum acceptable level (Commercial and Industrial Districts)** means a level which is intended to provide adequate protection against noise-induced hearing loss. The level identified is designated to protect virtually the entire population (greater than 96%) from suffering detectable hearing loss (5 dB at 4,000 Hz).

- (iii) Where sound levels exceed these "maximum acceptable levels," the sound level is considered to be excessive, and follow-up action under the Clean Environment Act may be warranted, depending on a variety of factors.
- (j) **Maximum acceptable level (Residential Areas)** means a level which is intended to provide adequate protection against effects on personal comfort and well being. At this level, less than 2% of households would be expected to complain, although up to 23% of the people may respond as highly annoyed when questioned. Some community reaction (sporadic complaints) would be expected in the average community, and noise would be a minor factor in attitude towards neighbourhood. This level is at least 10 decibels below the level requisite to protect against noise induced hearing loss. This level provides an adequate acoustical environment for speech communication, indoors and outside.
- (k) **Maximum tolerable level (All Districts)** means a level to which prolonged exposure is believed to pose a serious threat to health and welfare, requiring immediate abatement action to stop or reduce sound emissions to acceptable levels. Exposure to sound levels of this magnitude may be permitted for short periods.
- (l) **Night time** means the period between 10:00 p.m. of one day and 7:00 a.m. the following day.
- (m) **Noise** means any undesirable, unnecessary or unusual sound, or any sound whatsoever which either annoys, disturbs, injures, endangers or detracts from the comfort, repose, health, peace or safety of any person.
- (n) **One-third octave band sound level** means the sound level for the sound being measured contained within the specified one-third (1/3) octave band.
- (o) **Point of reception** means any point on the premises of a person where sound, originating from other than those premises, is received.
- (p) **Predominant discrete tone** means sound having a one-third octave band sound level which, when measured in a one-third octave band, exceeds the arithmetic average of the sound levels on the two adjacent one-third octave bands on either side of such one-third octave band by:
 - (i) five (5) dB for such one-third octave band with a centre frequency from 500 Hertz to 20,000 Hertz, inclusive, provided such one-third octave band sound level exceeds the sound level of each adjacent one-third octave band; or,

- (ii) eight (8) dB for such one-third octave band with a centre frequency from 160 Hertz to 400 Hertz, inclusive, provided that such one-third octave band sound level exceeds the sound level of each adjacent one-third octave band; or,
- (iii) fifteen (15) dB for such one-third octave band with a centre frequency from 25 Hertz to 125 Hertz, inclusive, provided such one-third octave band sound level exceeds the sound level of each adjacent one-third octave band.

(q) **Residential areas**, for the purpose of this section only, means areas where human beings live, including apartments, hospitals, schools, seasonal residences, and mobile homes, as well as year-round residences, since these are places where people sleep and often spend extended periods of time. A quiet environment is necessary in both urban and rural residential areas in order to prevent activity interference and annoyance, and to permit the hearing mechanism to recuperate if it is exposed to higher levels of noise during other periods of the day.

(r) **Summer** means the months of May to September, both inclusive.

(s) **Winter** means the months of October to April, both inclusive.

822 (3) **METHOD OF MEASUREMENT:**

Sound levels shall be measured in accordance with the Canadian Standards Association Z 107.1, 1973 - Specification for Sound Level Meters, or American National Standard S1.1-1960 (R1971) - Acoustical Terminology, as amended from time to time.

822 (4) **MAXIMUM PERMITTED DECIBEL LEVELS:**

In the "M1-B," "MP-1" and "MP-2" Districts, the sound level resulting from any activity, whether open or enclosed, shall not exceed, at any point on or beyond any lot line, the maximum permitted decibel levels for the zoning district, as set forth in the following table.

Table 822 (4)(i)

MAXIMUM PERMITTED SOUND LEVEL (IN DECIBELS)				
Zoning District Boundaries	L _{eq} (24) (dBA)	L _{dn} (dBA)	L _{eq} (1) (day) (dBA)	L _{eq} (1) (night) (dBA)
At the boundary between any "M1-B," "MP-1" or "MP-2" District and a Residential District, Agricultural District or Mobile Home District				
Summer or year-round operations	-	60	60	50
Predominant discrete tone(s) or appreciable impulse/ impact character	-	55	55	45
Winter operations or temporary operations only	-	65	65	55
At the boundary between any "M1-B," "MP-1" or "MP-2" District and a Commercial District	-	70	70	60
At any lot line within an "M1-B," "MP-1" or "MP-2" District	70	-	70	70
Maximum tolerable level	90	-	-	-

- (ii) In the enforcement of this regulation, sounds produced by the operation of motor vehicles or other transportation facilities in motion within the lot shall not be included in determining the maximum permitted decibel levels. However, sounds produced by transportation equipment, or portions thereof, which are stationary, shall be subject to the enforcement of this regulation.

822 (5) MAXIMUM TOLERABLE LEVEL:

Where it is in the public interest to continue an operation where the noise level exceeds the maximum tolerable level and where practical means of reducing sound emissions are not available, persons likely to be affected by the sound may be removed from the area, subject to an order of the Clean Environment Commission; and, for the purpose of this clause, the maximum tolerable sound level in any Industrial District shall be as set forth above.

822 (6) **VIBRATION DEFINITIONS:**

For the control of vibrations the following terms are defined:

- (i) **Steady state vibrations** means earth-borne oscillations that are continuous. Discrete pulses that occur more frequently than one hundred (100) times per minute shall be considered to be steady state vibrations.
- (ii) **Impact vibrations** means earth-borne oscillations occurring in discrete pulses at or less than one hundred (100) pulses per minute.
- (iii) **Frequency** means the number of oscillations per second of a vibration.
- (iv) **Peak particle velocity** means the instantaneous velocity experienced by the particles of a medium, when set into transient vibratory motion, and is the greatest velocity of any of the three (3) mutually perpendicular directions: vertical, radial and transverse to the source.
- (v) **Three-component measuring system** means a device for recording the intensity of any vibration in three (3) mutually perpendicular directions.

822 (7) **METHOD OF MEASUREMENT:**

For the purpose of measuring vibration, a three-component measuring system designed according to standards formulated by the American Standards Association shall be employed. Oscillations shall be measured:

- (i) at any point on or beyond any lot line of the source of vibration; and,
- (ii) inside the building at the point of reception, below grade, or not more than three and one-half (3') feet above grade.

822 (8) **VIBRATION STANDARDS:**

In the "M1-B," "MP-1" and "MP-2" Districts, no activity shall cause or create, at any point on or beyond any lot line, a steady state vibration, or impact vibration having a peak particle velocity in excess of the permitted rate of velocity set forth in the following table:

TABLE 822 (8)

MAXIMUM PERMITTED VIBRATION Steady State or Impact Vibration		
Zoning Districts	Maximum Peak Velocity	
	Inches per Second	MM per Second
At the boundary between any "M1-B," "MP-1" or "MP-2" District and a Residential District, Agricultural District, or a Mobile Home District	0.5	12
At any lot line within an "M1-B," "MP-1" or "MP-2" District	2	50

822 (9) SOLID, OR LIQUID, OR GASEOUS CONTAMINANTS:

In the "M1-B," "MP-1" and "MP-2" Districts, the emission of any solid, liquid, or gaseous contaminant, including waste, odour, heat and radiation, shall be subject to the provisions of the Clean Environment Act of the Province of Manitoba and Regulations thereunder, and any applicable by-law of the City of Winnipeg. In the event of a conflict in regulations, the more restrictive regulation shall apply.

822 (10) RADIOACTIVE MATERIALS:

In the "M1-B," "MP-1" and "MP-2" Districts, the storage and handling of radioactive material shall be in accordance with the regulations contained in the Government of Canada Atomic Energy Control Regulations.

822 (11) EXPLOSIVE OR FLAMMABLE MATERIALS:

In the "M1-B," "MP-1" and "MP-2" Districts, the storage, use or manufacture of explosive or flammable materials, solid or otherwise, shall be in accordance with the regulations of the National Fire Protection Code.

822 (12) GLARE AND HEAT:

In the "M1-B," "MP-1" and "MP-2" Districts, any operation producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to be perceptible at or beyond any lot line. Exposed sources of light shall be shielded so as not to create a nuisance across any lot line.

823 GENERAL PROVISIONS

- 823 (1) Where a boundary yard, as described in Subsections 821(1), (2) and (3) is required, a solid, opaque fence, not less than six and one-half (6½) feet in height shall be erected and maintained, to the satisfaction of the director, along the lot line abutting the Residential District, excepting adjacent to the front yard of the residential property, in which case the fence shall be four (4) feet in height.
- 823 (2) An outdoor vehicle display area in "M1," "M2" and "M3" Districts shall not be located in a required yard, a required landscaped area, or a required parking or loading space.
- 823 (3) When a lot is to be occupied for a permitted use in an Industrial District without a structure, the yards shall be provided and maintained, except that the side yards shall not be required on a lot which is used for horticultural purposes or for public recreational purposes, and, when a side lot line abuts a railway right-of-way, the side yard shall not be required.
- 823 (4) In all Industrial Districts, the following shall not be considered as obstructions and, therefore, may penetrate the maximum height limit:
- (a) chimneys and flues;
 - (b) elevator and stair bulkheads;
 - (c) flagpoles, aerials, parabolic dish antennae and other communication equipment, spires; and
 - (d) parapet walls not more than four (4) feet high.

824 DEVELOPMENT STANDARDS IN INDUSTRIAL PARK DISTRICTS AND "M1-B" DISTRICT

*amended 6967/97 *, 8162/2002 ***

- 824 (1) ** There is hereby established the Building Design Board, which shall consist of the members of the Standing Policy Committee on Property and Development from time to time.
- 824 (2) * In subsection 824(1) - (12), inclusive, "Director" means the Director of Planning, Property and Development. amended 8162/2002

- 824 (3) * Whether or not a building permit is required for the remodelling of a building or its details, no building shall be remodelled, erected or enlarged except in accordance with plans submitted to and approved by the Board, pursuant to subsection (8), or approved by the Director, pursuant to subsection (5), and no permit shall be issued for the remodelling, erection or enlargement of a building except in accordance with plans and/or construction documents approved by the Board or Director, as the case may be, including all conditions and limitations endorsed on the plans and/or construction documents.
- 824 (4) * This requirement shall also pertain to other elements of site development, including fencing, signage, landscaping, lighting, parking areas and refuse facilities.
- 824 (5) * Subject to subsection (7), the following applications shall be submitted to and may be approved by the Director:
- (a) signage;
 - (b) exterior alterations, including but not limited to, remodelled building facades;
 - (c) minor building additions that are consistent with the character of any existing building approved under this by-law; and
 - (d) site development, including soft and hard landscaping elements, including, but not limited to:
 - (i) parking areas, both accessory and non-accessory, and all associated development including attendant booths, lighting, fencing, loading areas and refuse storage enclosures; and
 - (ii) outdoor patios.
- 824 (6) * Where the Director does not approve an application submitted under subsection (5), the Director shall refer the application to the Board with supporting reasons for the refusal, a copy of which shall be forwarded to the applicant.
- 824 (7) * All other applications not specifically referred to in subsection (5) shall be submitted to the Director, who shall review the application and refer it to the Board with a written recommendation and supporting reasons, a copy of which shall be forwarded to the applicant.
- 824 (8) * The Board may approve, approve with conditions or refuse any application submitted to it pursuant to subsection (6) or (7).

- 824 (9) * The Board shall not refuse an application without first giving the applicant notice of the date, time and place of a meeting to hear any representation which the applicant may wish to make concerning the application.
- 824 (10) * Where the Board refuses an application, the Board shall record in its minutes the reasons for the refusal, and shall provide a copy of its reasons to the applicant on request.
- 824 (11) * Subject to the provisions of this section, the Board may establish its own procedures.
- 824 (12) * Upon approval by the Board, a certified copy of all approved plans shall be deposited with the Director.
- 824 (13) In the "MP" Districts:
- (a) all portions of a lot, except those used for buildings, parking, loading and for storage purposes, shall be landscaped and maintained in good conditions; and
 - (b) landscaping features with their staging program shall be shown on plans submitted for approval.
- 824 (14) In the "MP" Districts, where fencing of the chain link type is used, it shall be bordered by trees or an evergreen hedge that when planted is expected to reach a height not less than the height of the fence along those portions of the fence which abut a street or a Residential District boundary.
- 824 (15) All operations, servicing and processing in an "MP-1" District shall be conducted wholly within a completely enclosed building, except for accessory off-street parking and loading areas, as regulated in the PART, PARKING.
- 824 (16) In the "MP-1" District no outside storage of goods or materials shall be permitted.
- 824 (17) All operations, servicing and processing in the "M1-B" and "MP-2" Districts shall be conducted wholly within a completely enclosed building, except for the permitted outside storage of goods and materials, plus accessory off-street parking and loading areas, as regulated in the PART, PARKING.
- 824 (18) In the "M1-B" and "MP-2" Districts, outside storage of goods and materials shall comply with the following:
- (a) storage shall be permitted in the rear one-half ($\frac{1}{2}$) of the lot, but not in any yard abutting a street, or a Residential District; and

- (b) storage shall be enclosed by an ornamental fence, wall, or chain link fence that shall be maintained in good condition and repair, and be not less than six (6) feet in height, with said storage not to project above the height of said fence.

825 DEVELOPMENT STANDARDS IN "CF" AND "M" DISTRICTS

- 825 (1) In the "CF," "M1," "M2," "M3" and "MR" Districts, all storage of materials and products on lots adjacent to a Residential District boundary shall be:
 - (a) within a completely enclosed building; or
 - (b) effectively screened from the view of the residential buildings by a chain link fence, or masonry wall. The height of said fence or wall shall be not less than six (6) feet in height; said chain link fence shall be bordered by trees or an evergreen hedge that when planted is expected to reach a height of not less than the height of the fence. The storage of materials or products within the enclosure shall not exceed the height of the enclosure.
- 825 (2) In the "CF" and "M1" Districts, all production operations shall be conducted entirely within an enclosed building.
- 825 (3) In the "CF" and "M1" Districts, outside storage of goods, materials, and vehicles may be permitted provided:
 - (a) the storage area is located to rear of a line adjacent to and parallel with the rear wall of the building;
 - (b) the storage area is enclosed by a wall or fence, of which the design and location shall be approved by the director;
 - (c) the wall or fence shall be not less than six (6) feet in height;
 - (d) the storage shall not project above the height of the wall or fence; and
 - (e) the wall or fence shall be maintained in good condition and repair.
 - (f) outside storage of sand, gravel, or other loose aggregate shall not be permitted within 300 feet of the boundary of any "R" district.

- 825 (4) In the "M2" District, outside operations and storage of goods, materials and vehicles shall be located to the rear of a line adjacent to and parallel with the rear wall of the building, provided such operations and storage are effectively screened by a wall, chain link or other type of fence, at least six (6) feet in height, and said wall or fence shall be maintained in good condition and repair.
- 825 (5) In the "M3" and "MR" Districts, outside operations and storage of goods, materials and vehicles shall be completely enclosed by a wall, chain link or other type of fence, at least six (6) feet in height, and said wall or fence shall be maintained in good condition and repair.

826 ACCESSORY STRUCTURES

*amended 6880/96 **

- 826 (1) Bulk regulations for accessory structures shall be the same as for the principal use, excepting those structures listed in Section 826 (2).
- 826 (2) **FENCES**
- (a) Fences and similar structures or hedges shall not include electric fences or barbed wire fences, shall be permitted in all yards, but shall be limited in height as follows:
- (i) in a required front yard: 4 feet,
 - (ii) in a required side yard: 6.5 feet,
 - (iii) in a required rear yard: 6.5 feet.
- (b) Notwithstanding the above, in the "M1," "M2," "M3" and "MR" Districts, the height limit for a fence in all yards shall be ten (10) feet. In addition, two (2) feet of barbed wire may be added to the above-noted height.
- 826 (3) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED FRONT YARDS**
- (a) **Open terraces, landings and steps** not exceeding four (4) feet in height;
- (b) **Chimneys, fireplaces, air conditioning units and bay windows** to a maximum depth of five (5) feet;
- (c) * **Alcoves, vestibules** and similar projections to a maximum depth of five (5) feet, providing the maximum floor area in any yard shall be fifty (50) sq. feet and they are located on the first floor level only;
- (d) **Wing wall, marquee, porte cochere, overhanging eaves, canopies and awnings**, including their supporting structures, to a maximum depth of five (5) feet;

- (e) **Uncovered walks, driveways, wheelchair ramps, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (f) **Trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitation for fences shall apply;
- (g) **Permitted signs** provided that they are located not closer than five (5) feet to a property line;
- (h) **Public utility transformers** and pedestals.

826 (4) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED SIDE YARDS**

- (a) **Open terraces, landings and steps** not exceeding four (4) feet in height;
- (b) **Chimneys, fireplaces, air conditioning units and bay windows** to a maximum depth of four (4) inches per foot of yard, but not exceeding two (2) feet;
- (c) * **Alcoves, vestibules** and similar projections to a maximum depth of four (4) inches per foot of yard, but not exceeding two (2) feet, providing the maximum floor area in any yard shall be twenty (20) sq. feet and they are located on the first floor level only;
- (d) **Wing wall, marquee, porte cochere, overhanging eaves, canopies and awnings**, including their supporting structures, to a maximum depth of two (2) feet;
- (e) **Uncovered walks, driveways, wheelchair ramps, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (f) **Trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitation for fences shall apply;
- (g) **Permitted signs** provided they are located not closer than five (5) feet to a side lot line;
- (h) **Public utility transformers** and pedestals;
- (i) **Unenclosed fire escape** to a maximum depth of two (2) feet;
- (j) **Garbage enclosure** provided it is not located closer to the front lot line than the front wall of the principal building and provided it is not prohibited under Exceptions to Bulk.

826 (5) **PERMITTED PROJECTIONS AND OBSTRUCTIONS INTO REQUIRED REAR YARDS**

- (a) **Open terraces, landings and steps** not exceeding four (4) feet in height to a maximum depth of five (5) feet;
- (b) **Chimneys, fireplaces, air conditioning units and bay windows** to a maximum depth of five (5) feet;
- (c) * **Alcoves, vestibules** and similar projections to a maximum depth of five (5) feet, providing the maximum floor area in any yard shall be fifty (50) sq. feet and they are located on the first floor level only;
- (d) **Wing wall, marquee, porte cochere, overhanging eaves, canopies and**
- (e) **awnings**, including their supporting structures, to a maximum depth of five (5) feet;
- (e) **Uncovered walks, driveways, wheelchair ramps, trellises, flag poles, lighting fixtures, lamp posts** and similar features;
- (f) **Trees, shrubs** and similar horticultural landscape features, providing that, when they are placed in such a manner as to produce a fence effect, the height limitation for fences shall apply;
- (g) **Permitted signs** provided they are located not closer than five (5) feet to any lot line;
- (h) **Public utility transformers** and pedestals;
- (i) **Electrical service equipment, garbage enclosure or storage shed** not exceeding thirteen (13) feet in height;
- (j) **Open parking or loading area, vehicle display area, and queuing spaces;**
- (k) * *deleted*

PART NINE

BOULEVARD PROVENCHER DISTRICT

900 INTENT AND PURPOSE

- 900 (1) The "BP" Boulevard Provencher District is intended to accommodate a range of commercial uses and to control architectural and other building details in a manner that is consistent with and enhances the existing character of the street.

910 PERMITTED USES AND CONDITIONAL USES

*amended 7555/2000 **

- 910 (1) No land shall be used or occupied and no structure shall be erected, altered, used or occupied except in accordance with the Permitted Use and Conditional Use regulations of the "C1.5" Commercial District, as set out in Section 710 of this by-law.
- amended 6963/97*

920 BULK REGULATIONS FOR BOULEVARD PROVENCHER DISTRICT

- 920 (1) For all uses, the following bulk requirements shall apply:
- (a) The maximum height of any building or structure, or an enlargement of any building or structure, shall not exceed 30 feet on the south side of Provencher Boulevard and 80 feet on the north side of Provencher Boulevard.
 - (b) Front side and rear yard regulations:
 - Front 50 feet to any parking area
 - Side Nil
 - Rear Nil.

930 PARKING STANDARDS

- 930 (1) An open accessory off-street parking area shall comply with the following:
- (a) each boundary of the open accessory off-street parking area adjacent to a public street, public lane or public park shall have thereon a wall or hedge of not less than forty-five (45) inches in height and of a design employing brick, concrete, wood or other material approved by a certificate of appropriateness;

- (b) wheel stops or bumper guards shall be provided; and
 - (c) the surface of the open accessory off-street parking area and access driveways thereto shall be surfaced with either asphalt or concrete, and designed in such a manner that there will be no free flow of water onto either adjacent properties or public sidewalks;
 - (d) no parking areas shall be constructed within the front fifty (50) feet of any property.
- 930 (2) No use shall be established requiring or using a private approach for motor vehicles to or from Provencher Boulevard.

940 DESIGN APPROVAL PROCESS

- 940 (1) **DEFINITIONS, WHEREVER USED IN THIS PART:**
- (a) **Area** means the Boulevard Provencher District;
 - (b) **Advisory Committee** means the Committee appointed herein;
 - (c) **Board** means the Boulevard Provencher Design Board; and,
 - (d) **Boulevard Provencher District** means the area of land described herein.

950 ADVISORY COMMITTEE

- 950 (1) There is hereby created an Advisory Committee to be known as the Boulevard Provencher Advisory Committee which shall consist of seven (7) members, all to be appointed by Council on recommendation of the Committee on Planning and Community Services and composed of an architect, a planner, an historian, a landscape architect, and three (3) members from among property owners and tenants within the Area.
- 950 (2) The members of the Advisory Committee shall serve for a period of two (2) years unless appointed for some other specific period.
- 950 (3) If a member specified to be of a certain profession ceases to be of that profession or if a vacancy occurs for any other reason, a new member of that same profession may be appointed in his or her place.
- 950 (4) A meeting of the Advisory Committee shall be called to order only when a quorum of four (4) Advisory Committee members are present.

- 950 (5) The members of the Advisory Committee may be paid such remuneration and the City may provide a secretary and such staff and facilities as Council deems necessary for the discharge of the Advisory Committee's duties.
- 950 (6) Subject to this Part, the Advisory Committee may make its own rules for the carrying out of its duties.
- 950 (7) The Advisory Committee shall appoint its Chairperson from within its membership.

960 BOULEVARD PROVENCHER DESIGN BOARD

*amended 8162/2002 **

- 960 (1) * There is hereby created a Boulevard Provencher Design Board which shall consist of the members of the Standing Policy Committee on Property and Development from time to time.
- 960 (2) The Board shall meet to consider applications for certificates of appropriateness.
- 960 (3) Subject to this Part, the Board may make its own rules for the carrying out of its duties.

970 CERTIFICATE OF APPROPRIATENESS

- 970 (1) This Section and the Certificate Procedure herein shall not apply to the architectural or other details of the interior of a building or to any building listed on the Buildings Conservation List under By-law No. 1474/77.
- 970 (2) A certificate of appropriateness is not required for remodelling by way of ordinary maintenance or repair of a building not involving a change in any element of design which affects the appearance of the building or its impact upon the architectural aspects of the Area.
- 970 (3) No building permit shall be issued for the building or remodelling or any building within the Area except a residence without prior issuance of a certificate of appropriateness.
- 970 (4) Whether a building permit is required or not, no building within the Area except a residence shall be built or remodelled until after an application for a certificate of appropriateness has been submitted to the Board and such certificate has been issued certifying that the architectural and other details of the proposed building or of the proposed remodelling are appropriate to the architectural aspects of the Area.

- 970 (5) No building within the Area except a residence shall be built or remodelled except in accordance with the plan and specifications approved by that certificate of appropriateness.
- 970 (6) Without limiting the generality thereof, architectural and other details shall include choice of surface materials, textures, colours, light fixtures, all signs, awnings and any other elements of design which affects the appearance of a building or its impact upon the architectural aspects of the Area.
- 970 (7) Without limiting the generality of the criteria that architectural and other details be appropriate to the architectural aspects of the Boulevard Provencher District, the Board, in considering an application for a certificate of appropriateness, shall require compliance with the following basic criteria for a facade facing a public right-of-way or facing public or private open space:
- (a) Materials:
 - (i) the predominant facade material shall be: fired brick, stone, glazing, or other materials deemed by the Boulevard Provencher Design Board to be consonant with the architectural qualities of the district; and
 - (ii) facade trim elements shall be: fired brick, stone, concrete, wood, metal or other materials deemed by the Boulevard Provencher Design Board to be consonant with the architectural qualities of the district.
 - (b) Trim and accent colours: any colours with the exception of fluorescents may be approved.

980 OBJECTIVES OF THE BOARD

- 980 (1) It shall be the objectives of the Board:
- (a) to employ its approval powers so as to require and assist all owners within the Area to maintain or create architectural and other details of existing or new buildings not incongruous with those details of existing buildings in the Area which create or reflect the architectural aspects of the Area; and
 - (b) through exercise of its approval powers, to assist those owners in preserving and enhancing the economic viability of the Area by encouraging the preservation of those architectural aspects and encouraging the establishment of new restaurants, retail outlets and other space employing architectural and other details in character with and supporting those aspects.

990 CERTIFICATE PROCEDURE

- 990 (1) An application for a certificate of appropriateness shall be made in such form and accompanied by such supporting material and the payment of such fee as Council may establish by resolution from time to time.
- 990 (2) An application for a certificate of appropriateness shall be referred to the Advisory Committee for its recommendations.
- 990 (3) The Advisory Committee shall not make recommendations on an application without first giving the applicant notice of a date, time and place of a meeting to hear any representation that the applicant may wish to make on the application.
- 990 (4) The recommendations shall be set out in a written report with supporting reasons with a copy to the applicant and, unless the recommendations are unanimously made by all members of the Advisory Committee, the report shall name the members making the recommendations.
- 990 (5) The application shall be placed before the Board not later than forty-five (45) days from its filing together with those recommendations and, if such recommendations are not received by then or are incomplete, the Board may at the request of the applicant proceed without them.
- 990 (6) Where the applicant for a certificate of appropriateness agrees in writing with the recommendation of the Advisory Committee and with the recommended certificate of appropriateness the Advisory Committee may issue that certificate without proceedings under the Subsections below.
- 990 (7) The Board shall not refuse a certificate of appropriateness without first giving the applicant notice of the date, time and place of a meeting to hear any representation that the applicant may wish to make on the application.
- 990 (8) Where a certificate of appropriateness is refused by the Board, the Board shall record in its minutes the reasons for such refusal and provide the applicant with a copy thereof on request.
- 990 (9) Decisions of the Board shall be made by a majority vote of those members present but where there is a tie vote the Chairperson shall have an additional or casting vote.
- 990 (10) An application may be considered at a meeting and any adjournment thereof by any members of the Board forming a quorum from time to time, and if by reasons of adjournment or otherwise any members do not hear all representations made they shall take such steps as the Board deems necessary to inform themselves and may participate in the decision.

PART TEN MOBILE HOME PARK DISTRICT

1000 INTENT AND PURPOSE

- 1000 (1) The Mobile Home Park District is intended to provide areas for the location of mobile homes.

1010 PERMITTED USES AND CONDITIONAL USES

*amended 7555/2000 **

- 1010 (1) No land shall be used or occupied and no structure shall be erected, altered, used or occupied, except for the following uses:

TABLE 1010 (1)

USE P: Permitted, C: Conditional, T: Temporary, A: Accessory, -: Not Permitted	"MH-P"	PARKING GROUP NO. (see Part XI)
ACCESSORY USES, not listed	P	n/a
MOBILE HOMES	P	1
* PARK	C	n/a
PUBLIC UTILITY or SERVICE, excluding garbage incineration, reduction, transfer, or landfill, sewage treatment, or a public works yard	C	12

1020 BULK

- 1020 (1) For all uses, the following bulk regulations shall apply:

TABLE 1020 (1)

Minimum No. of Spaces	Minimum Width of Site	Maximum Spaces per Acre	Minimum Area per Mobile Home Space	Minimum Width per Mobile Home Space
50	300 feet	10	2,800 square feet	40 feet

1030 GENERAL PROVISIONS

- 1030 (1) A buffer area shall be provided within and adjacent to the perimeter of the mobile home park property boundary in accordance with the following:
- (a) minimum width of buffer area adjacent to a mobile home park property boundary abutting a public street or highway shall be twenty-five (25) feet; and,
 - (b) minimum width of buffer area adjacent to any other mobile home park property boundary shall be fifteen (15) feet.
- 1030 (2) The required buffer area shall be developed as follows:
- (a) suitably landscaped with trees, shrubs, grass and similar horticultural features as shown on the plans submitted to and approved by the Designated Administrator;
 - (b) the buffer area may be crossed by an access right-of-way a minimum of fifty (50) feet in width containing a concrete or asphalt driveway a minimum of twenty-five (25) feet in width, from a street to the internal roadway system; and,
 - (c) the buffer area shall contain no use other than permitted above.
- 1030 (3) In a mobile home park district the following minimum separation distances shall be provided:
- (a) the minimum distance between mobile homes shall be ten (10) feet; and,
 - (b) the minimum distance from a mobile home to a common parking area, storage compound, and rights-of-way of an internal roadway system and access roads shall be five (5) feet.
- 1030 (4) A porch, carport or any addition shall be considered as part of the mobile home for the application of the above separation requirements.
- 1030 (5) A mobile home park shall contain a storage compound containing a minimum of one hundred (100) square feet of storage area for each mobile home space in the mobile home park and shall be located as shown on plans submitted pursuant to the above-noted requirements.
- 1030 (6) A mobile home park shall contain a common recreational area which:
- (a) contains a minimum of seven and one-half (7½) per cent of the mobile home park area;

- (b) is not part of the required buffer area; and,
 - (c) is bordered by a fence or hedge where it abuts any part of the internal roadway system.
- 1030 (7) A mobile home park shall have internal roadway system rights-of-way as follows:
 - (a) the main spine or collector road of the internal roadway system shall have a right-of-way a minimum of fifty (50) feet in width; and,
 - (b) other roadways of the internal roadway system shall have a right-of-way a minimum of thirty-three (33) feet in width.
- 1030 (8) The internal roadway system shall have a concrete or asphalt driveway a minimum of twenty-five (25) feet in width.
- 1030 (9) A walkway, where provided, shall have a minimum width of ten (10) feet.
- 1030 (10) A mobile home space shall be provided with the following:
 - (a) a sewer and water connection;
 - (b) an electrical service outlet; and,
 - (c) an adequate base support for the mobile home.

1040 ACCESSORY STRUCTURES

1040 (1) PARABOLIC DISH ANTENNA

- (a) The requirements of the "R1" District shall apply.

1040 (2) ALL OTHER ACCESSORY BUILDINGS AND STRUCTURES

- (a) For all other accessory structures, the following bulk regulations shall apply:
 - (i) Front yard - 5 feet
 - (ii) Rear yard - 2 feet
 - (iii) Interior side yard - 2 feet
 - (iv) Corner side yard - 10 feet
- (b) The minimum distance from an accessory structure to a mobile home to a common parking area, a storage area, rights-of-way of the internal roadway system or access roads shall be five (5) feet.

PART ELEVEN ACCESSORY OFF-STREET PARKING AND LOADING

1100 PARKING

1100 (1) PARKING SPACES REQUIRED

All uses shall provide and maintain accessory off-street parking spaces in accordance with Table 1100 (1), subject to Clause 1100 (2).

- 1100 (2) In the "C1" and "C1.5" Districts within those areas outlined on Maps 1100(4) and 1100(5) the required parking stipulated in Table 1100(1) shall be provided only in the event of new construction, expansion or redevelopment, but not in the event of a change in use only except where within the area outlined on Map 1100(5) that use is a restaurant when the required parking shall be provided.

TABLE 1100 (1)

PARKING GROUP NUMBER	USE	NUMBER OF PARKING SPACES REQUIRED
1	Single-family and two-family dwellings	1 per dwelling unit; maximum of 4 spaces per unit
	Multiple-family dwellings:	
	a) row-dwellings with no common parking area	1 per dwelling unit
	b) multiple-family dwellings for senior citizens or handicapped persons	1 per 5 dwelling units
	c) multiple-family dwellings other than (a) and (b); ten per cent (10%) of the required parking spaces shall be unassigned guest parking, designated as such, to the satisfaction of the director, and readily available to the entrance of the building served	150% per number of dwelling units
	Boarding, rooming and lodging houses	1 per 2 rooming units

PARKING GROUP NUMBER	USE	NUMBER OF PARKING SPACES REQUIRED
2	Athletic fields	1 for each 5 seats
	Religious institutions a) churches, chapels, sanctuaries and similar places of worship, including offices for the administration of a religious institution, but not a parish hall (for a parish hall, or similar facility used for receptions, banquets or entertainment, see Parking Group No. 6) b) Funeral chapels	1 for each 5 seats in the principal assembly area, but not less than 10 spaces
	Convents, seminaries, monasteries and retreats	1 for every 20 resident persons
3	Schools, including public, parochial, private, secondary schools: a) elementary - junior high*	1 for each 2 faculty members plus 1 for each 4 employees
	b) senior-high*	1 for each 2 faculty members plus 1 for each 4 employees plus 1 for each ten students
	c) school auditoriums* *In a building where (a) and (c), or (b) and (c) occur, the clause requiring the largest number of parking spaces shall apply	1 for each 6 fixed seats
4	Personal care homes, nursing homes	1 guest parking space per 20 residents plus 1 for every 3 employees on the maximum shift
5	Libraries and museums	1 for each 1,000 square feet of gross floor area, but not less than 2 spaces

PARKING GROUP NUMBER	USE	NUMBER OF PARKING SPACES REQUIRED
6	Places of assembly (except Group No's. 2, 3 and 10), including the following: arenas, auditoriums, banquet halls, billiard parlours, cinemas, clubs, lodges and similar organizations, community centres, dance halls, eating or drinking places (except drive-through establishments), parish halls, public auction rooms, rinks (indoor or outdoor ice skating rinks and roller skating rinks), stadiums and swimming pools	1 for each 100 square feet of gross floor area, but not less than 2 spaces
7	Hotels, apartment hotels	2 for every 3 guest rooms plus 1 for every 8 seats in all auxiliary rooms, including eating or drinking places, beverage rooms, cocktail bars, banquet halls and meeting rooms
	Motels	1 per dwelling unit plus 1 for every 8 seats in all auxiliary rooms, as required for hotels above
8	Government administrative buildings, post offices	1 for each 550 square feet, inclusive of assembly and conference rooms containing not more than 2,000 square feet of floor area, but not less than 2 spaces
9	Offices, office buildings	1 for each 750 square feet of floor area, but not less than 2 spaces per tenant
10	Bowling alleys, curling rinks	5 per lane or curling sheet of ice
	Tennis courts	1 per court

PARKING GROUP NUMBER	USE	NUMBER OF PARKING SPACES REQUIRED
11	General retail and service establishments (except eating or drinking establishments), wholesale establishments dealing directly with consumers, banks, medical and dental clinics and laboratories	1 for each 250 square feet of floor area, but not less than 4 spaces per establishment
	Drive-in banks, drive-through restaurants, stores and vendors, automobile washing establishments	queuing space for 5 vehicles
12	Miscellaneous uses: manufacturing plants, food products and other processing industries, laboratories (except medical or dental laboratories) and other industrial uses	1 for every 1,000 square feet of floor area
	Warehouses	1 for every 1,000 square feet of floor area
	Public utility buildings, primarily devoted to the storage of mechanical equipment	1 for every 5,000 square feet of floor area
13	Colleges and universities	1 for every 5 classroom seats
14	Shopping centres	1 per 200 square feet of gross leasable floor area
15	Fraternity and sorority houses	1 parking space per bedroom

- 1100 (3) Where different types of uses are located within a building (for example: retail and service uses in a hotel or office building, or offices combined with warehousing uses), the number of parking spaces required shall be the aggregate of the spaces required for each use established on the zoning lot.





1110 FLOOR AREA CALCULATION OF PARKING SPACES

- 1110 (1) In the cases where floor area is the unit for determining the required number of accessory off-street parking spaces, said unit shall mean the gross floor area, except that such floor area shall not include any area used for parking within the principal building and shall not include any area used for incidental service storage, installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses.

1110 (2) **GROSS LEASABLE FLOOR AREA**

Where gross leasable floor area is the unit for determining the required number of accessory off-street parking spaces, the said unit shall mean the total floor area designed for tenant occupancy and exclusive use in all principal and accessory buildings, including basements, mezzanines, upper floors and ten per cent (10%) of the area of the enclosed mall spaces, measured from the centre line of joining partitions and from outside wall faces. Gross leasable floor area shall not include any area used for parking within the buildings, public washrooms, corridors or stairwells, elevator lobbies, ninety per cent (90%) of the area of the enclosed mall spaces, or areas used for services relative to building functions, such as incidental service storage, installations of mechanical equipment, ventilating and heating systems and similar uses.

1110 (3) **PLACES OF PUBLIC ASSEMBLY**

In places of public assembly, the following shall apply:

- (a) where those in attendance occupy benches, pews or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat;
- (b) where both fixed seats and an open assembly area are combined, the requirements for each shall be computed separately and added together; and
- (c) where movable seats or chairs are used in a place of public assembly, and a determination of seating capacity is required, the said seating capacity shall be determined on the basis of one (1) seat for every six (6) square feet of assembly area.

1110 (4) **FRACTION OF A PARKING SPACE**

When the computation of the number of accessory off-street parking spaces required by this By-law results in a requirement of a fractional parking space, any fraction less than one-half ($\frac{1}{2}$) of a parking space may be disregarded, but a

fraction of one-half ($\frac{1}{2}$) or more of a parking space shall be counted as one (1) parking space.

1120 MINIMUM DIMENSIONS OF PARKING SPACES*amended 7106/97 **

- 1120 (1) Minimum dimensions for parking areas shall be as indicated in Table 1120 (1), except that where the angle of parking varies from that shown, minimum dimensions shall be as follows:

TABLE 1120(1)

Minimum size of parking space	Minimum aisle width		Angle of parking
	(feet)	(metres)	
8 feet by 20 feet	20	6.0	75 to 90 degrees
	18	5.5	50 to 74 degrees
	12	3.6	less than 50 degrees
* 8 feet by 23 feet	12	3.6	parallel

1130 PARKING AREA LAYOUT*amended 6880/96 **

- 1130 (2) Notwithstanding the above, a maximum of twenty-five per cent (25%) of the total number of parking spaces may be reduced in length to sixteen (16) feet and designated for small cars only. In the case of parking accessory to multiple-family dwellings, a maximum of thirty-three per cent (33%) of the total number of parking spaces may be so reduced.
- *(a) Where any parking space is parallel and immediately adjacent to a fence or wall, the minimum width of the space shall be ten (10) feet.
 - (b) The angle of parking shall be measured between the centre line of the parking space and the centre line of the aisle.
 - (c) Each parking space shall have a vertical clearance of at least seven (7) feet from floor or grade.
 - (d) An accessory off-street parking area shall be provided with an access driveway with a minimum width of eight (8) feet, having access to a street or, where permitted, to a public lane.
 - (e) An aisle or driveway shall not mean a street or lane.

1140 DEVELOPMENT STANDARDS*amended 6880/96 **

- 1140 (1) The following standards shall apply to all open parking areas excepting those accessory to single-family dwellings, two-family dwellings, row-dwellings provided with individual parking spaces, and multiple-dwellings in the "R2-T" Transitional District:
- (a) The parking area shall be screened along the interior limit of a required or voluntary front, side, or corner side yard by one of the following:
 - * (i) light-proof fencing a minimum of two and one-half (2½) feet in height, said fencing not to extend closer than three (3) feet to any intersection with a public right-of-way or;
 - * (ii) a landscaped setback of at least four (4) feet planted with shrubs a minimum of two and one-half (2½) feet in height or;
 - (iii) a landscaped berm a minimum of two and one-half (2½) feet in height and a minimum of four (4) feet in width.
 - (b) When fencing is provided in accordance with 1(a) above, its maximum horizontal length shall be forty-eight (48) feet, whereupon a landscaped strip of a minimum length of sixteen (16) feet, a minimum depth of four (4) feet, and with shrubs a minimum height of two and one-half (2½) feet shall be provided.
 - (c) When a parking area abuts a public street, two (2) trees with a minimum height of six (6) feet and a minimum calliper of two (2) inches shall be provided and maintained for every sixty-four (64) feet of frontage.
 - (d) Where a parking area abuts a Residential District, a lightproof fence four (4) feet in height shall be erected and maintained along the abutting lot line.
 - (e) Every parking space perpendicular and adjacent to a fence or a required landscaped setback, or berm, shall be provided with either:
 - (i) a wheel stop located at least two and one-half (2½) feet from the front limit of the parking space; or
 - (ii) a bumper guard fence located along the front limit of the said parking space.

1141 LIGHTING

- 1141 (1) Lighting used to illuminate accessory off-street parking areas shall be arranged and shielded so that it does not reflect onto residential lots.

1142 SURFACING

- 1142 (1) Parking areas and driveways accessory to single and two-family dwellings shall be provided with an all-weather, adequately drained, hard surface of compacted crushed stone, asphalt, concrete or similar materials constructed and maintained so loose material is not dislodged and thrown or carried onto adjoining public streets or lanes.
- 1142 (2) Parking areas accessory to all other uses and all non-accessory parking areas shall be surfaced with asphalt or concrete.
- 1142 (3) Where an accessory off-street parking area and access driveway is located in an "MR" District, the surface may be asphalt or concrete, provided the maximum lot coverage is not exceeded. Otherwise, surfaces shall be gravel or similar loose aggregate. However, all accessory off-street parking areas and driveways must comply with aforesaid surfacing requirements of this Section within twenty-four (24) months of the installation of a municipal storm sewer.

1143 PARKING ADJACENT TO WINDOWS

*amended 6660/95 **

- 1143 (1) * Where the sill of a window to a habitable room is located five (5) feet or less from zoning grade, no parking space shall be permitted within ten (10) feet of the said window.

1144 COMMERCIAL PARKING STRUCTURE

- 1144 (1) A commercial parking structure is subject to the bulk regulations of the District in which it is located.

1145 PARKING PERMITTED IN AGRICULTURAL AND RESIDENTIAL DISTRICTS*amended 6880/96 ***

1145 (1) ** In "A," "RR-2," "R1," "R2" and "R2-T" Districts, parking accessory to single and two-family dwellings shall be limited to the following, providing that all the yard requirements and other zoning bulk regulations are complied with and the total number of all vehicles does not exceed six (6):

** (a) a maximum of four (4) passenger vehicles and one (1) truck having a registered gross vehicle weight less than 15,000 lbs.;

(b) recreational vehicles;

(c) one (1) travel trailer or one (1) motor home; and

(d) one (1) truck with a registered gross vehicle weight greater than 15,000 lbs., provided that approval is granted for a Conditional Use.

1150 LOADING**1150 (1) LOADING SPACES REQUIRED**

All uses shall provide and maintain accessory off-street loading spaces in accordance with Table 1150 (1):

TABLE 1150 (1)

USE	FLOOR AREA	NUMBER OF LOADING SPACES REQUIRED
Libraries, museums and art galleries, colleges and universities, clubs, religious institutions, nursing homes and personal care homes	less than 10,000 sq. ft.	0
	10,000 sq. ft. to 199,999 sq. ft.	1
	200,000 sq. ft. or more	1 additional for each 200,000 sq. ft. or fraction thereof in excess of 200,000 sq. ft.
Arenas, auditoriums, indoor skating rinks or stadiums,	less than 10,000 sq. ft.	0
	10,000 sq. ft. to 199,999 sq. ft.	1

USE	FLOOR AREA	NUMBER OF LOADING SPACES REQUIRED
funeral chapels, hospitals	200,000 sq. ft. or more	1 additional for each 100,000 sq. ft. or fraction thereof in excess of 100,000 sq. ft.
Banks or other financial services, medical clinics, business or professional offices, broadcasting studios, theatres, bowling alleys, dance halls, banquet halls and parish halls, swimming pools, curling rinks and similar recreational facilities, trade schools, studios	less than 20,000 sq. ft.	0
	20,000 sq. ft. to 199,999 sq. ft.	1
	200,000 sq. ft. or more	1 additional for each 200,000 sq. ft. or fraction thereof in excess of 200,000 sq. ft.
Uses not elsewhere classified and primarily concerned with the handling of goods	less than 20,000 sq. ft.	1
	20,000 sq. ft. to 39,999 sq. ft.	2
	40,000 sq. ft. to 59,999 sq. ft.	3
	60,000 sq. ft. to 79,999 sq. ft.	4
	80,000 sq. ft. or more	1 additional for each 50,000 sq. ft. or fraction thereof in excess of 80,000 sq. ft.

1151 MINIMUM DIMENSIONS OF LOADING SPACES

1151 (1) Where required, accessory off-street loading spaces, open or enclosed, shall conform to the following:

TABLE 1151 (1)

USE	Minimum Length (Feet) (Metre)		Minimum Width (Feet) (Metre)		Minimum Vertical Clearance from Floor or Grade (Feet) (Metre)	
Commercial uses, industrial uses	33	10	12	3.6	14	4.2
Wholesale, manufacturing or storage uses:						
a) with less than 10,000	33	10	12	3.6	14	4.2

b) sq. ft. of floor area with 10,000 sq. ft. of floor area or more	50	15	12	3.6	14	4.2
Other permitted uses	25	7.5	10	3	14	4.2

- 1151 (2) **Note:** The dimensions of the accessory off-street loading spaces shall not include driveways, entrances, or exits from such accessory off-street loading spaces.

1152 LIGHTING

- 1152 (1) Lighting used to illuminate accessory off-street loading areas shall be arranged and shielded so that it does not reflect onto residential lots.

1153 SURFACING

- 1153 (1) Loading areas shall be surfaced with asphalt or concrete.
- 1153 (2) Where an accessory off-street loading area and access driveway is located in an "MR" District, the surface may be asphalt or concrete, provided the maximum lot coverage is not exceeded. Otherwise, surfaces shall be gravel or similar loose aggregate. However, all accessory off-street loading areas and driveways must comply with aforesaid surfacing requirements of this section within twenty-four (24) months of the installation of a municipal storm sewer.

1154 LOADING ADJACENT TO WINDOWS

- 1154 (1) Where the sill of a window is located five (5) feet or less from zoning grade, no loading space shall be permitted within ten (10) feet of the said window.

1160 GENERAL PROVISIONS

1160 (1) PARKING AND LOADING SPACES AFTER RECONSTRUCTION

- (a) For any structure or use in existence on the effective date of this By-law, or amendments thereto, which subsequently is damaged or destroyed, and which is reconstructed, re-established, or repaired, accessory off-street parking or loading spaces maintained at the time of such damage or destruction shall be restored or continued in operation except that, if the original parking or loading spaces were greater than that required by this By-law, the minimum requirement contained herein may be provided.

1170 VEHICLE DISPLAY AREAS

1170 (1) SURFACING:

A vehicle display area shall be surfaced with asphalt or concrete.

1170 (2) LIGHTING:

Lighting used to illuminate a vehicle display area shall be arranged so that it does not reflect onto residential lots.

1170 (3) FENCING:

To ensure that vehicles do not encroach into a public right-of-way or onto adjacent property, a vehicle display area shall be fenced as follows:

- (a) a bumper guard fence not exceeding twenty-seven (27) inches and not less than eighteen (18) inches in height shall be erected where the display area abuts upon a public right-of-way or an adjacent property; OR
- (b) a post-and-chain fence not exceeding four (4) feet and not less than two (2) feet in height shall be erected where the display area abuts upon a public right-of-way or an adjacent property, and wheel stops shall be located at least two and one-half (2½) feet inside the said fence.

1180 STORAGE COMPOUNDS**1180 (1) SURFACING:**

A storage compound may be surfaced with asphalt, concrete, or gravel, provided that all entrance and exit driveways and driving aisles are surfaced with the same materials as the streets to which the compound has access.

1180 (2) LIGHTING:

Lighting used to illuminate a storage compound shall be arranged so that it does not reflect onto residential lots.

1180 (3) FENCING:

Fencing for a storage compound shall be provided as follows:

- (a) a chain-link fence or a uniformly finished solid fence, not less than six (6) feet in height, shall be erected around the storage compound.

PART TWELVE SIGNS

1200 DEFINITIONS

A-board means an A-shaped sign which is set upon the ground and has no external supporting structure.

Advertising sign means a sign or billboard directing attention to a business, commodity, service, thing, message or entertainment conducted, sold or offered elsewhere than upon the same zoning lot on which that sign is located.

Alteration means a structural modification of a sign but does not include routine maintenance, painting or change in face, copy or lettering.

Animated sign means a sign which uses movement or change of lighting to depict action or create special effects or a pictorial scene but does not include a clock.

Auxiliary sign means a sign of any type which is attached to the face, copy, backing, lighting or supporting structure of any sign.

Awning means a shelter projecting from and supported by the exterior wall of a building and designed to be collapsible, retractable and generally constructed of fabric or similar non-rigid material.

Awning sign means an awning which incorporates a sign painted on, or affixed flat to the surface of the awning and which does not extend vertically or horizontally beyond the limits of such awning. The awning itself may or may not be illuminated.

Banner sign or sign banner means a temporary sign composed of lightweight, non-rigid material, such as cloth, canvas, P.V.C., or similar material.

Billboard sign: See Advertising sign.

Bulletin board sign means a sign of permanent character, but with movable letters, words or numerals indicating the names of persons associated with, or events conducted upon, or products or services offered upon the premises upon which such sign is located.

Business sign means a sign directing attention to a business, commodity, service, or entertainment conducted, sold, or offered upon the same zoning lot on which that sign is located.

Canopy means a non-retractable, covered or enclosed rigid structural framework attached to and extending outward from the exterior wall of a building and includes but is not limited to such structures as theatre marquees but does not include any structurally integrated architectural feature such as lintels, sills, mouldings, architraves and pediments, or any structures over petroleum pumps.

Canopy sign means a canopy or free-standing canopy which utilizes or incorporates a sign.

Clearance means the shortest vertical distance between the underside of a sign and grade immediately below.

Community identification sign means a sign which states the name of a residential, commercial or industrial community area and may contain a logo or symbol which is related to the community name.

Construction sign means a temporary sign erected by an individual or a firm on the premises undergoing construction and upon which the sign user identifies a construction project and information relative thereto.

Copy area means that area of a sign covered by a single rectangle drawn around the extremities of the message contained on the sign and in the case of a multi-face sign comprises one-half ($\frac{1}{2}$) of the total area of all sign faces.

Directional sign means:

- (1) a sign which directs the public to or denotes the name of any thoroughfare, route, educational institution, public building, historical site, or hospital;
- (2) a sign which directs and regulates traffic;
- (3) a sign which denotes any public or transportation facility;
- (4) a sign which gives direction to a private premises or its vehicular use area.

Double-faced means having two faces, with each face being of equal area and in identical proportion to the other, and with each face located on the structure so as to be parallel and opposite to and facing away from each other.

Electronic message centre means a sign or component of a sign on which the copy can be changed by electrical or electronic means.

Encroaching sign means a sign which extends, in whole or in part, into or over a public right-of-way or other public place.

Facia or wall sign means a sign, or individual letters attached to, marked, or inscribed on, or erected or placed against a wall or other surface, whether forming part of a building or not, and having the exposed face of the sign on a plane approximately parallel to the plane of such wall or other surface and projecting not more than eighteen (18) inches from the face of such wall.

Flashing sign means a sign which contains an intermittent or flashing light source but does not include an electronic message centre.

Free-standing sign means a sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure but shall include a sign that is attached to a fence.

Frontage means that part of a zoning lot fronting on a street and measured between side lot lines.

Grade means, for a sign, the elevation established by the City for the surface of the sidewalk or boulevard and, for a sign completely within private property, the finished ground surface directly underneath the sign.

Height of sign means the vertical distance measured from the highest point of the sign or sign structure to grade.

Identification sign means a sign that identifies a business, owner, resident, or institution by name, logo or street address, and which sets forth no other advertisement.

Illumination means the lighting of any sign by artificial means.

Illumination, direct means the lighting of any sign face from a light source located on or near the exterior of the sign.

Illumination, indirect means the lighting of any sign face by reflected light.

Illumination, internal means the lighting of any sign face from a light source located within the sign or behind the copy.

Inflatable sign means an inflated three-dimensional device which may incorporate a sign and is anchored or affixed to a building or site, and is approved as a special events sign.

Landscaping means any decorative features, such as concrete bases, planter boxes, pole covers, or decorative framing on the sign support or base structures, and shrubs or plants, but does not include any copy or logo.

Maintenance means the cleaning, painting, repair or replacement of any defective parts of a sign in a manner that does not alter the basic design or structure of the sign and does not include a change in copy.

Mansard roof sign means a sign attached to the face of, or located on the sloping roof of a mansard roof in the manner of a fascia sign.

Marquee sign means a sign attached to a marquee.

Message includes any image, written copy, structure, graphics, pictures, logo and symbol or letters used or intended to be used for advertising or for calling attention to any business, person, matter, object or event.

Mobile sign means a sign which is mounted on a trailer, vehicle, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to another location, and which may include copy that can be changed through the use of removable characters or panels.

Multi-tenant sign means a sign containing copy for three or more tenants or occupants located on a site.

Owner of sign means a person or his authorized agent in lawful control of a sign.

Painted wall sign means a sign which is painted directly upon any outside surface of a building or other integral part of a building.

Principal frontage means the length of property line parallel to and along the street to which the address for property refers.

Projecting sign means a sign, other than a fascia or canopy sign, the exposed face or faces of which are not necessarily parallel to a wall and which is attached to a building and extends as a projection of a line of that building or beyond the surface of that portion of the building to which it is attached.

Reado-graph sign means a sign on which the copy can be changed manually through the use of attachable letters, numerals or pictorial panels.

Real estate sign means a temporary sign advertising real estate that is "for sale", "for lease", or "for rent", or real estate that has been "sold".

Roof line means the line made by the intersection of a wall of a building with a roof of the building.

Roof sign means a sign which projects above a roof line to which the sign is attached or is erected upon or above a roof or parapet of a building to which the sign is attached.

Rotating sign means a sign or portion of a sign which moves in a revolving manner, but does not include a clock.

Sign means any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, logo, or trademark), flag (including banner, or pennant), or any other figure of similar character which:

- (1) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on or in a building or other structure; and
- (2) is used to announce, identify, direct attention to, or advertise.

Sign surface area means the entire area of a sign within a single continuous perimeter enclosing the extreme limits of writing, representation or emblem.

Temporary sign means a sign which is not in a permanently installed or affixed position, advertising a product, merchandise, or an activity on a limited time basis, but does not include a sign for which a limited permit has been approved or is required.

Under-canopy sign means a sign which is suspended beneath a canopy or beneath a portion of a building.

Warning sign means a sign displayed to warn the public about a physical danger present in its surrounding, or associated with some feature, or activity on a specific site, such as "Danger, Look out for Cars".

Wall-mounted sign means a sign which is mounted or fixed to or supported by a wall, by any means.

Window sign means a sign which is painted on, attached to or installed on or near a window, for the purpose of being viewed from outside the premises.

1210 GENERAL PROVISIONS

1210 (1) UNSPECIFIED SIGNS

- (a) Signs that are not specified in this By-law may be permitted under the sign type regulations which most nearly reflect the characteristics of the unspecified sign, subject to the approval of the director.

1210 (2) SIGNS NOT SUBJECT TO THIS BY-LAW

- (a) The following types of signs shall not be subject to the provisions of this By-law:
 - (i) signs installed by the City for traffic control, parking, street names and direction;

- (ii) street decorations installed by or authorized by the City;
- (iii) signs required to be erected or maintained by law or governmental order;
- (iv) window signs.

1210 (3) **PERMITS REQUIRED**

- (a) An owner, agent, or person shall not commence or cause to be commenced on site the construction, erection, alteration, repair, other than normal maintenance, or relocate any sign, except those exempted under this By-law unless a development permit has been approved.

1210 (4) **SIGNS PERMITTED IN ALL DISTRICTS**

- (a) The following signs shall be permitted in all Zoning Districts without requiring a development permit, provided such signs are not illuminated, flashing, scintillating or animated, unless otherwise noted:
 - (i) official public notice signs;
 - (ii) signs required to be erected or maintained by law or governmental order, rule or regulations;
 - (iii) one (1) real estate sign, facia or free-standing, per zoning lot (i.e., for sale or lease sign), illuminated or non-illuminated, not exceeding thirty-two (32) square feet in sign surface area, of maximum height not exceeding twenty (20) feet, which sign shall be removed within fifteen (15) days of conclusion of the purpose for which the sign is erected;
 - (iv) non-illuminated construction signs not exceeding one hundred and eight (108) square feet in total sign surface area, to be located within the zoning lot, or attached to a fence or hoarding, of maximum height not exceeding twenty (20) feet, which sign shall be permitted from the date a development application is made until eighty (80) per cent of the building(s) is/are occupied, or a Zoning Compliance Certificate is issued confirming compliance with all rules, agreements and orders.

- (v) temporary signs not exceeding thirty-two (32) square feet in sign surface area or banners related to civic, non-commercial health, safety or welfare campaigns or to campaigns by educational or religious organizations, provided the signs are removed within fifteen (15) days following the date of the event and the signs are not erected earlier than the official date of the commencement of the above campaigns;
- (vi) non-advertising memorial signs, commemorative plaques and cornerstones of bronze, brass, stone or other non-combustible materials when built into or attached to the walls of a building or other structure provided same bear only the name of the owner, the name and use of the building, the date of erection of the building and/or reading matter commemorating a person or event;
- (vii) bulletin boards not exceeding eighteen (18) square feet in sign surface area;

1211 SIGNS FOR AN ACCESSORY OFF-STREET PARKING AND LOADING AREA AS FOLLOWS:

- 1211 (1) (a) illuminated or non-illuminated signs designating entrances and exits are limited to a maximum of six (6) square feet in sign surface area, with one (1) sign permitted for each exit or entrance;
 - (b) illuminated or non-illuminated directional signs for control of traffic movement are permitted and limited to a maximum of six (6) square feet in sign surface area;
 - (c) illuminated or non-illuminated parking area sign or signs, being a sign or signs identifying the parking area and setting forth the rules governing the use of a parking area (i.e., "No Parking," "Public Parking," "Private Parking," etc., are permitted), the maximum permitted sign surface area of each sign not to exceed six (6) square feet;
 - (d) the maximum height of any sign above curb or grade shall not exceed six and one-half (6½) feet;
 - (e) the number, location and design of all of the above signs shall be subject to the approval of the director;
- 1211 (2) Directional signs, provided that the sign surface area of the directional sign shall not exceed six (6) square feet;

- 1211 (3) Warning signs, provided that the sign surface area shall not exceed six (6) square feet;

1212 GENERAL PROVISIONS

*amended 7106/97 **

- 1212 (1) Non-illuminated window signs, the sign surface area thereof shall not form part of the sign surface area for a facia sign for said wall of the building;
- 1212 (2) One (1) identification facia sign with illuminated or non-illuminated letters or logo, identifying the civic address and the name of the building, up to a total of four (4) square feet in sign surface area.
- 1212 (3) For a single-family dwelling and each dwelling unit of a two-family dwelling, one (1) illuminated or non-illuminated facia sign up to a maximum of 1.5 square feet indicating the address, name of occupant or permitted use;

- 1212 (4) *repealed 64/2003*

1212 (5) ABANDONED SIGN

When an owner of a sign can no longer be located and the sign no longer correctly directs attention to or includes any person, advertising of a business, lessor, owner, product or activity conducted, or product available, on the premises where such a sign is displayed, the director may serve notice on the owner of the land that either the copy area of the sign or the sign itself be removed.

1212 (6) SIGNS OBSTRUCTING VIEWS

No Sign shall be erected, re-erected, or altered which may interfere with, obstruct the view of, or be confused with any authorized traffic signal or device.

1212 (7) FLASHING SIGNS

- (a) Flashing, animated, scintillating, and rotating signs are not permitted in any zoning district, excepting in the "C2", "C3-1", "C4", "C6", "M1", "M2" and "M3" districts, subject to approval as a conditional use under The City of Winnipeg Charter.
- (b) No flashing, scintillating or rotating sign shall be located within 200 feet of any residential site or zoning district.

1212 (8) SIGNS IN SPECIAL YARDS

- (a) No sign, display or other advertising device shall be located in a special yard that abuts a lot line in an Agricultural or Residential District.

1212 (9) * SIGNS, ACCESSORY

Signs, excepting advertising signs, accessory to all sites and uses excepting single and two-family dwellings, shall be permitted, subject to the following special rules:

- (a) roof signs shall be deemed to be free-standing signs subject to limitations for free-standing signs;
- (b) signs "attached to buildings" shall include fascia signs, projecting signs, awning signs, marquee signs, and canopy signs;
- (c) the minimum height above-grade for projecting signs shall be eight (8) feet; and
- (d) the separation between a free-standing sign and the side lot line of an abutting lot and/or the centre line of an abutting right-of-way shall not be less than fifty (50) per cent of the height of that sign.

1220 SIGN SURFACE AREA

1220 (1) Sign surface area shall be calculated:

- (a) In the case of a sign on a building:
 - (i) to include the entire area of the smallest rectangle which encloses the extreme limits of any writing, representation or emblem forming part of the display; and
 - (ii) to include ten per cent (10%) of the area of the wall outside of that rectangle where a colour or material is applied which is a colour or material in that fascia sign;
- (b) In the case of a free-standing sign or mobile sign:
 - (i) to include the entire area of the smallest rectangle which encloses the extreme limits of any writing or symbol, background colour or material, and any embellishment of the supporting structure forming part of the display; and

- (ii) to exclude the necessary columns on which it is placed, except where material is applied to connect those columns, to include ten per cent (10%) of the area of that material; and
 - (iii) to include the total area of all faces exhibited or intended for display, except where two faces are parallel to include the area of only one such face, and if the two parallel faces are not equal, the larger of such faces.
- 1220 (2) In calculating wall area, only the first three (3) storeys or forty-five (45) feet of the building will be used, and allowable sign surface area shall not be transferable to another wall;
- 1220 (3) The maximum allowed surface area for free-standing signs shall be that as located on the frontage used for the calculation and shall not be transferable to another frontage;
- 1220 (4) **THREE-DIMENSIONAL SIGN**
 - (a) When a three-dimensional sign has no easily measurable faces, the sign surface area of said sign shall be half the sum of the area of the vertical faces of the smallest right-angled rectangle encompassing the sign.
- 1220 (5) *repealed 7106/97*

1230 SPECIAL EVENT SIGN

A special event sign is a sign or signs used for the advertisement of a special event and is permitted subject to the approval of a development permit for a special event sign. A zoning lot may be issued a development permit for a special event sign for a period not exceeding fourteen (14) days, and may obtain two (2) such permits in any calendar year. The location of a special event sign on a zoning lot shall be approved by the director.

1240 SIGNS FOR A NON-CONFORMING USE

- 1240 (1) A non-conforming commercial or industrial use in a residential zoning district that existed on the date of the enactment of this by-law, or amendment thereto, shall be permitted to maintain existing signs, or replace such signs, provided:
 - (a) the total sign surface area and sign illumination are not increased; and
 - (b) no change is made to the type of sign, or to the location of the sign.

1250 * SIGN REGULATIONS*amended 7106/97 **

1250 (1) * No sign shall be erected, accessory to any use, except as follows:

TABLE 1250 (1)

DISTRICT	TYPE	HEIGHT, MAXIMUM	PERMITTED SURFACE AREA PER SITE
A, MR A.5	free-standing	25 feet above grade	100 sq. ft. maximum
	attached to building	wall height	25% of building wall maximum
R1, R2	attached to building	wall height	1.5 sq. ft. ⁽³⁾
R2-T, RM, PR-1, MH-P	free-standing	* 8 feet above grade ⁽⁴⁾	48 sq. ft. ⁽¹⁾ maximum
	attached to building	wall height	48 sq. ft. maximum
PR-2, C1, MP1, MP2, MP-S	free-standing	8 feet above grade ⁽⁴⁾	48 sq. ft. ⁽¹⁾ maximum
	attached to building	wall height	25% of building wall maximum
C1.5, OI	free-standing	25 feet above grade	1.25 sq. ft. per foot of frontage to a maximum of 323 sq. ft.; 80 sq. ft. minimum permitted
	attached to building	wall height	25% of building wall maximum
C2, M1, M2, M3, CF M1-B	free-standing	35 feet above grade	1.25 sq. ft. per foot of frontage to a maximum of 323 sq. ft.; 80 sq. ft. minimum permitted
	attached to building	wall height	25% of building wall maximum
C3-1, C3-2, C4, CR	free-standing	45 feet above grade	1.25 sq. ft. per foot of frontage to a maximum of 323 sq. ft. ⁽²⁾
	attached to building	wall height	25% of building wall maximum

1250 (2) FOOTNOTES

- 1 * In the "PR-1" and "PR-2" districts, maximum surface area accessory to community centres, religious institutions and schools, and public buildings shall be 100 square feet if a bulletin board is included.

- 2 In the "CR" District, maximum permitted sign surface area for free-standing signs shall be 323 square feet per frontage.
- 3 For religious institutions, schools, community centres or other public buildings in the "R1" and "R2" districts rules for signs shall be as in the "PR-1" districts.
- 4 * In the "R" and "PR" districts, the maximum height of free-standing identification signs for schools and community centres shall be 20 feet.

1280 REGULATIONS FOR MOBILE SIGNS/NON-ILLUMINATED MOBILE POSTER SIGNS

*amended 8162/02 **

1280 (1) Notwithstanding anything elsewhere contained in this By-law or Scheme, the following regulations shall apply to a mobile advertising sign, or to a non-illuminated mobile poster sign:

1280 (2) **DEFINITION**

- (a) Mobile Advertising Sign means a sign structure (with or without copy) mounted on a trailer, vehicle, stand or other support structure or frame designed so that the sign can be readily relocated to another location, and may include copy that can be changed through the use of removable characters or panels.
- (b) Mobile Poster Sign means a mobile advertising sign which is non-illuminated and in excess of sixty-four (64) square feet but not more than two hundred (200) square feet.

1280 (3) **CERTIFICATION**

- * (a) A mobile sign shall be constructed of materials approved by the director. The sign surface shall be adequately covered or the letters permanently affixed to prevent the letters from being moved to alter the wording of the sign.

1280 (4) MOBILE SIGN PERMIT

- (a) An owner, agent, firm, corporation or person having charge or control of a mobile advertising sign or a non-illuminated mobile poster sign shall not locate, erect, place or display a mobile advertising sign or a non-illuminated mobile poster sign on a zoning lot, a lot or a site, unless the mobile sign has an identification number issued by the City of Winnipeg Planning, Property and Development Department permanently affixed to the end of the sign mounted between a height of three (3) feet to six (6) feet above-grade and a mobile sign permit has been issued under this By-law for that numbered sign setting out the expiry date of that permit.
- (b) A mobile advertising sign or a non-illuminated poster sign shall be removed from a zoning lot, a lot, or a site upon the expiry date of the mobile sign permit.
- * (c) The director shall issue a mobile sign permit allowing display of a mobile sign in accordance with this By-law to the owner/agent of the sign upon application by that owner/agent and payment of the fee prescribed by the City of Winnipeg Development Fees By-law.
- (d) Each type of mobile sign approved by the City must display a certification sticker issued by the City of Winnipeg Planning, Property and Development Department.

1280 (5) SIGN SURFACE AREA

- (a) The maximum sign surface area of mobile signs shall be as follows:
 - (i) Mobile advertising sign:
 - maximum 64 square feet;
 - (ii) Non-illuminated mobile poster sign:
 - in excess of 64 square feet but not more than 200 square feet.

1280 (6) NUMBER OF SIGNS

- (a) The number of mobile signs permitted on a lot are as follows:

- (i) One (1) mobile sign or non-illuminated mobile poster sign shall be permitted per use, except that, when more than one (1) use occupies a lot each use may have a mobile sign, provided that the total number of mobile signs located on the zoning lot at one time does not exceed three (3) and that the separation provisions of this Part are complied with, but not more than one (1) mobile poster sign is permitted on a site at one time.

1280 (7) **LOCATION**

- (a) A mobile advertising sign shall be contained within the zoning lot, not encroaching, with the exception of the frontage on Nairn Avenue between Watt Street and the east limit of Panet Road, where the district regulations shall apply, and
 - (i) a mobile advertising sign on a lot in a Commercial or Industrial District which abuts any Residential District shall be located in accordance with the yard requirements of the abutting District;
 - (ii) a flashing or scintillating mobile advertising sign shall not be located within two hundred (200) feet of a Residential District boundary, if such sign is visible from the Residential District boundary at grade;
 - (iii) off site mobile advertising signs and non-illuminated mobile poster signs are permitted in all Commercial and Industrial Districts;
 - (iv) mobile advertising signs and non-illuminated mobile poster signs shall not be located, erected, placed or displayed in any Industrial Park District, unless approved as a special event;
 - (v) a mobile sign is permitted in the Agricultural Districts for the following uses only:
 - (a) nurseries and greenhouses,
 - (b) farm implement sales,
 - (c) feed, fertilizer, pesticide sales;
 - (vi) no mobile advertising sign or non-illuminated mobile poster sign shall be placed in such a way that it may interfere with, obstruct the view of, or be confused with any authorized traffic signal, warning sign or other regulatory or informational device, and in no circumstances shall it be located within 10 feet measured from the nearest part of any exit or entrance driveway;

- (vii) where more than one (1) mobile sign is permitted on a lot or site at any one time, the mobile advertising signs shall be located on the site a minimum of 65 feet apart;
- (viii) a mobile advertising sign and non-illuminated poster sign shall not be placed within any part of any landscaped area required under a Zoning Agreement, including any schedule thereto, a Variance Order or a Conditional Use Order executed or made under The City of Winnipeg Charter;
- (ix) Notwithstanding the above, in any district, a school, government building, a community club, park, golf course, curling club, or a church may display one (1) mobile advertising sign on a zoning lot, a lot or a site under its control for a maximum of fourteen (14) consecutive days for the advertisement of a special event.

1280 (8) **HEIGHT**

- (a) The maximum height of a mobile advertising or non-illuminated mobile poster sign shall be thirteen (13) feet measured from grade to the highest part of the sign.

1280 (9) **ROTATING BEAM OR BEACON**

- (a) A rotating beam or beacon is prohibited on a mobile sign.

1280 (10) **PERMIT DURATION**

- (a) Single use site

- (i) for a mobile advertising sign:

a mobile advertising sign permit for a mobile advertising sign on a zoning lot, a lot, or a site shall be for a period NOT exceeding ninety (90) days, thereafter a new mobile sign permit may NOT be issued for the same zoning lot, lot or site until thirty (30) days has expired;

- (ii) for a non-illuminated mobile poster sign:

maximum of thirty (30) consecutive days per zoning lot, lot or site, subject to renewal thirty (30) days after the expiry date of the mobile sign permit.

(b) Multiple use site

- (i) one (1) mobile advertising sign will be permitted per use on a zoning lot, a lot, or a site up to a maximum of three (3) mobile advertising signs;
- (ii) a mobile advertising sign or non-illuminated poster sign permit applies to the specified location of a mobile advertising sign or non-illuminated poster sign and a distance therefrom measured radially at grade 65 feet (20 m). At the duration of ninety (90) consecutive days or part thereof, no mobile advertising sign shall be located within the above-described area for thirty (30) consecutive days; and
- (iii) a non-illuminated poster sign must be removed after a maximum of thirty (30) consecutive days for a period of thirty (30) consecutive days.

PART THIRTEEN SPECIAL YARD REQUIREMENTS

1300 SPECIAL YARDS FOR ALL ZONING DISTRICTS

*amended 7106/97 **

- 1300 (1) * For a new single-family or two-family dwelling or addition thereto within a street block or portion thereof, where the front yard required by the district regulations is at a variance with the existing front yards, the director shall establish a minimum required front yard for the new dwelling or addition thereto from the average of the existing front yards within that block or portion thereof, or from the average of the existing front yards of the two adjacent dwellings on either side of the new dwelling or addition thereto.
- 1300 (2) All uses shall provide and maintain minimum yards in accordance with Table 1300(2).

TABLE 1300 (2)

STREET			FRONT YARD	REAR YARD	SIDE YARD
Aberdeen Avenue	north side	from lane West of Main Street to Charles Street	30 ft		
	north side	lane East of Fife Street to Fife Street	25 ft		
Academy Road	both sides	Cambridge Street to Wellington Crescent	7 ft		
	north side	Harrow Street to Wellington Crescent	40 ft		
	north side	Cambridge Street to Guelph Street	50 ft		
	north side	Guelph Street to Harrow Street	40 ft		
	south side	Cambridge Street to Harrow Street	65 ft		
Admiral Avenue	both sides	Fife Street to the lane East of Fife Street	25 ft		25 ft
Agassiz Drive	both side	D'Arcy Drive North to the end of the Drive	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Aikins Street	east side	from lane North of Margaret Street to Seaforth Avenue	29 ft		
	west side	from lane North of Southall Drive to the North limit of Lot 1, Block 7, Plan 10,766	28 ft		
Airlies Street	both sides	Mountain Avenue to Inkster Boulevard	25 ft		
	both sides	Carruthers Avenue to Kingsbury Avenue	25 ft		
Alumni Place	south side	Lots 6 to 10, Block 7, Plan 11,867, By-law 1619/77	30 ft		
Amber Trail		(see Plan)			
Anderson Avenue	north side	Main Street to O'Meara Street	30 ft		
	south side	Main Street to Fowler Street	30 ft		
Armour Crescent	both sides	off Harris Boulevard	30 ft		
Armstrong Avenue	north side	Salter Street to Sly Drive	30 ft		
	south side	Newton Avenue to Salter Street	30 ft		
	south side	Main Street to Aikins Street	18 ft		
	south side	Ord Street to Main Street	30 ft		
	south side	Scotia Street to Ord Street	25 ft		
Arrowwood Drive	north and south		30 ft		
Ash Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Ashbury Bay	both sides		30 ft		
Ashcroft Point	both sides	East from Glendale Boulevard, Lots 1/16, Plan 3,615	35 ft		
Assiniboine Avenue	both sides	Bedson Street to St. Charles Golf Course	25 ft		
Assiniboine Crescent	both sides	Woodbridge Road to Moray Street	30 ft		
	south side	Moray Street to Portage Avenue	35 ft		
Aster Avenue	both sides	Daffodil Street to Crocus Street	30 ft		
Avonherst Street	west side	Harvard Avenue to Yale Avenue	60 ft		
Baffin Crescent	both sides	off Whytewold Road	27 ft		
Ballard Crescent	both sides		30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Beachside Bay		(see Plan)			
Beaver Street	both sides	North from Buffalo Place, By-law 418/73	20 ft		
Beaverbend Crescent	both sides	off Whytewold Road	27 ft		
Beeston Drive		Lots 12/25, Block 2, Plan 10,766	30 ft		
Belvidere Street	both sides	Portage Avenue to Ness Avenue	26 ft		
Bishop Grandin Boulevard		(see Plan)			
Bluebell Avenue	both sides	Daffodil Street to Sinclair Street	30 ft		
Borebank Street	east side	Academy Road to Grant Avenue	30 ft		
	west side	Wellington Crescent to Grant Avenue	30 ft		
Boyd Avenue	both sides	lane East of Fife Street to Fife Street	25 ft		25 ft
Brazier Street	west side	North of Leighton Avenue, Parcel 2, Plan 8,972	30 ft		
Bredin Drive	both sides	Lots 1 to 29 inclusive, Plan 4,606	30 ft		
Brenner Bay		(see Plan)			
Broadway*	south side	Colony to Balmoral: Lot 1, Plan 20 Lots 1 & 2, Plan 726;	7 ft		7 ft
	south side	Balmoral to Sherbrook	7 ft		
	north side	Colony to Good			7 ft
	north side	Good to Sherbrook	7 ft		
	south side	Sherbrook to Maryland (Lots 37 & 38, Plan 49)	14 ft		
	south side	Maryland to Honeyman (Lots 15 to 21, Plan 435)	20 ft		
Brock Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Bronx Avenue	both sides	Brazier Street to Roch Street	25 ft		
Bruce Avenue	both sides	Strathmillan Street to Olive Street	27 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Brunswick Street	west side	McLeod Avenue to North limit Lot 26, Plan 7,913 <i>special yard to be planted with grass and shrubs and maintained as a landscaped area</i>	40 ft		
Buffalo Place	both sides	Waverley Street to Hydro Transmission Line, By-law 418/73	20 ft		
Burrin Avenue	both sides	Aikens Street to Salter Street	28 ft		
	both sides	Andrews Street to McKenzie Street	30 ft		
	north side	Salter Street to Andrews Street	38 ft		
	south side	Salter Street to Andrews Street	30 ft		
	south side	lane East of Main Street to Aikens Street	25 ft		
	south side	Scotia Street to Main Street	25 ft		
Burrows Avenue	north and east sides	C.P.R. right-of-way, Plan 371, to Keewatin Street	50 ft		
	north side	Aikens Street to Salter Street	12 ft		
	south side	C.P.R. right-of-way to McPhillips Street	18.5 ft		
	south side	Artillery Street to Battery Street	18.5 ft		
	south side	Salter Street to Powers Street	11 ft		
Buttercup Avenue	both sides	Viola Street to Airlies Street	30 ft		
Buxton Road	both sides	Holly Avenue to Dowker Avenue	30 ft		
By-law 5143/89		(see Plan)			
By-law 5144/89		(see Plan)			
By-law 5372/90		(see Plan)			
Calrossie Boulevard	both sides	Pembina Highway to Riverside Drive	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Cambridge Street	east side	Academy Road to Dromore Avenue, By-law 4477/86	40 ft		
	west side	Grosvenor Avenue to Corydon Avenue	30 ft		
	west side	Academy Road to Grosvenor Avenue	35 ft		
	west side	Wellington Crescent to Academy Road	30 ft		
Cameron Street	west side	Talbot Avenue to Beach Avenue	22.5 ft		
	both sides	Kingsway to Grant Avenue	30 ft		
Campbell Street	both sides	Wellington Crescent to Academy Road	30 ft		
Canna Boulevard	both sides	Viola Street to McPhillips Street	30 ft		
Carmen Avenue	south side	Henderson Highway to Beatrice Street	25 ft		
Carnarvan Road	both sides	off Whytewold Road	27 ft		
Carpathia Road	both sides	Frank Street to Corydon Avenue	30 ft		
	west side	South from Corydon Avenue	30 ft		
Carruthers Avenue	both sides	C.P.R. right-of-way to Cottingham Street	30 ft		
Cathedral Avenue	north side	lane West of Main Street to Charles Street	35 ft		
	south side	lane West of Main Street to Charles Street	30 ft		
Cedar Glen Road		special rear yard, By-law 5330/89, (see Plan)			
Chamberlain Avenue	both sides	lane East of Fife Street to Fife Street	25 ft		
Chancellor Drive	both sides	Lots 11 to 20, Block 7, and Lots 24 - 38, Block 2, all in Plan 11,867; By-law 1619/77		45 ft	
Chataway Boulevard	both sides	Nanton Boulevard to Assiniboine Drive	50 ft		
Chelsea Avenue	both sides	Brazier Street to Roch Street	25 ft		
	both sides	Watt Street to Golspie Street	25 ft		
	south side	Roch Street to Watt Street	25 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Cherryhill Road	both sides	Sinclair Street to Daffodil Street	30 ft		
Chevrier Boulevard	both sides	West from C.N.R. Lettellier Subdivision, By-law 418/73	20 ft		
Church Avenue	both sides	Fife Street to Keewatin Street	50 ft		
	both sides	lane East of Fife Street to Fife Street	25 ft		25 ft
	north side	Salter Street to Powers Street	30 ft		
	north side	lane West of McGregor Street to McKenzie Street	25 ft		
	south side	Main Street to Emslie Street, Lots 51/54, Plan 1,257	30 ft		
Clarence Avenue	both sides	Hydro Transmission Line to Waverley Street, By-law 418/73	20 ft		
Colish Drive	both sides	Pearce Avenue to Cottingham Street	30 ft		
College Avenue	both sides	lane East of Fife Street to Fife Street	25 ft		25 ft
	south side	Main Street to Charles Street	13 ft		
Conway Street	both sides	Assiniboine River to Ness Avenue	30 ft		
Coralberry Avenue	both sides	from Arrowwood Drive to end	30 ft		
Cordova Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Corydon Avenue*	south side	Pembina to Osborne			7 ft
	both sides	Pembina to Nassau East public lane	7 ft		
	both sides	Nassau East public lane to Nassau West public lane			7 ft
	both sides	Nassau West public lane to Stafford	7 ft		
Crocus Street	both sides	Cherryhill Road to Dahlia Avenue	30 ft		
Crowson Bay	both sides	South off of Dowker Avenue	30 ft		
D'Arcy Drive	west side	see Plan 7,003	45 ft		
Daffodil Street	both sides	Dahlia Avenue to Teakwood Avenue	30 ft		
Dafoe Boulevard	north side	McPhillips Street to Cottingham Street	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Dahlia Avenue	both sides	C.P.R. right-of-way to the lane West of Daffodil Street	30 ft		
Dallas Road	both sides	off Whytewold Road	27 ft		
Davidson Street	both sides	Portage Avenue to Lodge Avenue	30 ft		
	both sides	Lodge Avenue to Ness Avenue	27 ft		
Deer Lodge Place	both sides	Lots 1/7, Plan 1,148, and Lots 4/23, Plan 1,108; of Plan 21,806	35 ft		
	both sides	Lots 8/19 and 29/44, Plan 1,148	26 ft		
Deering Close		(see Plan)			
Donalda Avenue	both sides	Henderson Highway to Roch Street	40 ft		
Dorchester Avenue	north side	Guelph Street to Rockwood Street	30 ft		
	south side	Harrow Street to Wilton Street	35 ft		
Douglas Park Road	both sides	Lots 4/34, Plan 3,503	50 ft		
Dowker Avenue	both sides	Pembina Highway to Lyon Street	45 ft		
Dromore Avenue	north side	Cambridge Street to Harrow Street, By-law 4477/86	45 ft		
	south side	Cambridge Street to Harrow Street, By-law 4477/86	40 ft		
Dublin Avenue	both sides	Sherwin Road to St. James Street	20 ft		
Duffield Street	both sides	Portage Avenue to Ness Avenue	30 ft		
Dugald Road	both sides	From the East limit of the proposed North/South corridor alignment (West of Atwood Street) to the City East limit	35 ft	35 ft	35 ft
Dunrobin Avenue	north side	Henderson Highway to Raleigh Street	28 ft		
	south side	Henderson Highway to Raleigh Street	35 ft		
Dunvegan Street	west side	Rossmere Crescent to Mossdale Avenue	30 ft		
Ellice Avenue	both sides	Ferry Road to St. James Street	20 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Elm Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Enniskillen Avenue	north side	Aikins Street to Salter Street	25 ft		
	south side	Powers Street to McGregor Street	25 ft		
	south side	West of Main Street, Lots 1/5, Block 1, Plan 4,574	30 ft		
	south side	Aikins Street to Salter Street	30 ft		
Fennel Street	both sides	Porcupine Avenue to Buffalo Place, By-law 418/73	20 ft		
Fife Street	east side	Huron Avenue to Aberdeen Avenue	25 ft		25 ft
	east side	North limit of Block 2, Plan 6,464 to Huron Avenue	50 ft		
	west side	North limit of Pcl. 1, Plan 7,743 to Boyd Avenue	50 ft		
Fleet Avenue	north side	Harrow Street to Cambridge Street	15 ft		
Fleetwood Road		special yards for Greater Winnipeg Gas Co. easement; special corner side yard, By-law 5330/89 (see Plan)			
Fletcher Crescent	both sides	Pembina Highway to Dowker Avenue	30 ft		
Forest Park Drive	both sides	Airlies Street to Grandcrest Street	30 ft		
Forrest Avenue	both sides	Andrews Street to McGregor Street	30 ft		
	both sides	Main Street to Salter Street	15 ft		
Frank Street	both sides	Fulham Avenue to Willow Avenue	30 ft		
French Street	both sides	Gregoire Avenue to Chevrier Boulevard and North from Chevrier, By-law 418/73	20 ft		
Fulham Avenue	both sides	Wellington Crescent to Lockwood Street	30 ft		
Fulton Street	both sides	North of Morden Avenue, By-law 418/73	20 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Gamble Place	both sides	Waverley Street to Hamelin Street, By-law 418/73	20 ft		
Gateway Road	east side	North limit of Lot 19, Plan 7,913 to McLeod Avenue special yard to be planted with grass and shrubs and maintained as a landscaped area	40 ft		
Gilia Drive	both sides	Verbena Street to Canna Boulevard	30 ft		
Glencairn Road	west side	abutting Manitoba Hydro right-of-way (Pt. R.L. 35, Pt. Pcl. "B," Plan 3,853 (see Plan)		50 ft	
Glendale Boulevard	both sides	Assiniboine Avenue to Wooddale Drive	35 ft		
Glengarry Drive	both sides	Agassiz Drive to D'Arcy Drive	30 ft		
Government Avenue	both sides	Besant Street to Louelda Street	25 ft		
Grandcrest Street	both sides	Lincrest Drive to Hartford Avenue	30 ft		
Greene Avenue	north side	Kildonan Drive to Golspie Street	22 ft		
Greensboro Bay	south side	Lots 19 to 34, Block 8, Plan 11,867, By-law 1619/77	30 ft	45 ft	
Gregoire Avenue	both sides	Hervo Street to C.N.R. right-of-way, By-law 418/73	20 ft		
Griton Boulevard	both sides	Nanton Boulevard to Assiniboine Drive	50 ft		
	west side	Tuxedo Boulevard to Nanton Avenue	35 ft		
Grosvenor Avenue	both sides	Wilton Street to Rockwood Street	30 ft		
	both sides	Guelph Street to Wilton Street	35 ft		
	north side	Rockwood Street to Cambridge Street	35 ft		
	south side	Rockwood Street to Cambridge Street	30 ft		
Guelph Street	both sides	Academy Road to Dromore Avenue, By-law 4477/86	40 ft		
Guildford Street	both sides	Portage Avenue to Ness Avenue	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Hamelin Street	both sides	Sony Place to Chevrier Boulevard, By-law 418/73	20 ft		
Hanna Street	both sides	Templeton Avenue to Cork Avenue	30 ft		
Hansart Boulevard	both sides	Corydon Avenue to Assiniboine Drive	50 ft		
Harcourt Street	both sides	Portage Avenue to Ness Avenue	30 ft		
Harris Boulevard	both sides	Portage Avenue to Assiniboine Avenue	30 ft		
Harrow Street	east side	Kingsway to public lane immediately North of Grosvenor Avenue	30 ft		
	west side	Dromore Avenue to Kingsway, By-law 4477/86	32 ft		
	west side	Academy Road to Dromore Avenue, By-law 4477/86	40 ft		
Hartford Avenue	both sides	C.P.R. right-of-way to Sinclair Street	30 ft		
Harvard Avenue	both sides	Harrow Street to Ruskin Row	60 ft		
	both sides	Cambridge Street to Harrow Street, By-law 4477/86	40 ft		
	both sides	Hoka Street to Day Street	25 ft		
Hazeldell Avenue	north side	Kildonan Drive to Woodvale Street	28 ft		
	north side	Woodvale Street to Henderson Highway	33 ft		
	south side	Kildonan Drive to Golspie Street	33 ft		
Helmsdale Avenue	both sides		35 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Henderson Highway	east side	North of Leighton Avenue, Lot 10, Plan 6,651 and Parcel A, Plan 6,677 The building alignment shall be a straight line drawn from a point on the North limit of Lot 10, 32 feet distant Easterly from the East limit of Henderson Highway to a point on the South limit of Parcel A, Plan 6,677, distant Easterly thereon from the East limit of Henderson Highway.			
Hervo Street	both sides	Chevrier Boulevard to Gregoire Avenue	20 ft		
Hoka Street	both sides	Yale Avenue West to Kildare Avenue West	25 ft		
Hoskin Avenue	both sides	Gateway Road to Grey Street	25 ft		
Hull Avenue	both sides	off St. James Street	20 ft		
Huron Avenue	north side	West limit of Block 20, Plan 6,082 to Fife Street	50 ft		
	south side	West limit of Block 19, Plan 6,082 to Fife Street	25 ft		25 ft
Inkster Boulevard	north side	East limit of Block 2, Plan 6,464 to Keewatin Street	75 ft	75 ft	75 ft
	south side	East limit of Block 1, Plan 6,464 to Keewatin Street	75 ft	75 ft	75 ft
Irene Street	both sides	South from McGillivray, By-law 418/73	20 ft		
Iris Street	both sides	Buttercup Avenue to McPhillips Street	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Isabel Street*	west side	Notre Dame to Notre Dame North public lane			14 ft
	west side	Notre Dame North public lane to McDermot (Pt. Lot 93, Plan 17); Lots 1 - 4, Plan 17	14 ft		14 ft
	west side	McDermot to Bannatyne	14 ft		
	west side	Bannatyne to William (Lot 10, Plan 493); Lots 11 - 13, Plan 16, Block J	14 ft		14 ft
	west side	William to William North public lane			14 ft
	west side	Elgin to Ross (Lot 144, Plan 432);	Note: side varies: 12.5 ft at North property line to 0 ft at a point 49.7 feet South along the East property line		
		Lot 37, Plan 432			14 ft
	west side	Ross to Pacific	14 ft		
Jefferson Avenue	both sides	C.P.R. right-of-way to McPhillips Street	30 ft		
Jessie Avenue	south side	Guelph Street to Wilton Street	34 ft		
	south side	Harrow Street to Guelph Street	30 ft		
Keenleyside Street	both sides	Beach Avenue to Kent Road	25 ft		
	both sides	from the lane North of Nairn Avenue to McCalman Avenue	23 ft		
Keewatin Street	east side	Burrows Avenue to Carruthers Avenue	50 ft		
		(see Plan)			
Kenaston Boulevard	east side	immediately South of Wilkes Avenue	50 ft		
	east side	Willow Avenue to Carpathia Road	30 ft		
	west side	Wellington Crescent to Fulham Avenue	30 ft		
Kenneth Street	both sides	South off of Dowker Avenue	30 ft		
Kent Road	both sides	Chalmers Avenue to Keenleyside Street	25 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Kildonan Drive	both sides	from Henderson Highway, Lots 4 to 6, and 11 to 14 inclusive, of Plan 4,638	35 ft		
	west side	from Helmsdale Avenue to the North limit of River Lot 66	50 ft		
Kilkenny Drive	both sides	Patricia Avenue to Kings Drive	45 ft		
	north side	Gateway Road to Molson Street	35 ft		
	north side	West limit to Gateway Road	35 ft		
	south side	West limit to Golspie Street	25 ft		
	south side	Transmission Line (Plan 2,793) to Molson Street	25 ft		
Kimwood Bay	both sides		30 ft	30 ft	
Kingsway	both sides	Cambridge Street to Harrow Street, By-law 4477/86	40 ft		
	north side	Lots 1 to 10, Block 25, Plan 822, Stafford Street to Wellington Crescent	40 ft		
	north side	Lots 11 to 16, Block 25, Plan 8,222, Stafford Street to Wellington Crescent	60 ft		
	south side	Harrow Street to Ruskin Row	40 ft		
Lagimodiere Boulevard		(see Plan)			
Lake Albrin Bay	west side	Lots 7 to 13, Block 1, Plan 13,154, By-law 1619/77		45 ft	
Lake Grove Bay	north side	Lots 1 to 20, Block 2, Plan 13,300, By-law 1619/77		45 ft	
Lake Street	west side	Portage Avenue to Assiniboine Crescent	30 ft		
Lake Village Road	north side	Lots 3 & 4, Block 5, Plan 13,323; Lots 1 to 12, Plan 13,635; Lots 1 to 18, Block 1, Plan 13,323; By-law 1619/77		45 ft	
Lakedale Place	west side	Lots 15 to 26, Block 20, Plan 12,784; Lots 1 & 2, Block 1, Plan 13,154; By-law 1619/77		45 ft	

STREET			FRONT YARD	REAR YARD	SIDE YARD
Lanark Street	east side	from North limit to Lot 32, Block 8, Plan 1,558, to Grant Avenue	30 ft		
	east side	Academy Road to Kingsway	30 ft		
	west side	Wellington Crescent South to Academy Road	30 ft		
Larsen Avenue	both sides	Henderson Highway to East limit	18 ft		
Leighton Avenue	north side	Kildonan Drive to Watt Street	30 ft		
Leila Avenue	north side	Aikins Street to lane East of Salter Street	25 ft		
	north side	lane East of Salter Street to McGregor Street	29 ft		
Library Place	both sides	South of Portage Avenue	40 ft		
Lincrest Road	both sides	Kingsbury Avenue to Sinclair Street	30 ft		
Lindhurst Avenue	both sides	Gateway Road to Grey Street	25 ft		
Lindsay Street	both sides	Wellington Crescent to Grosvenor Avenue	30 ft		
	west side	Grosvenor Avenue to Grant Avenue	30 ft		
Linwood Street	both sides	Portage Avenue to Silver Avenue	30 ft		
Lockwood Street	both sides	Willow Avenue to Corydon Avenue	30 ft		
	east side	Academy Road to Kingsway	30 ft		
Lodge Avenue	both sides	Ronald Street to Davidson Street	27 ft		
Lottie Street	both sides	North of Porcupine Avenue, By-law 418/73	20 ft		
Lyle Street	both sides	Portage Avenue to Silver Avenue	26 ft		
Lyon Street	both sides	Dowker Avenue to Oakenwald Avenue	30 ft		
Machray Avenue	both sides	St. Cross Street to the lane East of Main Street	30 ft		
	both sides	lane East of Fife Street to Fife Street	25 ft		25 ft
Macklin Avenue	both sides	McCurdy Street to Payne Street	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Magnolia Street	both sides	South of Talbot Avenue	25 ft		
Manahan Avenue	both sides	West from French Street, By-law 418/73	20 ft		
Mandeville Street	both sides	Portage Avenue to Ness Avenue	26 ft		
Manhattan Avenue	north side	Wagner Street to Kent Road	25 ft		
	south side	Grey Street to Kent Road	25 ft		
Margaret Avenue	south side	Salter Street to Southall Drive	30 ft		
Marigold Bay	both sides		30 ft		
Maryland Street*	west side	South of Woodrow Place (Lots 10 - 12, Plan 2221)	20 ft		
	west side	Wolseley to Knappen	20 ft		
	west side	North of Knappen (Lots 17 - 20)	20 ft		
	east side	Wolseley to Westminster: Lot 1, Plan 49 Lots 2 - 8, Plan 49 Lot 11, Plan 27	20 ft		20 ft 20 ft
	east side	Westminster to Sara: Lot 12, Plan 426 Lots 15 - 22, Plan 426 Lot 25, Plan 426	30 ft		30 ft 30 ft
	east side	Sara to Broadway (Lots 29 - 36, Plan 49)	15 ft		
Matheson Avenue	both sides	Scotia Street to Main Street	25 ft		
	north side	Parr Street to Arlington Street	25 ft		
	south side	Parr Street to C.P.R. right-of- way, Plan 379	30 ft		
McAdam Avenue	north side	C.P.R. right-of-way, Plan 379, to Sinclair Street	30 ft		
	north side	McGregor Street to Arlington Street	25 ft		
	south side	Parr Street to Arlington Street	25 ft		
	south side	C.P.R. right-of-way, Plan 379, to Sinclair Street	30 ft		
McCurdy Street	both sides	Mellis Avenue to Richardson Avenue	30 ft		
McGregor Street	east side	Anderson Avenue to Church Avenue	12 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
McLeod Avenue	north side	Gateway Road to Brunswick Street the special yard to be planted with grass and shrubs and maintained as a landscaped area	40 ft		
	south side	Henderson Highway to Raleigh Street	30 ft		
McMillan Avenue	north side	Harrow Street to Wilton Street, Rockwood Street to Cambridge Street	30 ft		
	south side	Wilton Street to Cambridge Street	30 ft		
Melbourne Avenue	north side		18 ft		
Mellis Avenue	both sides	Airlies Street to Cottingham Street	30 ft		
Merriwood Drive	both sides	Sinclair Street to Airlies Street	30 ft		
Milner Street	both sides	Church Avenue to Inkster Boulevard	50 ft		
Moir Avenue	north side	Dunvegan Street to Rossmere Crescent	30 ft		
	south side	Dunvegan Street to Rossmere Crescent	50 ft		
Moncton Avenue	both sides	Gateway Road to Battershill Street	25 ft		
Montcalm Crescent	both sides	Hartford Avenue to Vanier Drive	30 ft		
Montrose Street	both sides	Academy Road to Grant Avenue	30 ft		
	east side	Wellington Crescent to Academy Road	35 ft		
	west side	Wellington Crescent to Academy Road	30 ft		
Moorgate Street	both sides	Portage Avenue to Ness Avenue	35 ft		
Moray Street	both sides	Assiniboine Crescent to Ness Avenue	35 ft		
Morden Avenue	both sides	West from Waverley Street, By-law 418/73	20 ft		
Morrison Street	both sides	Arrowwood Drive to Buttercup Avenue	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Mossdale Avenue	both sides	Kildonan Drive to Henderson Highway	30 ft		
Mount Baker Drive		(see Plan)			
Mount Royal Crescent	south side	off Portage Avenue	30 ft		
Mountain Avenue	both sides	lane East of Fife Street to Fife Street	25 ft		25 ft
Mulvey Avenue	south side	Harrow Street to Cambridge Street	15 ft		
Munroe Avenue	north side	Henderson Highway to Gateway Road	40 ft		
	north side	Besant Street to Molson Street	25 ft		
	south side	Henderson Highway to Grey Street	25 ft		
Murdock Road	both sides		35 ft	35 ft	35 ft
Nairn Avenue B/L 6880/96 96 09 25	north side	Kent Road to Stapleton Street	25 ft		
	north side	Foster Street to Chester Street	25 ft		
	north side	Kent Road to Stapleton Street	25 ft		
	south side	from Watt Street to Panet Road the special yard to be maintained as a landscaped area for buildings, structures and the parking of vehicles other than those described below for the parking of automobiles and trucks of not more than one (1) ton (907 kg) carrying capacity	66 ft 25 ft		
Neil Avenue	both sides	Henderson Highway to Raleigh Street	35 ft		
Newton Avenue	north side	Ord Street to Main Street	25 ft		
Niagara Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Nolana Street	both sides	Buttercup Avenue to Arrowwood Drive	30 ft		
Notre Dame Avenue	south side		20 ft		
Nottingham Avenue	both sides	Gateway Road to Grey Street	25 ft		
Oak Street	both sides	Wellington Crescent to Grant Avenue	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Oakdean Boulevard	both sides	Portage Avenue to Assiniboine Avenue	35 ft		
Oakenwald Avenue	both sides	Pembina Highway to North Drive	30 ft		
Oakview Avenue	both sides	Kildonan Drive to Golspie Street	33 ft		
Osborne Street*	west side	Between Broadway and Mostyn	15 ft		
	east side	Between River and Stradbrook: Lot 154, Plan 102; Lots 152 - 144, Plan 102; Pt. Lot 111, Plan 207	14 ft		14 ft 14 ft
	east side	Between Stradbrook and Wardlaw (Lot 2, Plan 208); Lots 3 & 4, Plan 208	Note: Front varies: 0 ft at North lot line to 7 ft at South lot line		
			7 ft		
	both sides	Wardlaw to McMillan	7 ft		
	west side	Corydon to Rosedale	7 ft		
	west side	Rosedale to Jubilee (Lot 17, Plan 925)	7 ft		
	east side	Jessie to Mulvey (Lot 1 & Pt. Lots 2-5, Plan 208)	7 ft		
	east side	Lot 5, Plan 2939			7 ft
	east side	Mulvey to Ashland;	7 ft		
	east side	Ashland to Balfour (Lot 6 & Pt. Lot 5)	7 ft		
Osgoode Place		Lots 9, 10 & 11, Block 2, Plan 11,867, By-law 1619/77		45 ft	
Otter Street	both sides	Porcupine Avenue to Buffalo Place, By-law 418/73	20 ft		
Overdale Street	both sides	Portage Avenue to Ness Avenue	35 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Oxford Street	both sides	Grosvenor Avenue to Grant Avenue	30 ft		
	east side	Wellington Crescent to Academy Road	45 ft		
	east side	Academy Road to Grosvenor Avenue	40 ft		
	west side	Wellington Crescent to Academy Road	40 ft		
	west side	Academy Road to Kingsway	35 ft		
	west side	Kingsway to Grosvenor	30 ft		
Park Boulevard East	east side	Grant Avenue to Mountbatten Avenue	50 ft		
Park Boulevard West	west side	Bard Avenue to Mountbatten Avenue	50 ft		
Payne Street	both sides	Dafoe Boulevard to Richardson Street	30 ft		
Pearce Avenue	both sides	Cottingham Street to Airlies Street	30 ft		
Pembina Highway	both sides	from North limit of River Lot 16, Parish of St. Vital, South to the municipal boundary <i>minimum distance from Pembina Highway lot line for any building shall be 40 feet</i>			
	both sides	from North limit of River Lot 22, Parish of St. Vital, South to the municipal boundary, By-law 2899/85 <i>minimum distance to the Pembina Highway lot line for any sign shall be 20 feet</i>			
Peony Street	both sides	Verbena Street to Viola Street	30 ft		
Perth Street	north side	lane West of Main Street to Salter Street	25 ft		
	north side	Powers Street to Andrews Street	25 ft		
	south side	lane West of Main Street to Aikins Street	35 ft		
	south side	Aikins Street to Salter Street	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Plymouth Street	both sides	Church Avenue to Burrows Avenue	30 ft		
Portwood Road		special yards for Greater Winnipeg Gas Co. easement (see Plan)			
Powell Avenue	both sides	King Edward Street to Madison Street	20 ft		
Primrose Crescent	both sides		30 ft		
Prince Rupert Avenue	north side	Gateway Road to London Street	25 ft		
	south side	Gateway Road to Grey Street and Besant Street to Louelda Street	25 ft		
Queenston Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Quincy Bay		Lots 6 to 21, Block 9, Plan 11,867; By-law 1619/77		45 ft	
Redview Drive		(see Plan)			
Redwood Avenue	both sides	lane East of Fife Street to Fife Street	25 ft		25 ft
Regent Avenue	both sides	Lagimodiere Boulevard to Pandora Avenue the special yard to be maintained as a landscaped area for buildings and parking	25 ft		
Renfrew Street	both sides	Wellington Crescent to Grosvenor Avenue	30 ft		
Richardson Avenue	both sides	McCurdy Street to McPhillips Street	30 ft		
Riley Street	both sides	Dowker Avenue to Buxton Road	30 ft		
Riverside Drive	east side	Somerset Avenue to Byng Place	50 ft		
	east side	South to Byng Place	30 ft		
	west side	South to Somerset Avenue	30 ft		
Riverton Avenue	north side	Stadacona Street to Allan Street	25 ft		
Riverwood Avenue	both sides	Pembina Highway to Netley Avenue	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Roch Street	west side	South of McLeod Avenue, Lots 1-8, Block 3, Plan 7,362	30 ft		
Rockman Street	both sides	South of Somerville Avenue to C.N.R. right-of-way, By-law 418/73	20 ft		
Ronald Street	both sides	Portage Avenue to Bruce Avenue	30 ft		
Roosevelt Place	both sides	Bredin Drive to Henderson Highway	30 ft		
Roseglen Crescent		special rear yard, By-law 5330/89 (see Plan)			
Rosemount Avenue	both sides	East off Waverley Street, By-law 418/73	20 ft		
Rosseau Avenue	both sides	Plessis Road to Madeline Street	25 ft		
Rossmere Crescent	both sides	Kildonan Drive to Mossdale Avenue	30 ft		
Royal Avenue	both sides	Andrews Street to McGregor Street	30 ft		
Royal Crescent	both sides		30 ft		
Royal Oak Drive		special rear yard, By-law 5330/89 (see Plan)			
Rupertsland Avenue	both sides	Main Street to McGregor Street	30 ft		
Rupertsland Boulevard	north side	Jones Street to Main Street	30 ft		
	south side	Jones Street to Main Street	25 ft		
Ruskin Row	east side	Kingsway to South limit of Lot 11, Plan 700, North of Grosvenor Avenue	60 ft		
	west side	Kingsway to public lane immediately North of Grosvenor Avenue	60 ft		
Ruttan Bay	both sides	South off of Oakenwald Avenue	30 ft		
Salem Place		Lots 20, 21 & 22, Block 2, Plan 11867, By-law 1619/77		45 ft	
Salvia Bay	both sides		30 ft		
Sandra Bay	both sides	North off of Crane Avenue	30 ft		
Sargent Avenue	both sides	St. James Street to Ferry Road	20 ft		
Saskatchewan Avenue	both sides	St. James Street to Ferry Road	20 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Scotswood Drive		Lots 1, 2, 3, 4, 5 & 6, By-law 3899/85 (see Plan)	see map		
Scurfield Drive		special yards for Greater Winnipeg Gas Co. easement (see Plan)			
Seel Avenue	both sides	Waverley Street to Hydro Transmission Line, By-law 418/73	20 ft		
Semple Avenue	both sides	Andrews Street to McGregor Street	30 ft		
	north side	Scotia Street to Main Street	30 ft		
	north side	Powers Street to Andrews Street	25 ft		
Seven Oaks Avenue	north side	Jones Street to Main Street	25 ft		
	north side	Aikins Street to Salter Street	30 ft		
	south side	Scotia Street to Main Street	25 ft		
Sharpe Boulevard	both sides	Portage Avenue to Ness Avenue	40 ft		
Sheppard Street	both sides	Redwood Avenue to the North limit of River Lot 3, Parish of Kildonan	50 ft		50 ft
Sherwin Road	both sides	Notre Dame Avenue to Saskatchewan Avenue	20 ft		
Silver Spring Bay		(see Plan)			
Sinclair Street	both sides	Carruthers Avenue to Kingsbury Avenue	30 ft		
Sly Drive	both sides	Weinberg Road to Templeton Avenue	35 ft		
Smithfield Avenue	north side	Salter Street to McGregor Street	30 ft		
	north side	Mac Street to Jones Street	25 ft		
	north side	lane West of Main Street to Aikins Street	30 ft		
	north side	Aikins Street to Salter Street	25 ft		
	south side	Scotia Street to Jones Street	30 ft		
	south side	lane West of Main Street to McGregor Street	30 ft		
Somerset Avenue	both sides	Pembina Highway to Red River	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Sony Place	both sides	Hamelin Street to Irene Street, By-law 418/73	20 ft		
South Drive	both sides	Crane Avenue to North Drive (lots between South Drive and Red River)	75 ft		
	both sides	Crane Avenue to Crescent Drive	40 ft		
	both sides	Crane Avenue to Collins Street, side opposite that above	50 ft		
	both sides	Wildwood development, West of Collins Street	40 ft		
Southall Drive	north side	Aikins Street to South limit of Lot 1, Block 2, Plan 8,811	35 ft		
Southall Drive	south side	Aikins Street to West limit of Lot 1, Block 4, Plan 8,437	30 ft		
Southwood Avenue	both sides	Pembina Highway to General Steele School grounds	30 ft		
St. Cross Street	east side	from the North limit of St. John's Park to the lane South of Cathedral Avenue	30 ft		
	west side	from the North limit of Lot 134, Plan 1,257, to Machray Avenue	30 ft		
St. James Street	west side	Portage Avenue to Notre Dame Avenue	20 ft		
St. John's Avenue	north side	Main Street to Fowler Street	30 ft		
St. Matthews Avenue	both sides	St. James Street to Ferry Road	20 ft		
Stafford Street	both sides	Academy Road to Hector Avenue	7 ft		
Stapleton Street	west side	McCalman Avenue to Nairn Avenue	25 ft		
Stevenson Road	both sides	Sherwin Road to Cambden Street	20 ft		
Strathmillan Road	both sides	Portage Avenue to Lodge Avenue	30 ft		
	both sides	Lodge Avenue to Ness Avenue	27 ft		
Sunnyside	both sides	Assiniboine Avenue to Emo	35 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Boulevard		Avenue			
Swan Lake Bay		Lots 1 to 12, Block 6, Plan 13,154, By-law 1619/77		45 ft	
Sweetwood Bay	both sides		30 ft		
Sydney Avenue	south side	Watt Street to East limit	25 ft		
Tait Avenue	north side	Scotia Street to lane West of Jones Street	25 ft		
	south side	Scotia Street to Jones Street	25 ft		
	south side	Jones Street to lane West of Jones Street	30 ft		
Talbot Avenue	north side	Keenlyside Street to Panet Road	25 ft		
	north side	Cameron Street to Kent Road	25 ft		
	south side	Kent Road to McCalman Avenue	25 ft		
Templeton Avenue	north side	Salter Street to C.P.R. right-of-way, Plan 379	30 ft		
	south side	lane West of Tanner Street to Hanna Street	30 ft		
Thatcher Drive	both sides	from University Crescent North to the end of Crescent	30 ft		
Thompson Drive	both sides	Assiniboine Crescent to Ness Avenue	30 ft		
Trent Avenue	south side	Henderson Highway to Brazier Street	25 ft		
Trottier Bay	both sides	off Chevrier Boulevard, By-law 418/73	20 ft		5 ft 20 ft
Troy Avenue	both sides	lane East of Five Street to Fife Street	25 ft		25 ft
University Crescent	east side	from Thatcher Drive to Pembina Highway	30 ft		
Vanderbilt Drive		(see Plan)			
Vanier Drive	both sides	Jefferson Avenue to Montcalm Crescent	30 ft		30 ft
Verbena Street	both sides	Kingsbury Avenue to Arrowwood Drive	30 ft		
Vernon Road	both sides	Portage Avenue to Lodge Avenue	40 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Victoria Avenue	north side	Brewster Street to Madeline Street	25 ft		
Viola Street	both sides	Arrowwood Drive to Gilia Drive	30 ft		
Wallasey Street	both sides	Portage Avenue to Ness Avenue	30 ft		
Waller Avenue	both sides	at South end of Irene Street, By-law 418/73	20 ft		
Walter Piper Grove		(see Plan)			
Waterloo Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Waverley Street	both sides	Taylor Avenue to C.N.R. Rivers Subdivision, By-law 4262/86	50 ft		
	both sides	Kingsway to Grant Avenue	30 ft		
	east side	Wellington Crescent to Kingsway	45 ft		
	west side	Wellington Crescent to Academy Road	40 ft		
	west side	Academy Road to Kingsway	35 ft		
Wedgewood Drive	both sides	University Crescent to Thatcher Drive	30 ft		
Weinberg Road	both sides	East limit of Lot 15, Block 13, Plan 8,437 to Sly Drive	30 ft		
Wellington Avenue	both sides	St. James Street to Ferry Road	20 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Wellington Crescent	north side	Harrow Street to Academy Road	80 ft		
	north side	Cambridge Street to Kenaston Boulevard	60 ft		
	south side	between Cambridge Street and Harrow Street, By-law 4477/86	60 ft		
	south side	Harrow Street to Academy Road	60 ft		
	south side	Cambridge Street to Academy Road	45 ft		
	south side	Academy Road to Fulham Avenue	30 ft		
	west side	Lots 17, 18, 19, Block 25, and Lots 4, 5, 6, Block 26, Plan 822, immediately North and South of Kingsway	66 ft		
	west side	from North limit of Lot 7, Block 26, Plan 822, to South limit of Lot 9, Plan 700, between Kingsway and Grosvenor Avenue	100 ft		
Whittier Avenue	north side	Hoka Street to Madeline Street	25 ft		
Whytewold Road	both sides	Portage Avenue to Silver Avenue	40 ft		
Wicklow Place	both sides	South off of Dowker Avenue	30 ft		
Wildwood Park		Plan 4,565	50 ft		
Wilkes Avenue	south side	from Kenaston Boulevard to C.P.R. La Riviere Subdivision	50 ft		
Willow Avenue	north side	Frank Street to Doncaster Street	30 ft		
Willson Avenue	both sides	Waverley Street to Hydro Transmission Line, By-law 418/73	20 ft		
Wilton Street	both sides	between Academy Road and Dromore Street, By-law 4477/86	40 ft		
Winchester Street	both sides	Portage Avenue to Silver Avenue	35 ft		
Windermere Avenue	both sides	Pembina Highway to Beaumont Street	30 ft		

STREET			FRONT YARD	REAR YARD	SIDE YARD
Windham Road	both sides	Assiniboine Crescent to Portage Avenue	30 ft		
Winterton Avenue	both sides	Brazier Street to Roch Street	25 ft		
Woodbridge Road	both sides	Ashcroft Point to Portage Avenue	30 ft		
Woodcrest Drive	both sides		30 ft		
Woodhaven Boulevard	both sides	Assiniboine Avenue to Portage Avenue	35 ft		
Woodhaven Crescent	both sides	off Woodhaven Boulevard	35 ft		
Woodlawn Street	both sides	Portage Avenue to Ness Avenue	26 ft		
Woodvale Street	east side	Mossdale Avenue to Rossmere Crescent	40 ft		
Yale Avenue	both sides	Harrow Street to Ruskin Row	60 ft		
	both sides	between Cambridge Street and Harrow Street, By-law 4477/86	40 ft		
	both sides	Brewster Street to Madeline Street	25 ft		

NOTE: Refer to Streets and Transportation By-laws.

1300 (3) SPECIAL YARDS ADJACENT TO STORM WATER RETENTION BASINS

For lands adjacent to storm water retention basins constructed after the effective date of this By-law, the following special setbacks shall apply, measured from the rear property line:

- (a) a minimum 50.2 feet measured from a rear lot line to any temporary structure and open swimming pool;
- (b) a minimum 75.2 feet measured from a rear lot line to any detached accessory building; and
- (c) a minimum 93.2 feet measured from a rear lot line to any principal building.

1300 (4) For ease of reference, the special setbacks and alignments, required under various zoning by-laws enacted by the City subsequent to January 1, 1972, are as set out, hereinafter, on pages XIII - 18 and XIII - 38, both inclusive.

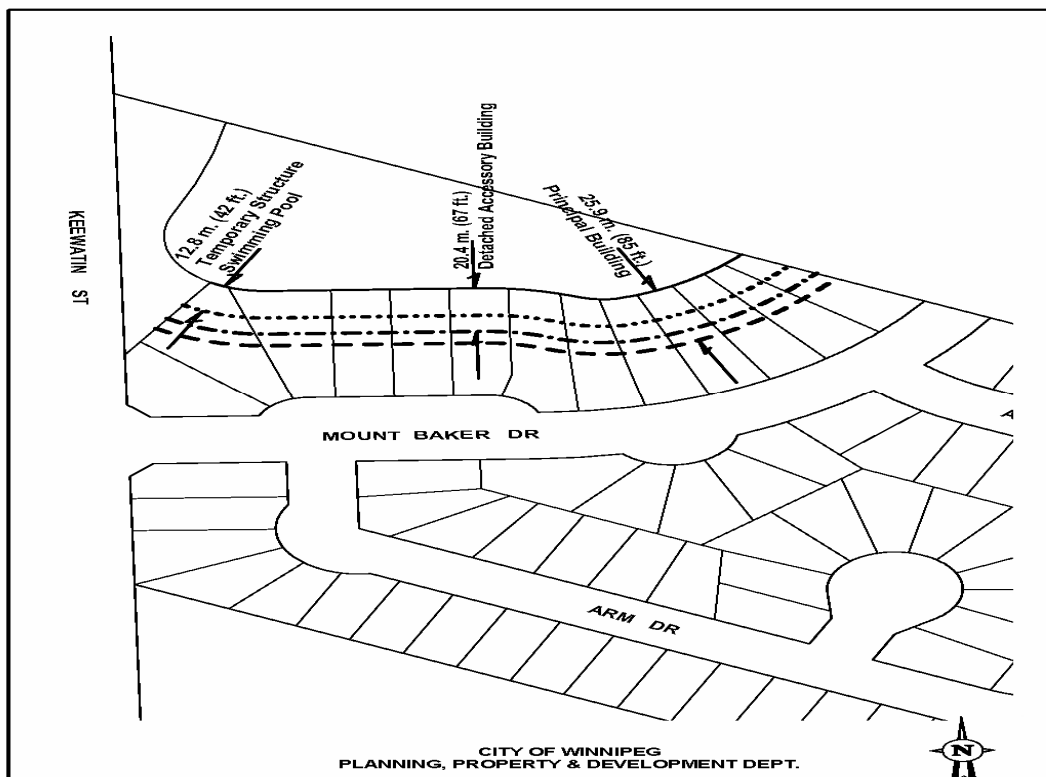
(Note: The special setbacks and alignments set out in various zoning and subdivision agreements entered into between the City and the owners of the lands rezoned and/or subdivided pursuant to rezoning and subdivision plan approval process are not affected by the enactment of this By-law and shall continue to apply to those lands until those agreements are terminated by the parties.)

Mount Baker, Phase Two

Lots 2 to 12, Block 1, which lots are shown on the plan below, have a rear lot line abutting or partly abutting the boundary of public lands containing a storm retention lake and accordingly there shall be provided and maintained on each of those lots the following special rear yard, namely:

- (a) a minimum of 85 feet measured from that rear lot line to any principal building; and
- (b) a minimum of 67 feet measured from that rear lot line to any detached accessory building; and
- (c) a minimum of 42 feet measured from that rear lot line to any temporary structure or swimming pool not enclosed within a building.

These special rear yards shall be applied to said lots as shown on the Plan below (By-law 5144/89).

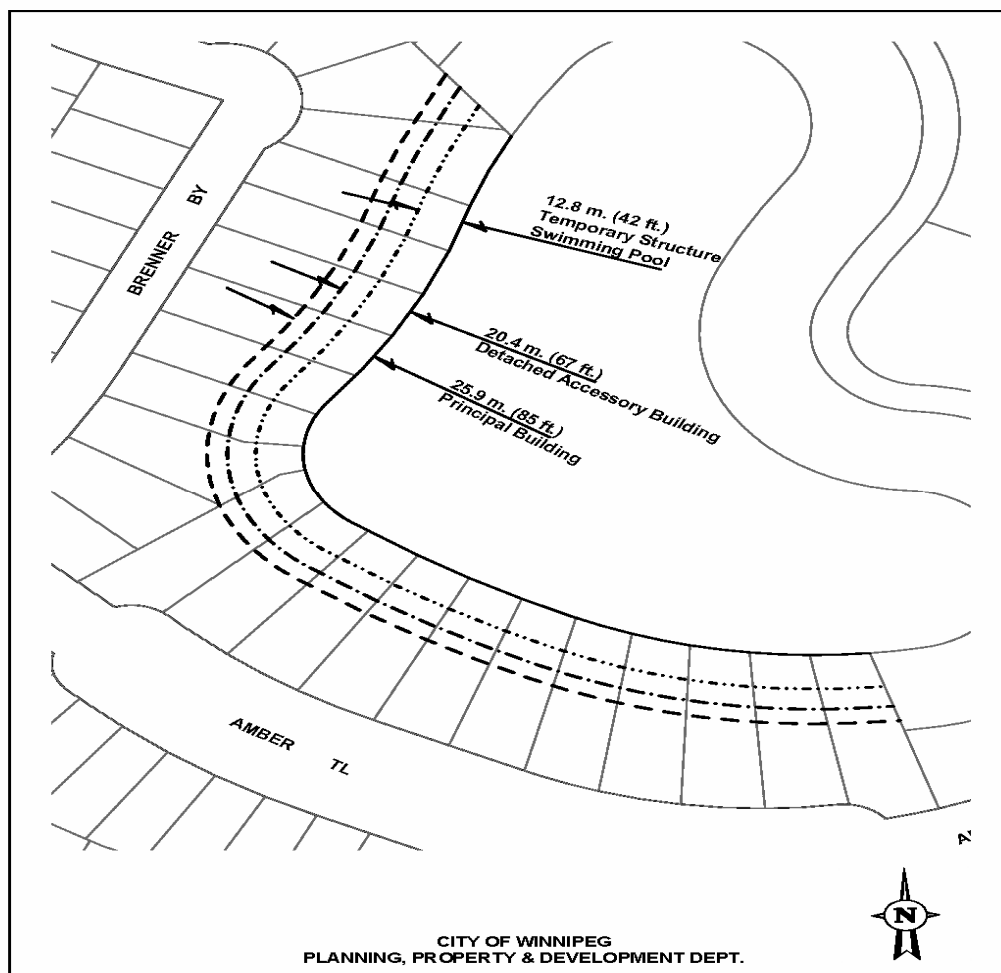


Amber Trail - Brenner Bay

Lots 4 to 12 and 14 to 24, Block 6, which lots and blocks are shown on the plan below, have a rear lot line abutting the boundary of public lands containing a storm retention lake and accordingly there shall be provided and maintained on each of those lots the following special rear yard, namely:

- (a) a minimum of 85 feet measured from that rear lot line to any principal building; and
- (b) a minimum of 67 feet measured from that rear lot line to any detached accessory building; and
- (c) a minimum of 42 feet measured from that rear lot line to any temporary structure or swimming pool not enclosed within a building.

These special rear yards shall be applied to said lots as shown on the map below (By-law 5144/89).

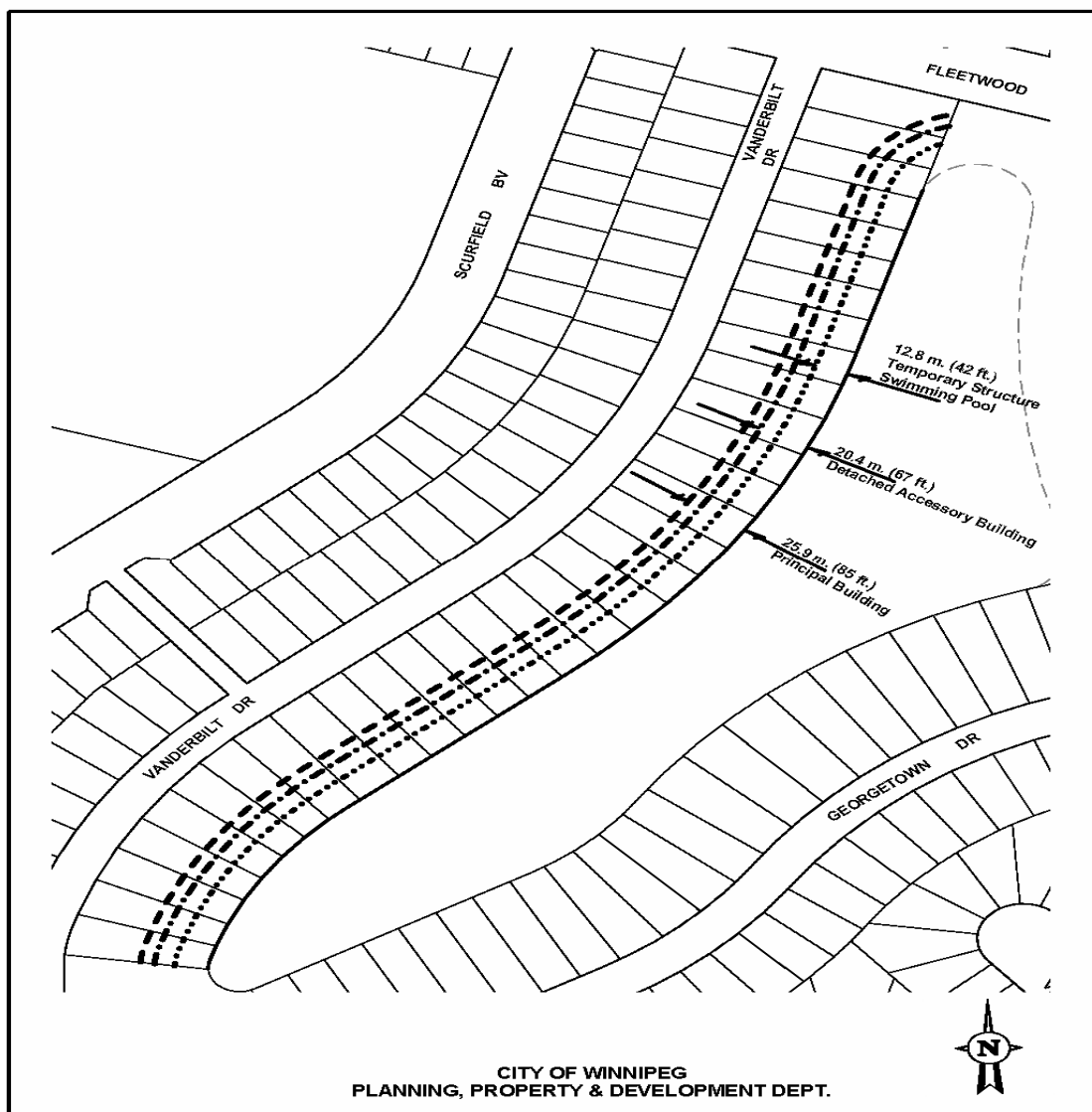


Whyte Ridge, Phase Three - Vanderbilt Drive

Lots backing onto the stormwater retention lake adjoining Vanderbilt Drive shall provide and maintain the following rear yards as shown on the plan below:

- (a) minimum 85 feet to any principal building;
- (b) minimum 67 feet to any detached accessory building;
- (c) minimum 42 feet to any temporary structure not enclosed within a building.

(By-law 5418/90)

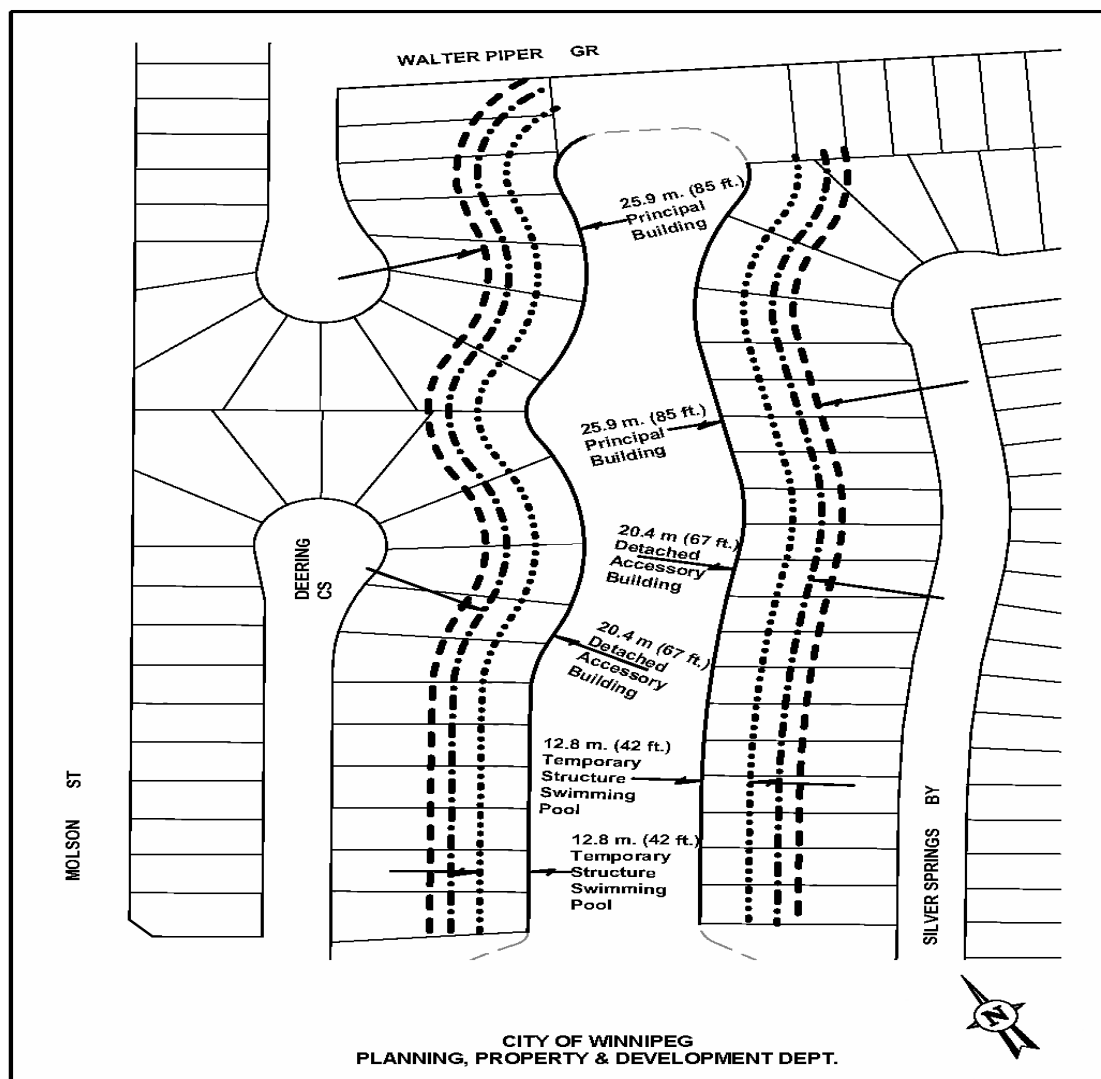


Silver Spring Subdivision

Lots backing onto the stormwater retention lake adjoining Deering Close, Walter Piper Grove and Silver Spring Bay shall provide and maintain the following rear yards as shown on the plan below:

- (a) minimum 85 feet to any principal building;
- (b) minimum 67 feet to any detached accessory building;
- (c) minimum 42 feet to any temporary structure or swimming pool not enclosed within a building.

(By-law 5417/90)

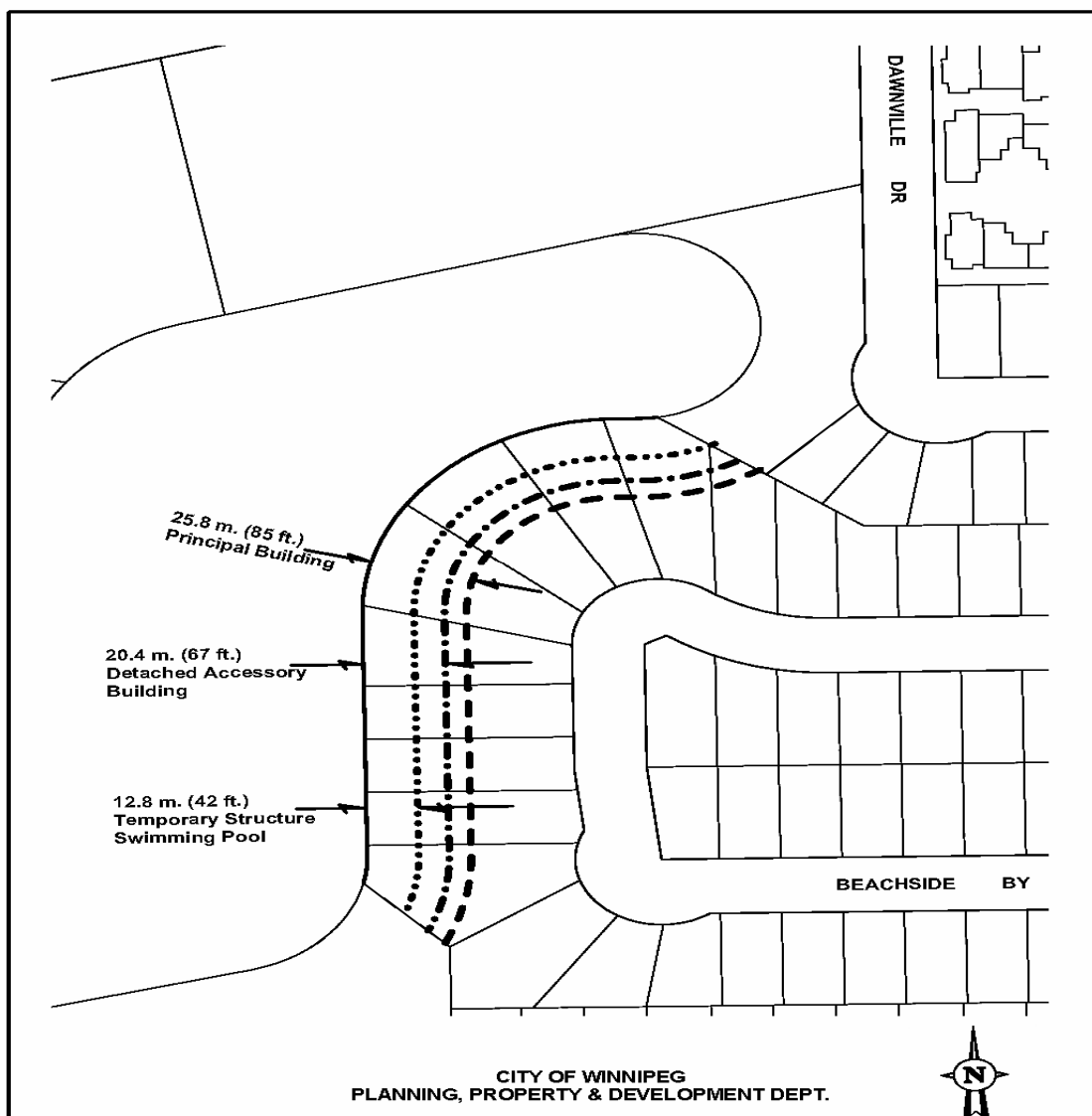


Beachside Bay Subdivision

Any lot directly adjoining the stormwater retention lake shall provide the following rear yards:

- (a) minimum 85 feet to any principal building;
- (b) minimum 67 feet to any detached accessory building;
- (c) minimum 42 feet to any temporary structure or swimming pool not enclosed within a building.

(By-law 5465/90)

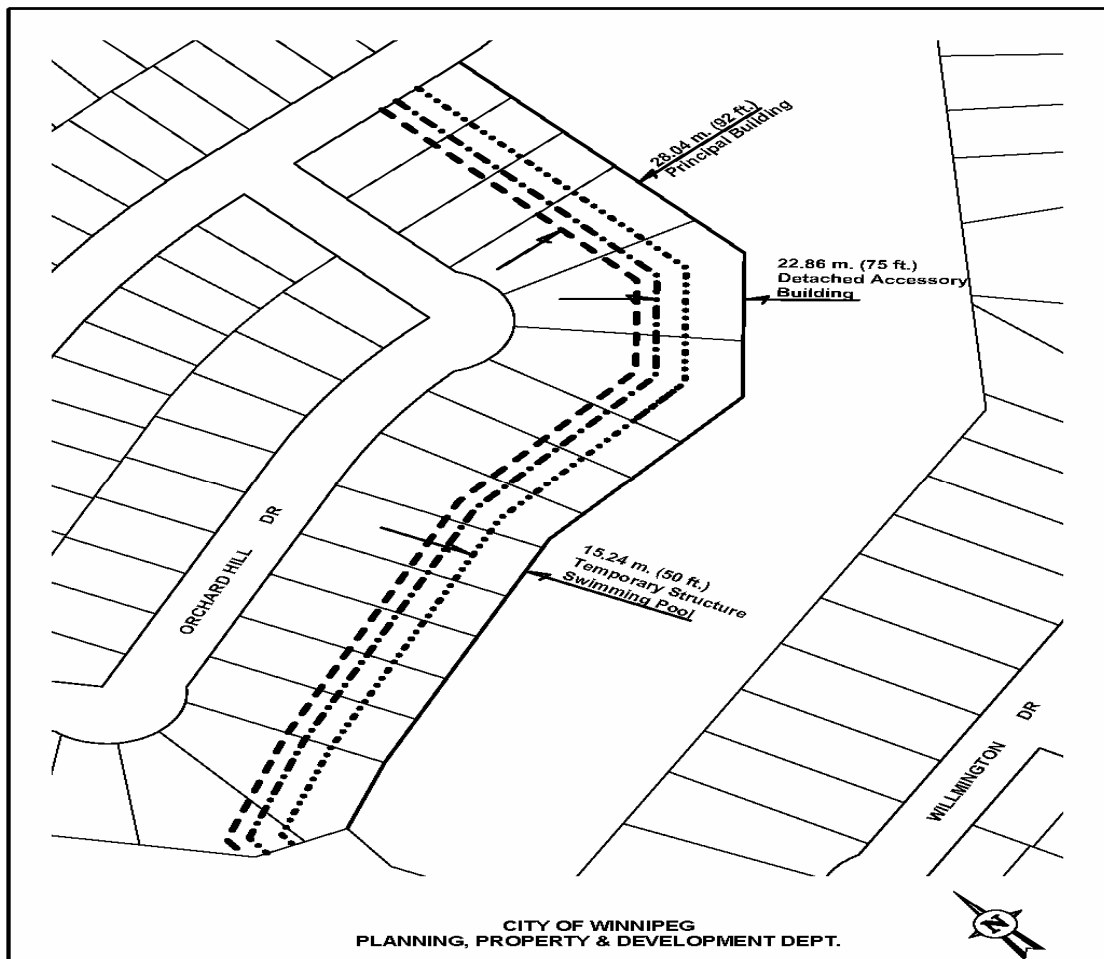


Royal Woods Subdivision

Lots backing onto the stormwater retention lake on land located on the South side of the South leg of Orchard Hill Drive shall provide and maintain the following rear yards as shown on the plan below:

- (a) minimum 92 feet to any principal building;
- (b) minimum 75 feet to any detached accessory building;
- (c) minimum 50 feet to any temporary structure or swimming pool not enclosed within a building.

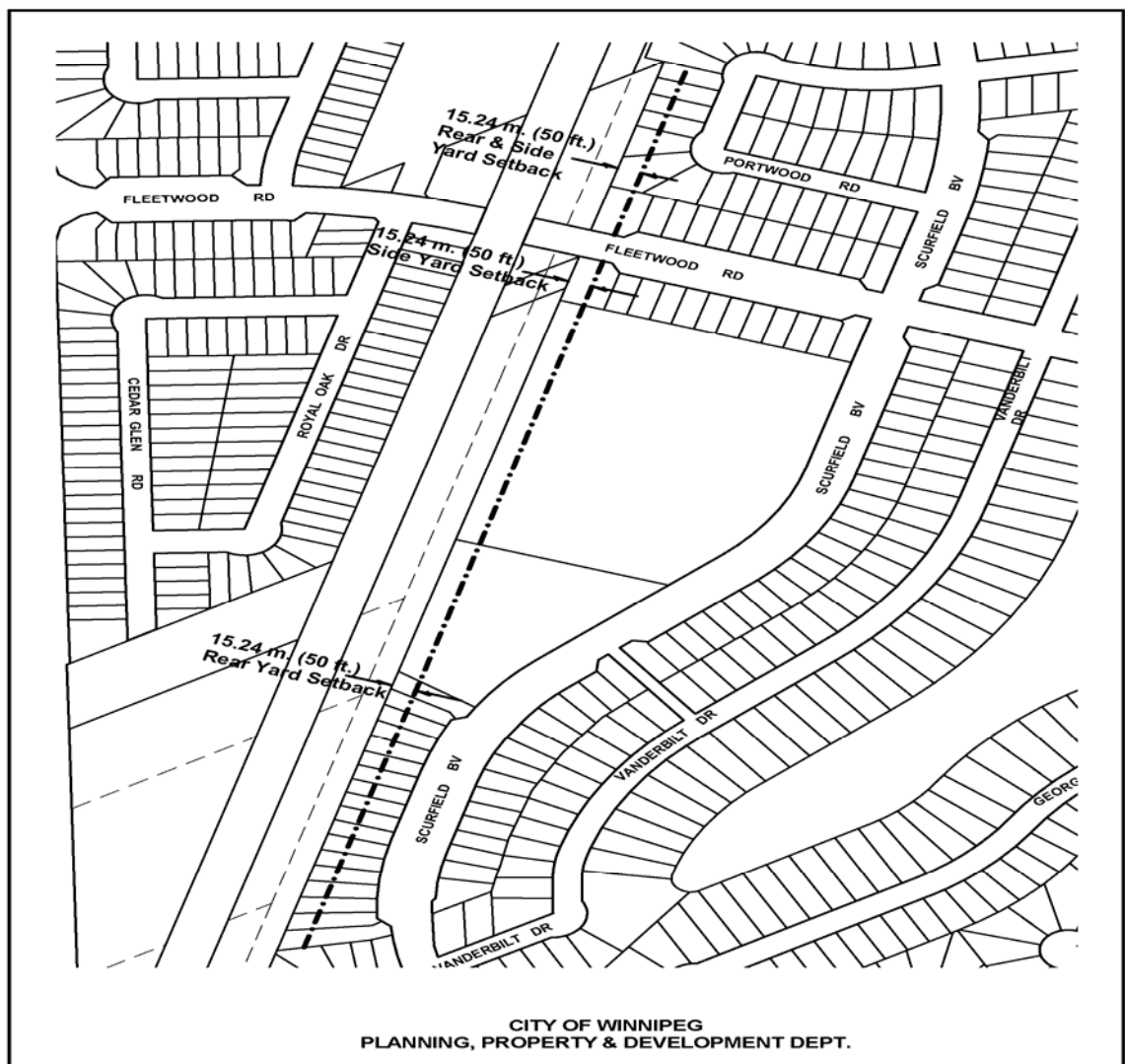
(By-law 6164/93)



SPECIAL YARDS FOR GREATER WINNIPEG GAS EASEMENTScurfield Drive, Fleetwood Road, Portwood Road

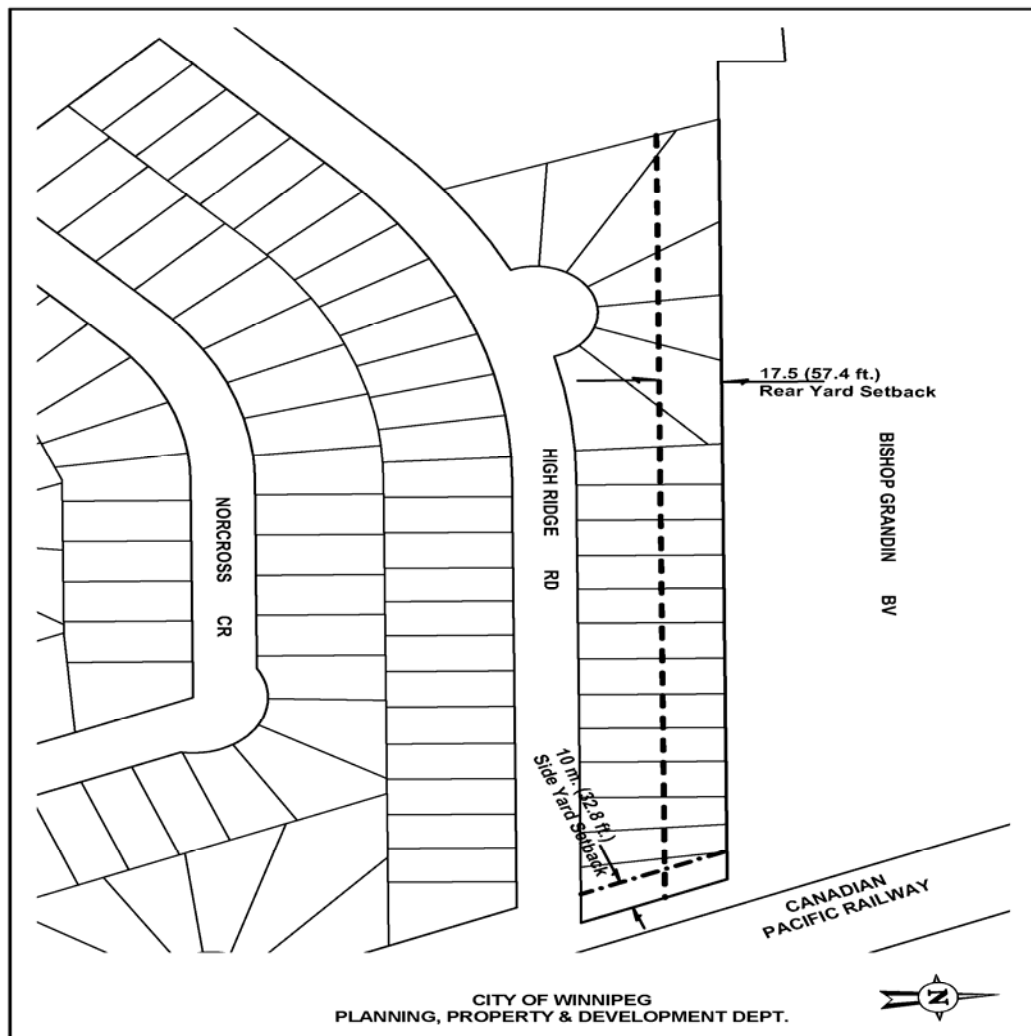
The minimum required yards for lots abutting the Greater Winnipeg Gas Co. Easement shall provide a special yard as follows:

A minimum rear yard or side yard shall be provided for lots on that portion of Scurfield Drive, Fleetwood Road and Portwood Road from the Winnipeg Gas Co. easement to habitable buildings as shown on the Plan below:



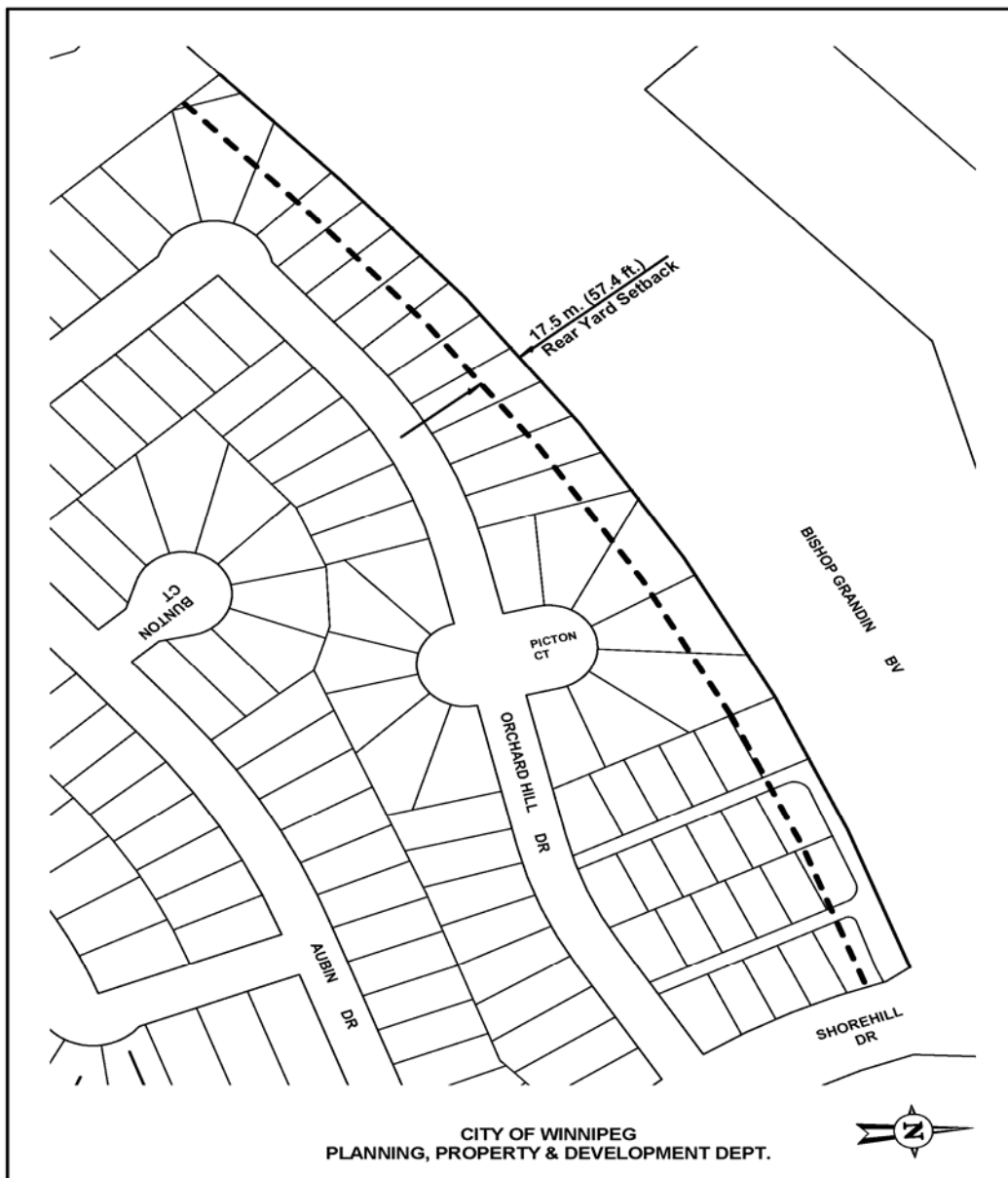
SPECIAL NOISE ATTENUATION YARDSBishop Grandin Boulevard

The lots zoned "R1-4," adjacent to Bishop Grandin Boulevard and the West limit of the C.P.R. Emerson right-of-way, shall provide and maintain thereon a 57.4 foot rear yard and a 32.8 foot side yard as shown on the Plan below:



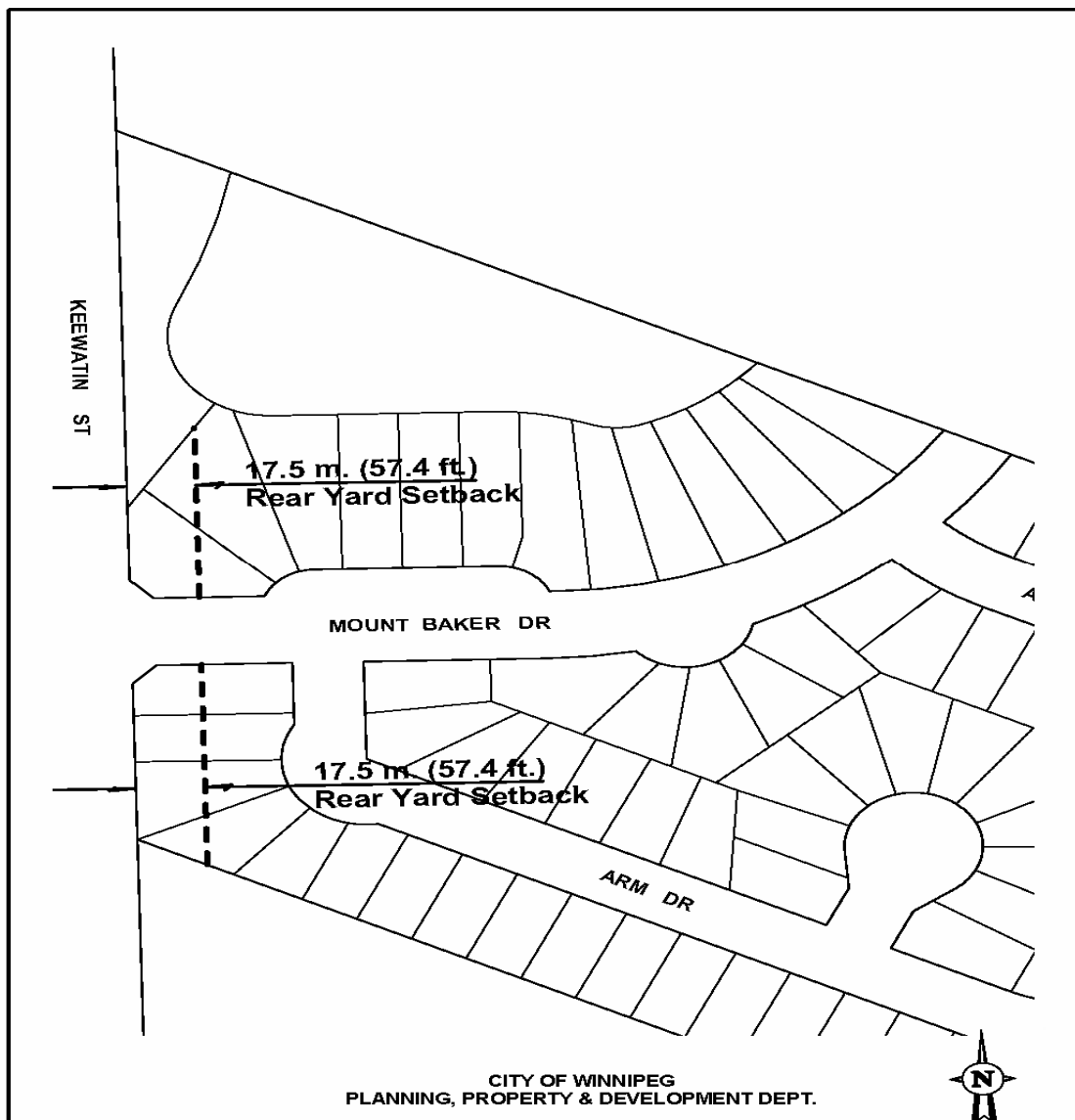
Bishop Grandin Boulevard

The lots zoned "R1-5," adjacent to Bishop Grandin Boulevard, shall provide and maintain thereon a 57.4 foot rear yard, and the lots zoned "R3," adjacent to Bishop Grandin Boulevard, shall provide and maintain thereon a 57.4 foot yard as shown on the Plan below:



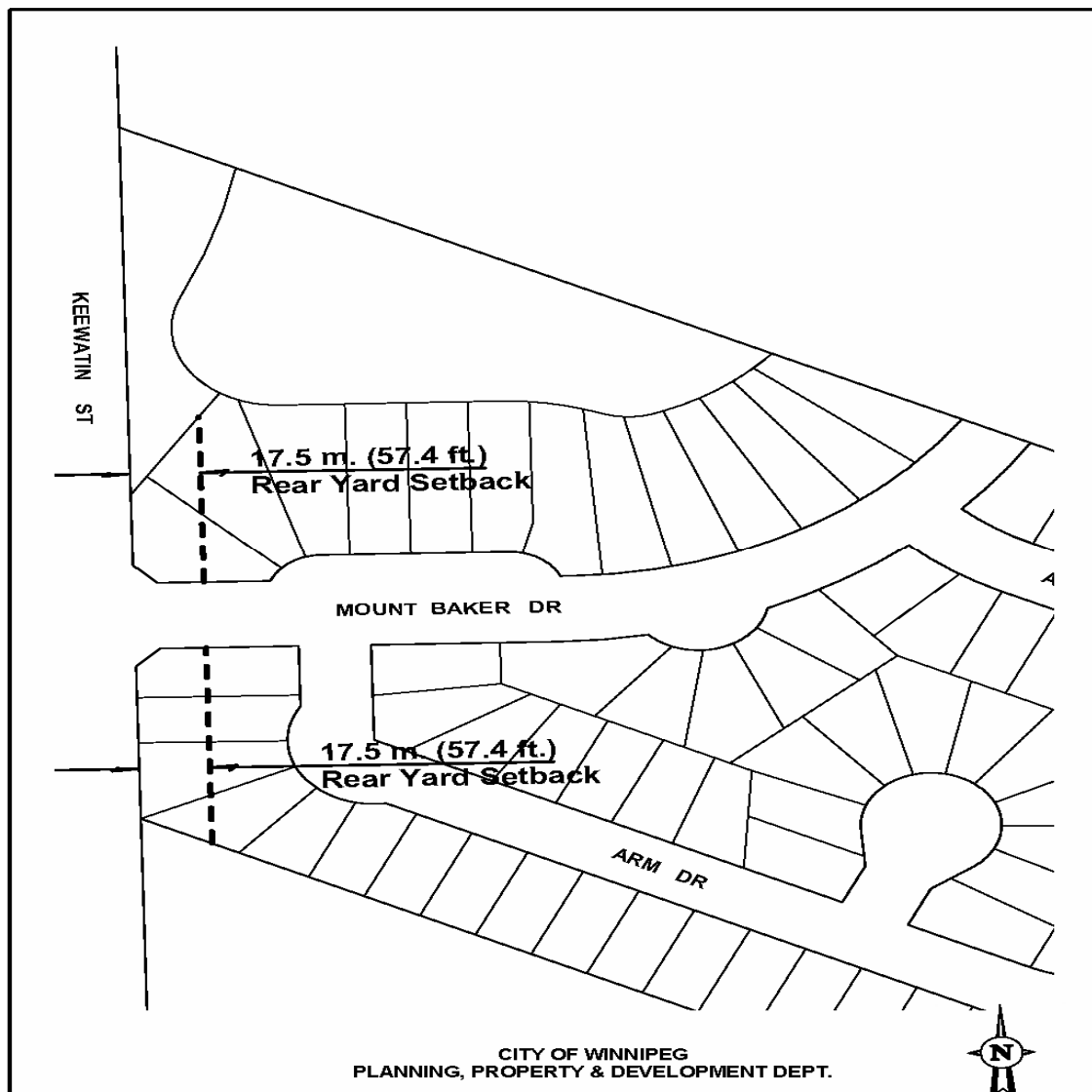
Keewatin Street, Jefferson Avenue to Adsum Drive

Lots for single-family dwellings having a rear lot line abutting or partly abutting the Eastern boundary of Keewatin Street, between Jefferson Avenue and Adsum Drive, shall provide and maintain on each lot a rear yard of 57.4 feet. This rear yard is to be applied along Keewatin Street on said lots as shown on the Plan below (By-law 5143/89):



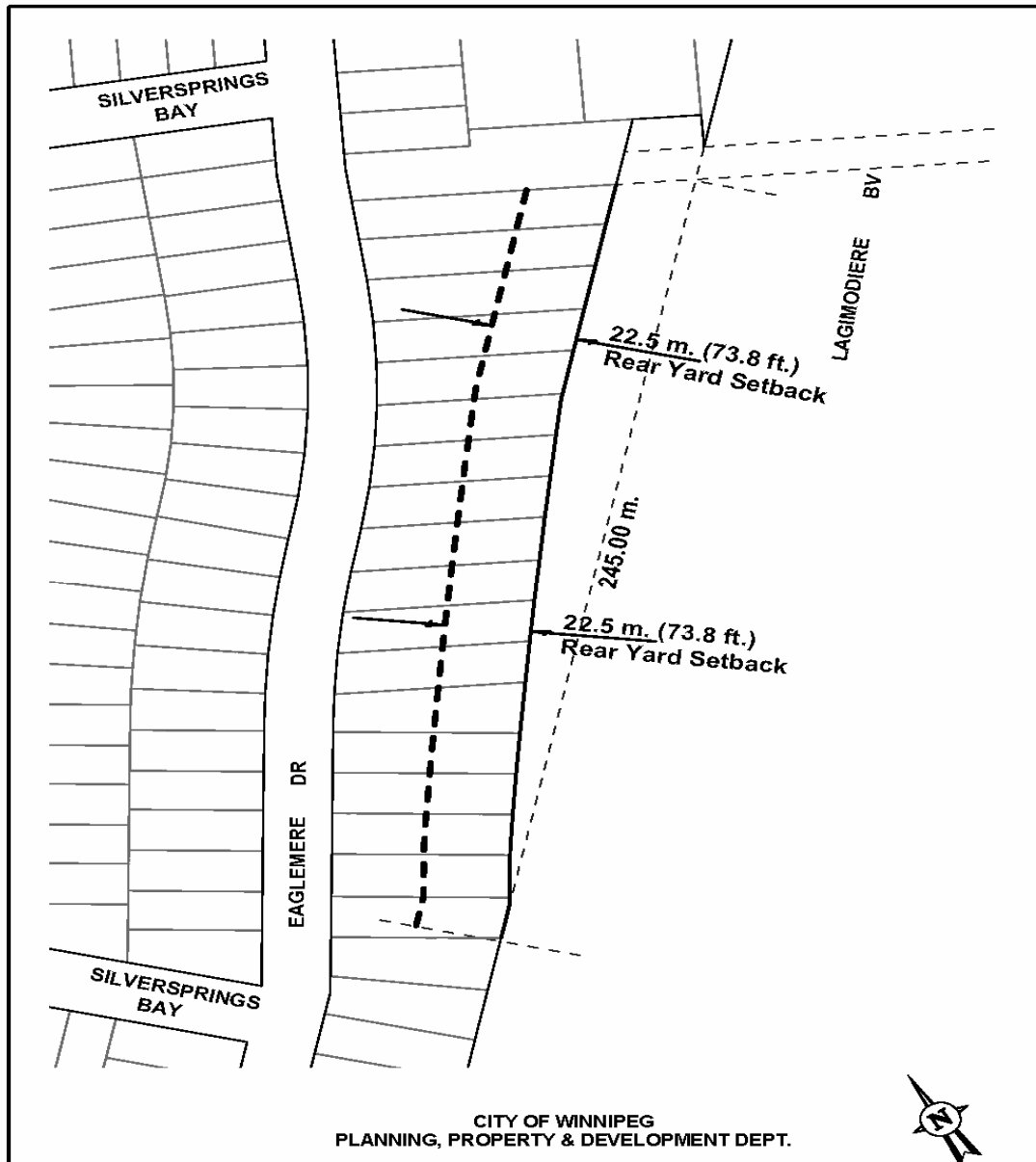
Keewatin Street, North of Paramount Road

Lots 1 and 2, Block 1, and Lots 1 to 4, Block 3, which lots are shown on the Plan below, for single-family dwellings, having a rear lot line abutting or partly abutting the Eastern boundary of Keewatin Street, North of Paramount Road, shall provide and maintain on each lot a rear yard of 57.4 feet. This rear yard is to be applied along Keewatin Street on said lots as shown on the Plan below (By-law 5144/89):



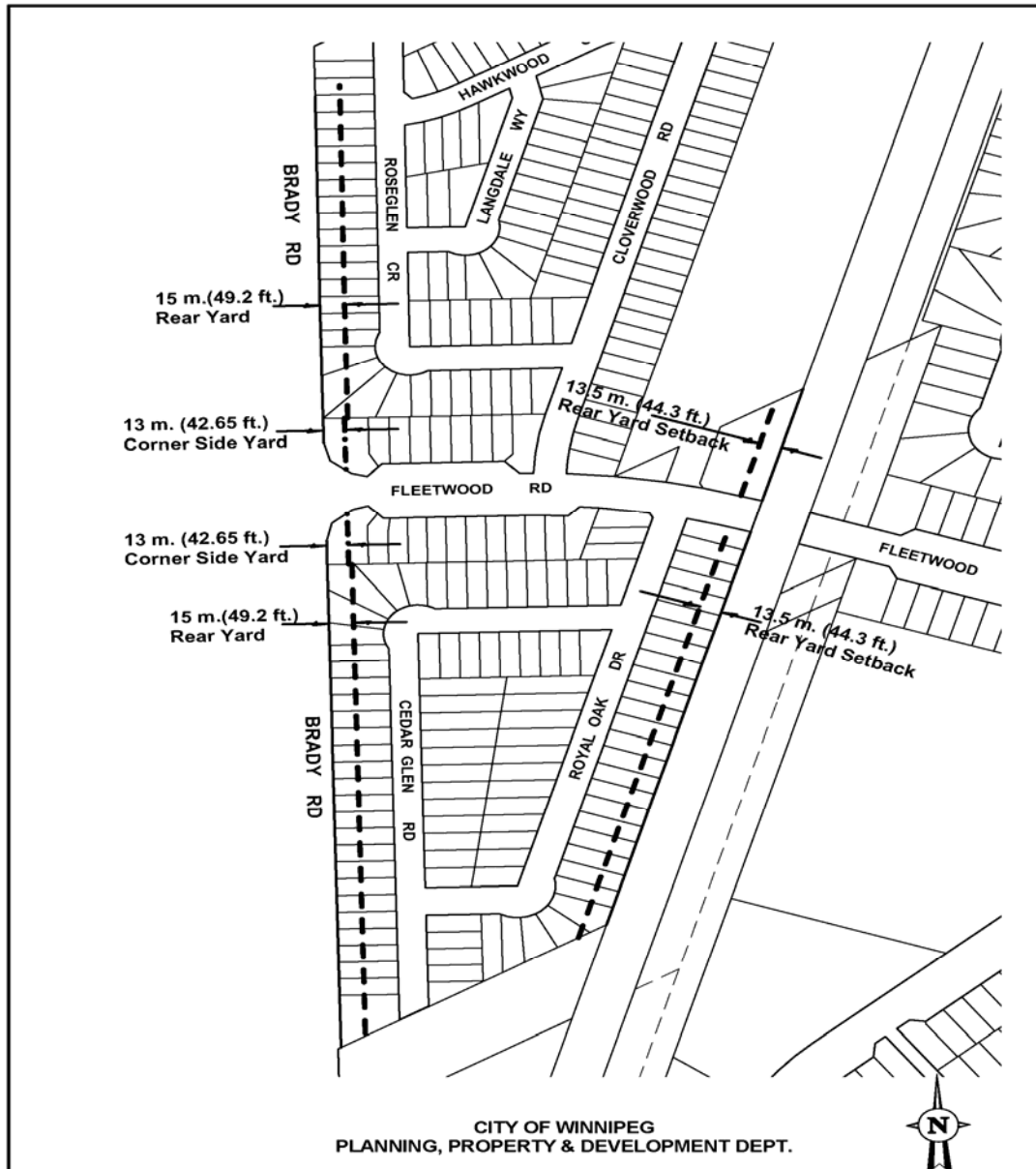
Lagimodiere Boulevard adjacent to Eaglemere Drive

A minimum rear yard of 73.8 feet shall be provided for lots on that portion of Lagimodiere Boulevard as shown on the Plan below:



Fleetwood Road, Cedar Glen Road, Roseglen Crescent and Royal Oak Drive

The special corner side yards and the special rear yards indicated on the Plan shown below shall apply for said lots:



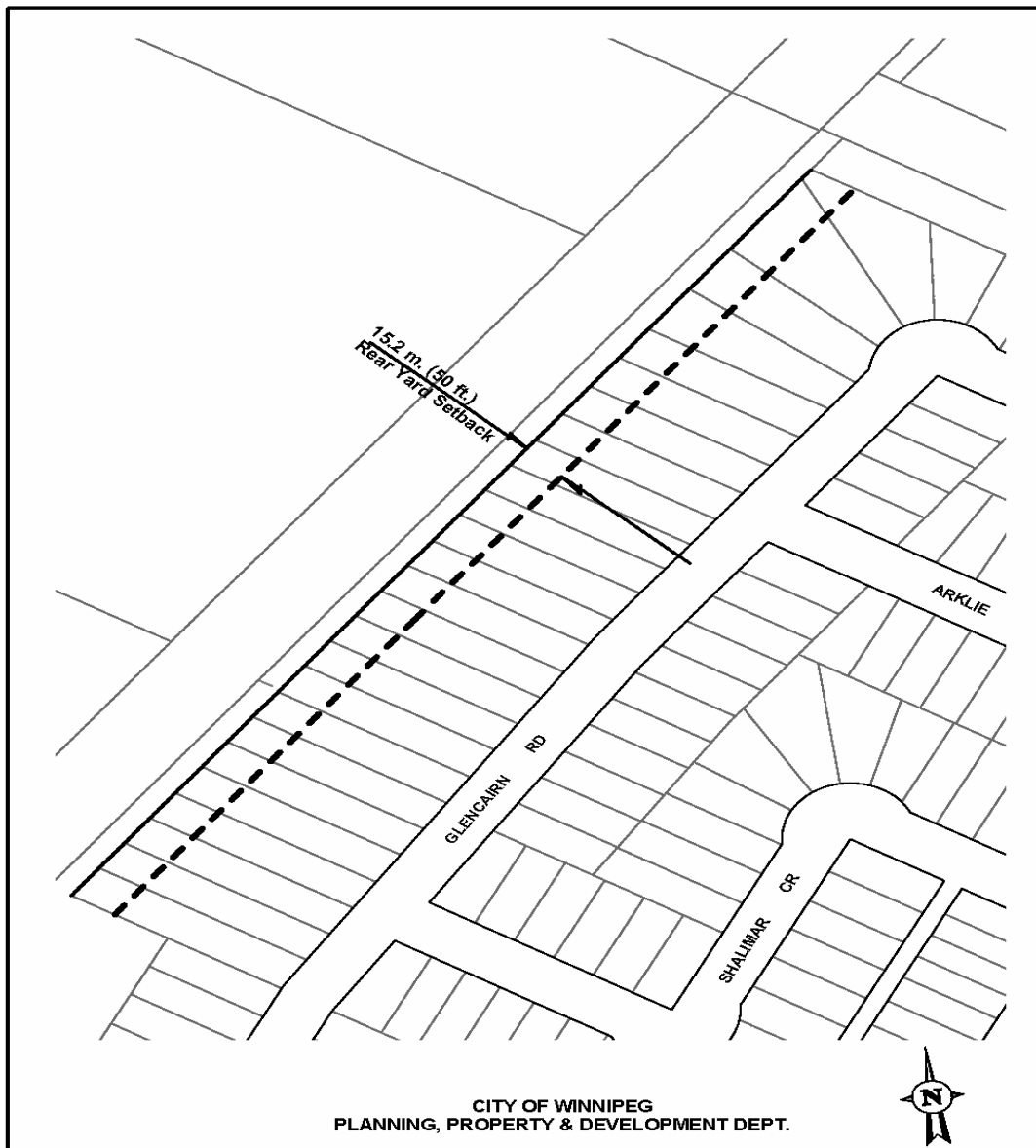
OTHER SPECIAL YARDS

Notwithstanding anything elsewhere contained within this By-law, the front yard for all lots fronting on the streets shown shaded on the Plan below shall be 20 feet (By-law 6230/93):



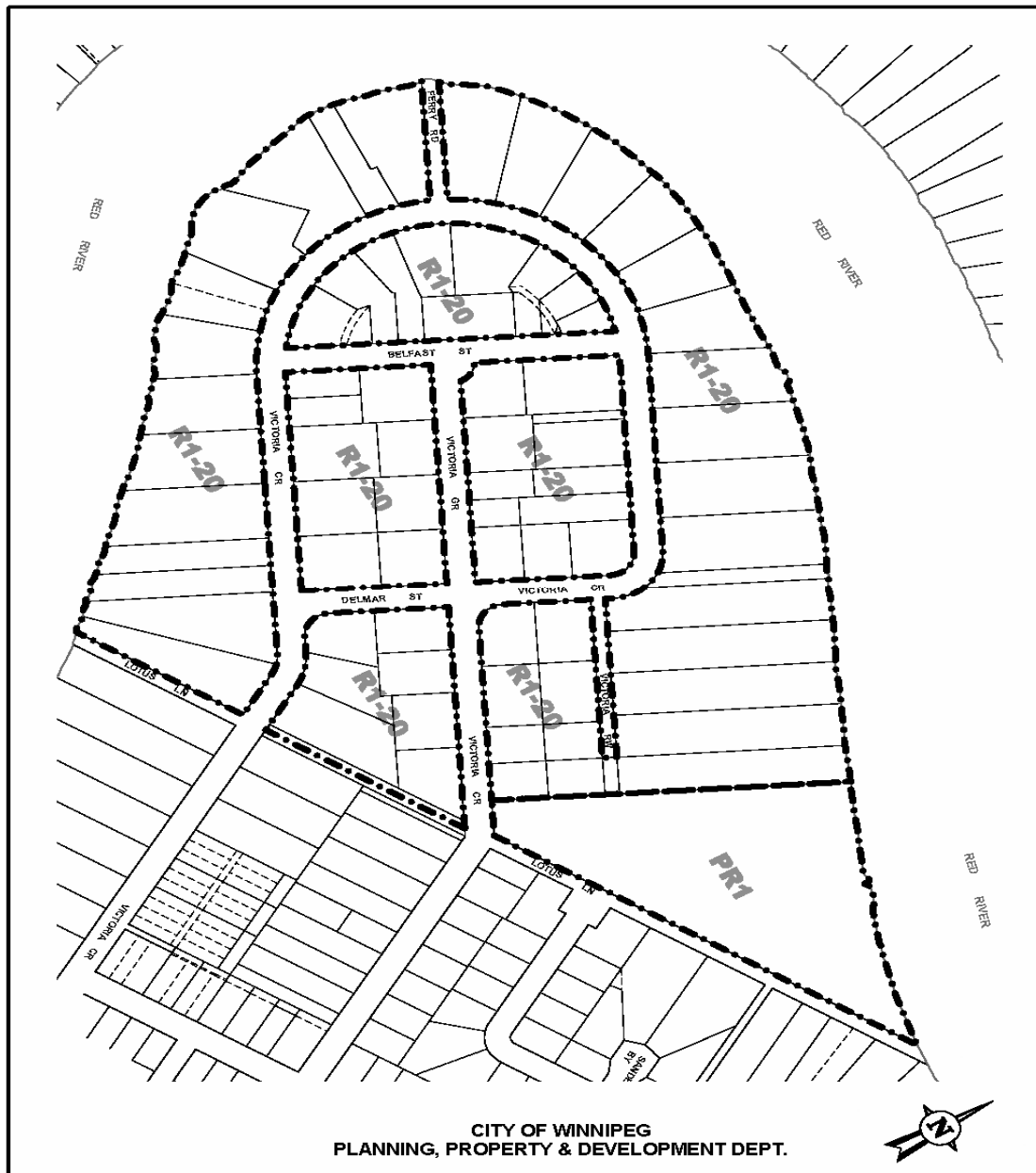
Glencairn Road

Yards shall be as shown in the Plan below (By-law 5384/90):



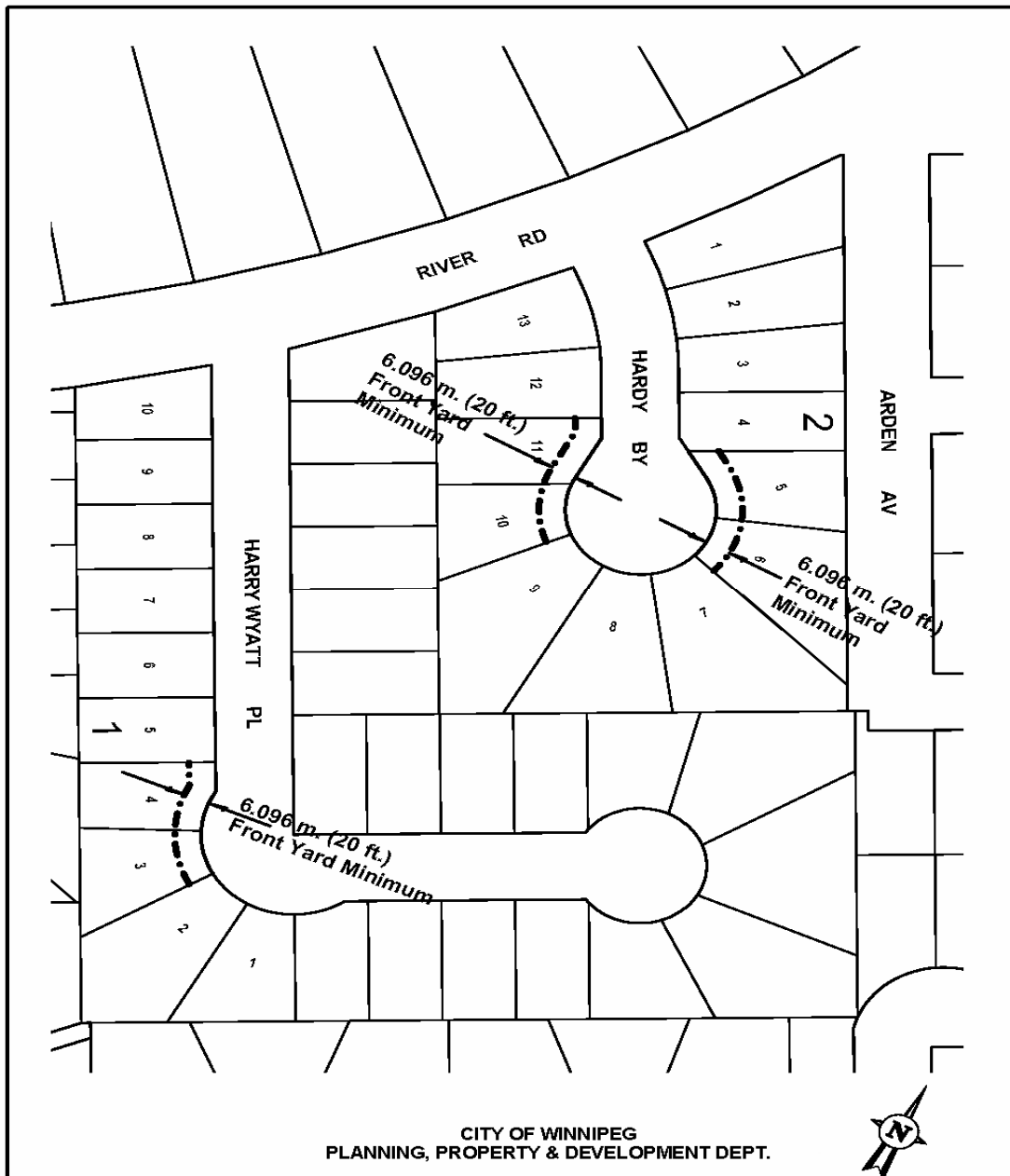
Victoria Crescent Area

In the "R1-20" district, as shown on the Plan below, the minimum front yard shall be 50 feet and the minimum lot width shall be 100 feet (By-law 3902/85):



River Road Area

On Lots 3 and 4, Block 1, and Lots 5, 6, 10 and 11, Block 2, as shown in the Plan below, the minimum front yard shall be 20 feet (By-law 4389/86):

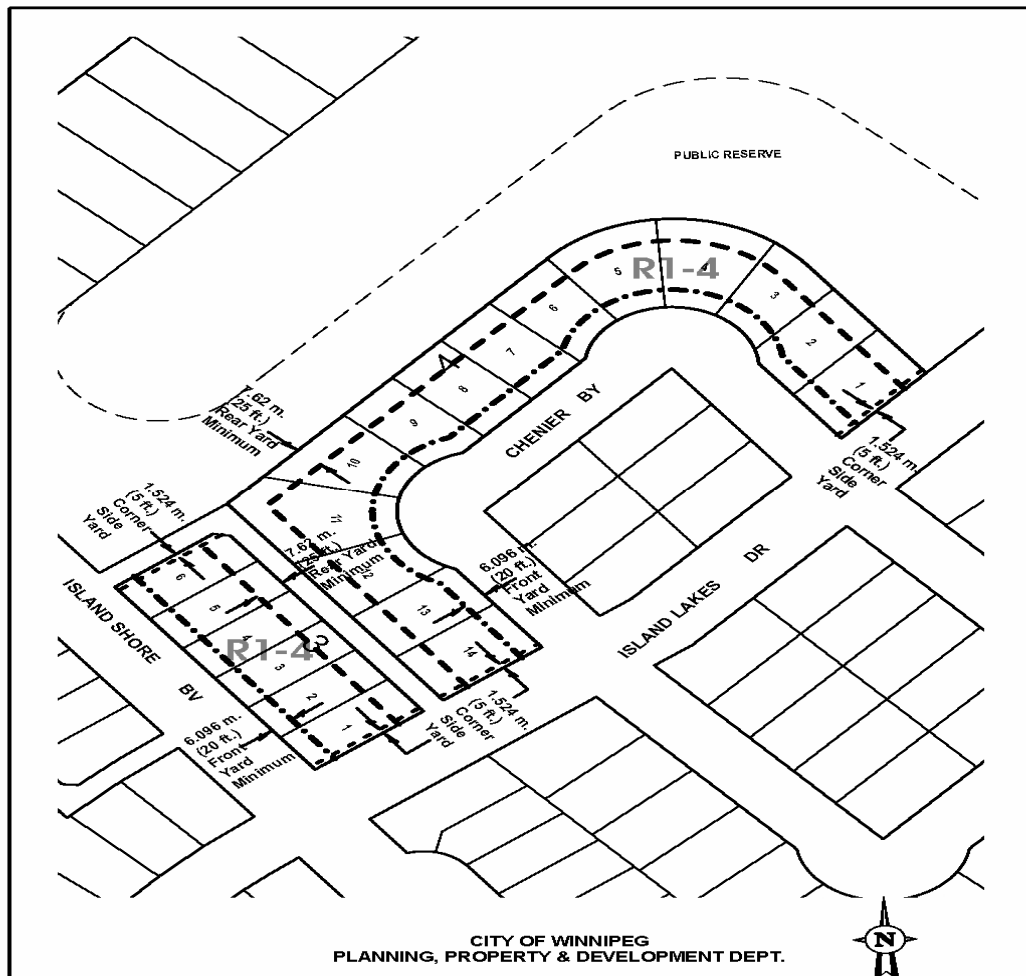


Roman Catholic Mission Property

In the case of Lot 3, Block 3, which lot is shown on a Plan of Survey of Part of Lots 260, 261 and 275 of the Roman Catholic Mission Property, registered in the Winnipeg Land Titles Office as Plan 7,551, the required side yard shall be 8.6 feet (By-law 60/61):

On the lands zoned "R1-4," as shown on the Plan below, the following yards shall be provided and maintained (By-law 4379/86):

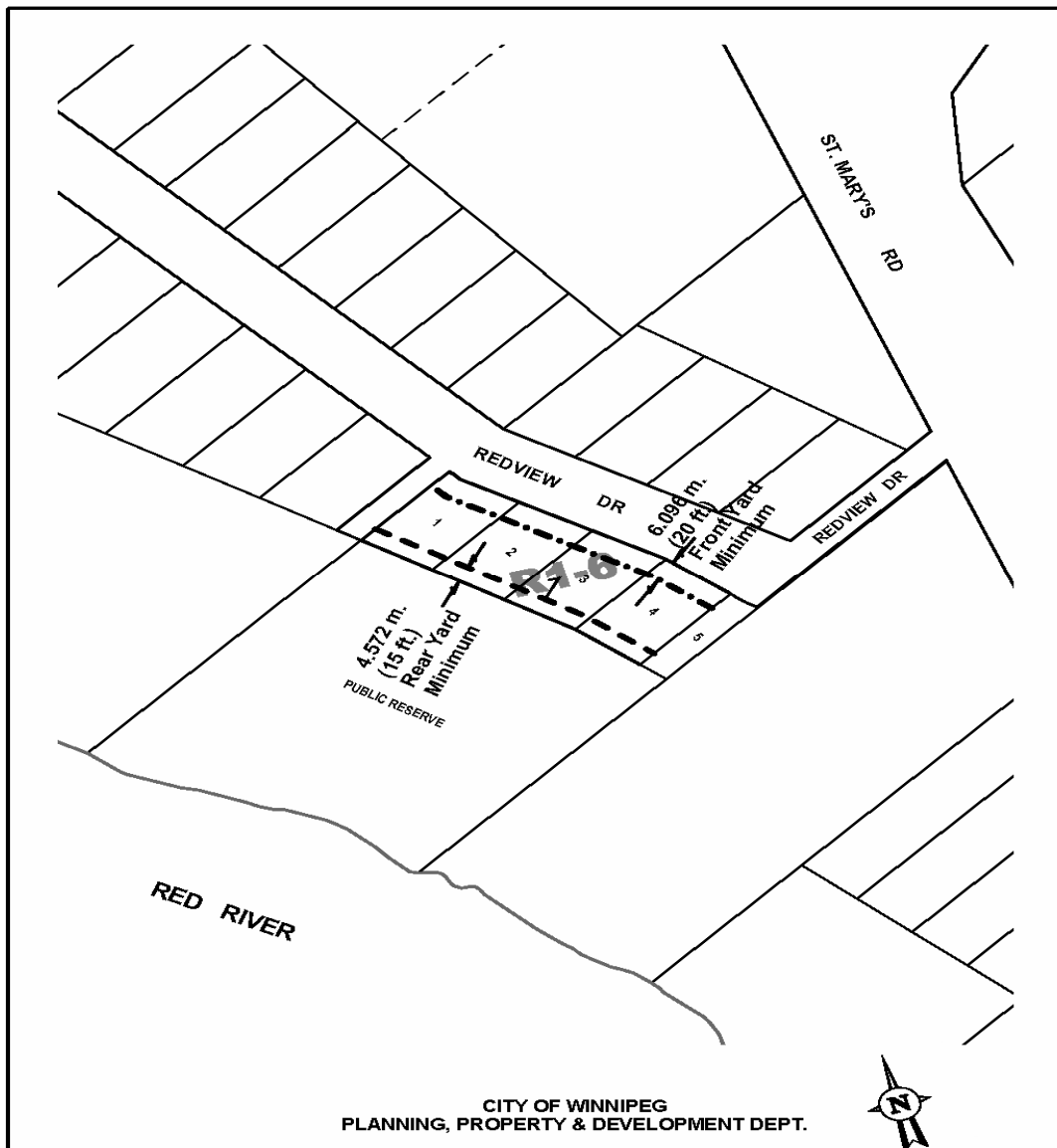
- (a) front yard - 20 feet,
- (b) rear yard - 25 feet,
- (c) interior side yard - 4 feet,
- (d) corner side yard - 5 feet.



Redview Drive

On lots 1 to 4, on the West side of Redview Drive, and zoned "R1-6," as shown on the Plan below, the following yards shall be provided and maintained (By-law 4912/88):

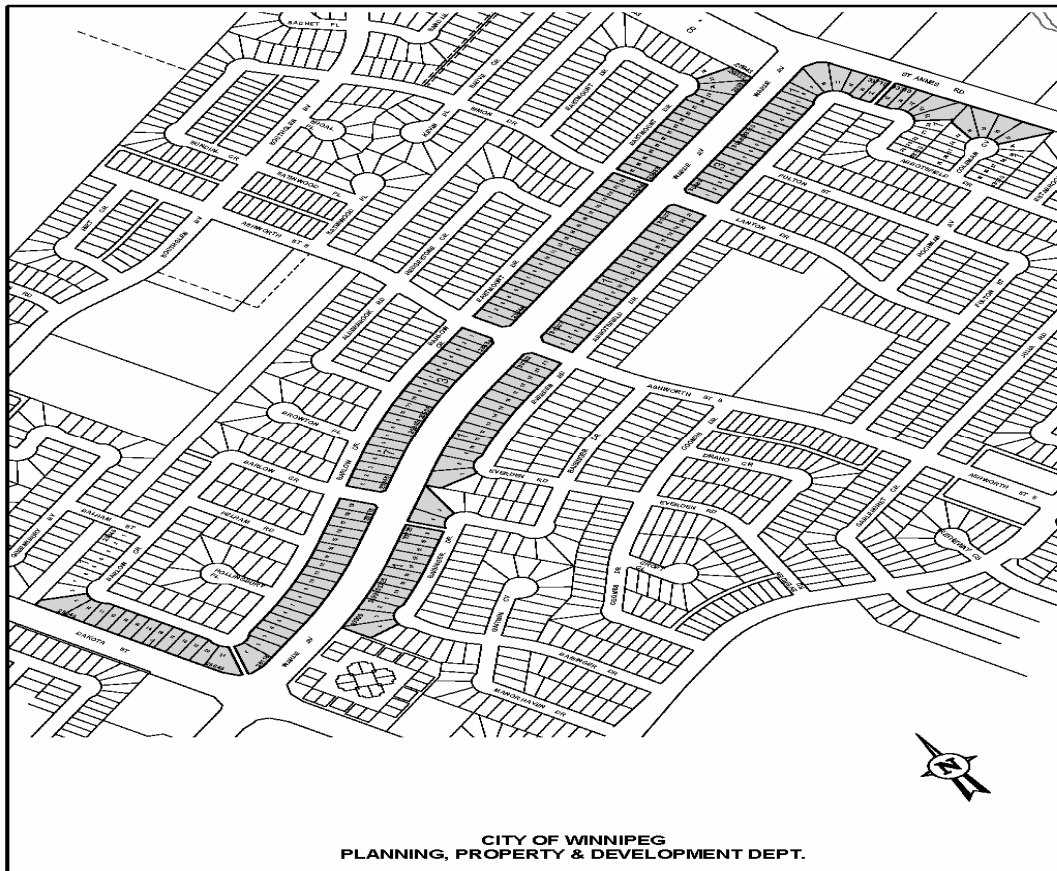
- (a) front yard - 20 feet,
- (b) rear yard - 15 feet,
- (c) side yards - see "R1-6" requirements.



Warde Avenue

- (a) on the north side of Warde Avenue, between Dakota Street and west limit Lot 2, Block 8, Plan 25943, not less than 16 metres to any one-family dwelling;
- (b) on the south side of Warde Avenue, between Dakota Street and St. Anne's Road, not less than 16 metres to any one-family dwelling;
- (c) on the east side of Dakota Street, between south-west limit Lot 8, Block 1, Plan 25945 and north limit Lot 3, Block 12, Plan 25943 not less than 16 metres to any one-family dwelling;
- (d) on the west side of St. Anne's Road, between Warde Avenue and north limit Lot 4, Block 28, Plan 25943 not less than 16 metres to any one-family dwelling.

(By-law No. 6348/94)



APPENDIX A

A00 ZONING DISTRICTS

A00 (1) The lands in THE CITY OF WINNIPEG as shown on the Zoning Maps in Appendix A of this by-law are hereby divided into the following zoning districts:

A	Agricultural District <i>added 6660/95</i>
A.5	Agricultural District <i>added 6660/95</i>
PR-1	Parks and Recreation District <i>added 6660/95</i>
PR2	Parks and Recreation District <i>added 6660/95</i>
RR-2	Rural Residential District <i>amended 6880/96</i>
R1-20	Single-Family District
R1-9	Single-Family District
R1-6	Single-Family District <i>amended 6880/96</i>
R1-5.5	Single-Family District
R1-5	Single-Family District
R1-4.5	Single-Family District
R1-4	Single-Family District
R1-3.5	Single-Family District
R1-3	Single-Family District
R1-2.5	Single-Family District
R2	Two-Family District
R2-T	Transitional District
RM-L	Multiple-Family District
RM-1	Multiple-Family District
RM-2	Multiple-Family District
RM-3	Multiple-Family District
RM-4	Multiple-Family District
RM-5	Multiple-Family District
RM-6	Multiple-Family District
RM-7	Multiple-Family District

C1	Commercial District
C1.5	Commercial District
C2	Commercial District
C3-1	Commercial District
C3-2	Commercial District
C4	Commercial District
CR	Commercial District
OI	Office and Institutional Planned Building Group District <i>amended 6880/96</i>
CF	Commercial Fabrication District
M1	Industrial District <i>added 6660/95</i>
M1-B	Light Industrial District <i>added 6660/95</i>
M2	Industrial District <i>added 6660/95</i>
M3	Industrial District <i>added 6660/95</i>
MR	Industrial District <i>added 6660/95</i>
MP-1	Industrial District <i>added 6660/95</i>
MP-2	Industrial District <i>added 6660/95</i>
MP-S	Industrial District <i>added 6660/95</i>
BP	Boulevard Provencher District <i>added 6660/95</i>
MH-P	Mobile Home Park District <i>added 6660/95</i>

A10 ZONING MAPS*added 6660/95*

- A10 (1)** The location and boundaries of the zoning districts listed in subsection A00(1) are shown on the Zoning Maps in Appendix A of this By-law. All notations, references and other information shown on the Zoning Maps, together with any amendments made by By-laws from time to time and shown thereon, together with amendments to zoning district boundaries in the case of any street, lane or public utility right-of-way closing shall be as much a part of this By-law as if the matters and information set forth by said Zoning Maps were fully described therein.

*added 6660/95***A20 ZONING MAP AMENDMENTS***added 6660/95*

- A20 (1)** The Zoning Maps in Appendix A of this By-law are hereby amended as set forth in the following subsections.

added 6660/95

	FILE	BY-LAW	ZONING	DESCRIPTION
(1)	DAZ 232/94	6590/95	"RM-1"	South side Edison Avenue between Roch Street and Henderson Highway
(2)	DAZ 228/94	6589/95	"R1-4"	Bairdmore Boulevard, Briarlyn Road, Calderwood Bay, Coldbrook Lane, Craigmohr Drive, Dalemore Drive, Keslar Road and Kinlock Lane
(3)	DASZ 13/94	6591/94	"R1-4"	South side of Columbus Crescent, west of Carroll Drive
(4)	DASZ 19/94	6592/95	"R1-4"	West of Lindenwood Drive West, east of the C.P.R. right-of-way, south of Tweedsmuir Road
(5)	DASZ 4/94	6723/95	"R2"	1111-1115 Brazier Street
(6)	DAZ 235/94	6601/95	"C1"	916 Corydon Avenue
(7)	DAZ 241/94	6697/95	"C2"	754, 770, 772, 776, 778, 784, 796, 802 and 804 McDermot Avenue
(8)	DASZ 23/94	6632/95	"RM-L" "R1-6"	West side Elmhurst Road between Mayfield - Grant

(9)	DASZ 2/94	6648/95	"R1-4" "RM-5"	529 Country Club Boulevard
(10)	DAZ 236/94	6644/95	"C2"	1321 rue Archibald
(11)	DAZ 233/94	6633/95	"C2"	northeast corner Melrose Avenue; Kanata
(12)	DAZ 227/94	6638/95	"C1"	rue Aubert between St. Joseph and Tache
(13)	DAZ 238/94	6634/95	"C1"	161-167 Lilac Street at Dorchester
(14)	DAZ 240/94	6635/95	"R1-3.5"	Grant - Stafford - Pembina Highway
(15)	DAZ 200/95	6636/95	"RM-6"	southwest corner Goulet and Traverse Avenue
(16)	DASZ 3/95	6639/95	"R1-4"	west side of Ritchie Street, south of Leila Street
(17)	DAZ 237A/94	6645/95	"C1.5" "C2"	Pembina Highway between Corydon - Stafford
(18)	DAZ 234/94	6640/95	"R2-T"	east side rue Des Meurons, north of Goulet Street
(19)	DASZ 5/90	6647/95	"R1-4" "R1-5"	Royal Woods - Stage Two
(20)	DASZ 14A/92	6656/95	"RR-2"	Loudoun/Liberty Wilkes South
(21)	DASZ 8/94	6724/95	"R1-4" "R1-3" "C2" "R1-3.5"	Dakota - St. Anne's - Warde - John Forsyth
(22)	DAZ 201/95	6738/95	"C2"	Flora Avenue between Salter - Aikins
(23)	DAZ 203/95	6675/95	"C2"	Selkirk - Sinclair southeast corner
(24)	DASZ 42/87	5242/89 5243/89 5407/90 6506/94	"PR1" "R1-4"	Stage Two Canterbury Park South of John Duncan, west of Ravenhurst

(25)	DASZ 20/94	6674/95	"PR1" "R1-4"	northeast corner of Ashcroft and Glendale Boulevard
(26)	DAZ 237B/94	6645/95	"C1.5"	625 - 627 Dudley and 565 Pembina Highway
(27)	DAZ 210/95	6700/95	"C1"	611 Academy Road
(28)	DASZ 26/94 (c/r DASSF 546/95)	6737/95	"RM-2"	240 and 250 Victor Lewis Drive and 135 Sterling Lyon Parkway
(29)	DASZ 4/95	6699/95	"RR-2"	north side Fraser Rd. between Red River - St. Mary's
(30)	DASZ 14/95	6701/95	"C2"	1825 King Edward Street
(31)	DAZ 205/95	6721/95 8101/2002	"RM-2"	east side Henderson Hwy. between Knowles Avenue and Bunn's Creek - EKT
(32)	DAZ 213/95	6718/95	"R1-3"	Earl Grey Neighborhood
(33)	DAZ 215/95	6719/95	"M2"	2419 Ferrier Street
(34)	DAZ 218/95	6720/95	"C2"	565 Pembina Highway
(35)	DASZ 1/95	6707/95	"R1-4" "PR1" "RM-1"	Island Lakes Subdivision
(36)	DASZ 11/95	6717/95	"PR1" "R1-5"	South side Red River Blvd.
(37)	DASZ 2/95	6753/96	"RR-2"	west side McCreary Rd. S. of Wilkes
(38)	DASZ 8/94	6724/95	"R1-3" "R1-3.5" "R1-4" "C2"	between Dakota St. and St. Anne's Road north side John Forsyth
(39)	DAZ 227/91	6722/95	"M2"	1650 Waverley Street
(40)	DAZ 220/95	6730/95	"C1"	343 Wardlaw Avenue

(41)	DASZ 18/95	6741/95	"PR1"	118 Orchard Hill Road
(42)	DAZ 225/95	6740/95	"R1-3.5" "R1-4"	East side Gull Lake Road
(43)	DASZ 15/95	6755/96	"RM-2" "PR1"	west side Henderson Highway at Strood Avenue
(44)	DASZ 16/95	6824/96	"PR1"	McGillivray - Fleetwood - Cloverwood
(45)	DAZ 221/95	6739/95	"RM-1"	395 Beaverhill Boulevard
(46)	DAZ 216/95	6754/96	"RM-L"	500 Beaverhill Boulevard
(47)	DASZ 16/94	6770/96	"R1-4" "RM-4" "PR1"	north of Maginot St. between DeBourmont Ave. and the C.P.R. Railway
(48)	DAZ 226/95	6780/96	"C2"	1290 Main Street
(49)	DASZ 9A/95	6783/96	"R1-4"	Island Lakes, Wayfarers Haven, Bounty Bay
(50)	DASZ 9B/95	6784/96	"R1-5" "R1-4"	Island Lakes, Coral Reef Cove
(51)	DASZ 9C/95	6785/96	"R1-5"	Island Lakes, Black Pearl Cove
(52)	DASZ 58/85 (Phase 14)	6800/96	"R1-4"	Beacon Hill Place, Eldorado Blvd., Scurfield Blvd.
(53)	DAZ 230/95	6795/96	"C1"	748 Broadway
(54)	DASZ 12/82 St. 3/4	6823/96	"R1-3.5" "R1-4"	East Cote Drive, Gobert Cresc., Aldgate Rd., Beacontree Bay
(55)	DASZ 18/94	6796/96	"R1-5.5"	Parkin Ave., Elmhurst Rd., Laxdal Road & Grant Ave.
(56)	DASZ 19/95	7117/97	"RM-1"	east side St. Annes Rd. between Warde and Compark
(57)	DASZ 17/95	6797/96	"C2"	northeast corner of William Ave. & Tecumseh St.

(58)	DASZ 20/95	6825/96	"R1-4"	Riverwest Rd.
(59)	DASZ 22/94	6835/96	"R1-9"	Park Place West between Litchfield & Kerslake
(60)	DASZ 11/92	6834/96	"R1-3.5" "PR1"	rue Youville & Bertrand St. between rue Des Meurons & Seine River
(61)	DAZ 228/95	6826/96	"RM-2"	150 Ferry Rd., South of Portage Ave.
(62)	DASZ 58/85 (Phase 14A)	6839/96	"R1-4"	north & south sides of Scurfield Blvd. Caldwell Cresc. & Vineland Cresc.
(63)	DAZ 208/95 (Phase 14A)	6866/96	"PR1" "RM-1"	1880 - 1952 St. Mary's Road
(64)	DAZ 212A/95 (DASSF 516/96)	6836/96	"R1-3"	McMillan Neighbourhood
(65)	DAZ 212B/95	6837/96	"R1-3"	McMillan Neighbourhood
(66)	DAZ 203/96	6838/96	"C2"	775 William Avenue
(67)	DASZ 2/96	6841/96	"PR1"	902 Kilkenny Drive
(68)	DAZ 202/96	6844/96	"RM-6"	654 Mathias Avenue
(69)	DAZ 201/96	6853/96	"C1-5"	2116 Pembina Highway
(70)	DASZ 3/96	6862/96	"R1-4" "PR1"	North of Leila Ave. west of Brenner Bay
(71)	DAZ 208/96	6863/96	"C1"	120 St. Anne's Road
(72)	DAZ 231/94		"R2"	southeast corner King Edward and Garton
(73)	DASZ 17/92	6874/96	"R1-4"	Orum Drive, Colin Maxwell Bay
(74)	DASZ 8/96	6864/96	"C3-1"	North side Reenders Dr., west of Lagimodiere
(75)	DAZ 209/96	6868/96	"C2"	West side of St. Anne's Rd. between Beliveau Rd. & Bishop Grandin Blvd.

(76)	DASZ 5/96	6887/96	"RM-2"	<i>repealed by By-law No. 105/2003</i>
(77)	DAZ 229/95		"M1"	225/229 Watt St.
(78)	DASZ 10/96	6914/96	"C2"	southwest St. Anne's Rd. at Bishop Grandin
(79)	DAZ 207/96	6886/96	"RM-1"	southeast Talbot Ave. & Gateway
(80)	DASZ 7/96	6894/96	"RM-L" "A-35"	southwest Grant At Chalfont Road
(81)	DASZ 9/96	6888/96	"RM-L"	northwest corner of East Mint Place & Royal Mint Dr.
(82)	DAZ 224/95	6895/96	"M2"	northeast corner of Inkster Blvd. & Brookside Blvd. to Jefferson Ave.
(83)	DASZ 13/96	6893/96	"RM-3"	Marrington at Kirkbridge
(84)	DASZ 12/96	6904/96	"R1-4"	Eaglemere Dr. between Crozier & Walter Piper
(85)	DAZ 212/96	6913/96	"C1"	468 Academy Road
(86)	DAZ 232/95	6912/96	"C2"	northwest corner of McPhillips Street & Leila Ave.
(87)	DASZ 4/96	6958/97	"PR2" "RM-5"	north side of Valhalla Drive, west of Henderson Highway
(88)	DASZ 15/96	6982/97	"RM-4"	Between Horace and Kenny Street
(89)	DAZ 217/96	6962/97	"RM-4"	746 - 758 McMillan
(90)	DASZ 20/90		"R1-5.5" "RM-3" "C2-S"	east side of Pipeline Road between Rita and Court Avenues
(91)	DAZ 220/96	7731/2000	"C2"	west side of St. Anne's Road between Bishop Grandin Boulevard and Beliveau Road - RIEL
(92)	DAZ 216/96	6978/97	"C2"	northwest corner of Inkster Blvd. & King Edward St.

(93)	DASZ 58/85 (Phase 18)	6993/97	"R1-4"	Vineland Crescent - west of Scurfield Blvd.
(94)	DASZ 58/85 (Phase 19) DAZ 220/96	6994/97	"R1-4" "R1-5"	east and west sides of Scurfield Blvd., north of Vanderbilt
(95)	DAZ 225/96	7291/98	"C2"	894 St. Mary's Road - Riel
(96)	DASZ 42/87 (Stage 5)		"R1-4"	Redonda Street
(97)	DASZ 58/85 (Phase 18A)	7032/97	"R1-4"	Vineland Crescent, west of Scurfield Blvd.
(98)	DASZ 58/85 (Phase 18B)	7033/97	"R1-4"	Vineland Crescent, west of Scurfield Blvd.
(99)	DAZ 223/96	7050/97	"C1.5"	600 Redwood
(100)	DAZ 218/96	7029/97	"M1-B"	2400/2430 McGillivray Blvd.
(101)	DAZ 224/96	7031/97	"C2"	202 Bond Street
(102)	DASZ 4/97		"PR1" "C2"	northwest corner of Leila Avenue & Garden Park
(103)	DASZ 6/97	7058/97	"R1-4" "RM-1" "RM-3" "C2" "PR1"	Lindenridge
(104)	DAZ 203/97	7053/97	"R1-5.5"	757 Lyon Street
(105)	DAZ 227/96	7052/97	"RM-4"	Bluewater Crescent & Willowlake
(106)	DAZ 200/97	7205/98	"C1"	215 Stafford Street
(107)	DASZ 1/97	7057/97	"C3-1"	south side of Regent, north side of Pandora W., east of Starlight Drive
(108)	DAZ 209/97		"C2"	1395 - 1399 Notre Dame

(109)	DAZ 222/97		"M1-B"	southeast Gateway Road at Springfield Road
(110)	DASZ 5/90	7066/97	"R1-5"	Beaudry Bay
(111)	DASZ 31/84	7065/97	"RM-2"	Dakota and John Forsyth
(112)	DAZ 211/97	7072/97	"RM-1"	505 Stradbrook
(113)	DAZ 210/97	7071/97	"C1"	917 Lorette Avenue
(114)	DASZ 3/97	7073/97	"R1-5.5"	west side Charleswood Road bet. Cardiff & CNR
(115)	DASZ 58/85 (Phase 19B) c/r DAZ 200/96	7086/97	"R1-4"	Whyte Ridge
(116)	DAZ 201/97	7090/97	"C2"	1044 St. Mary's Road
(117)	DASZ 10/97	7093/97	"RM-1"	north side of Roblin Blvd., east side of McQuaker Drive
(118)	DAZ 212/97	7105/97	"PR2"	2731 Main Street
(119)	DAZ 210/96	7104/97	"CR"	St. Mary's Road at Meadowood
(120)	DAZ 217/97	7120/97	"RM-1"	Southwest East Mint at Royal Mint
(121)	DAZ 214/97		"C1-5"	45 Osborne Street
(122)	DAZ 228/89		"M1"	Southwest corner of McGillivray Blvd. at Waverley Street
(123)	DAZ 218/97		"MP-2"	U. of M. Chancellor Drive
(124)	DAZ 224/97	7161/98	"A-5"	3900 Portage Avenue
(125)	DASZ 15/97	7162/98	"R1-3.5"	Horrox Bay at Riverwest
(126)	DASZ 17/97	7206/98	"RM-1"	Sinclair-Hillhouse (Kingsbury Ave. east of Sinclair St.)
(127)	DAZ 204/98	7207/98	"RM-3"	northwest corner of Wilkes & Waverley Street

(128)	DASZ 24/94	7215/98	"R1-5"	South side Ragsdill Road west of De Vries Avenue
(129)	DAZ 205/98	7221/98	"C2"	257/259 Arlington Street
(130)	DAZ 203/98	7212/98	"PR1"	Lands adjacent to Omand's Creek
(131)	DASZ 6/95	7236/98	"R1-5.5"	Land located west side of Willowood Road between Simkin Drive and Monty Hall Avenue - LSWK
(132)	DASZ 4/98	7223/98	"RM-2A"	South side of Grant Avenue between Elmhurst Road and Cathcart Street
(133)	DAZ 225/97	7222/98	"PR1"	Land located north of rue Messsager east and west of avenue Taché (north of rue Darveau)
(134a)	DAZ 211/98	7248/98	"RM-3"	Lands located between Pipeline Road and the easterly limit of Verona Drive north of Leila Avenue, south of Ambergate Drie - LSWK
(134b)	DAZ 214/98	7238/98	"C1"	East side of McPhillips Street between Redwood and Boyd Avenues - LSWK
(135)	DAZ 210/98	7245/98	"R2A"	Land located at 728-730 Valour Road - CC
(136)	DAZ 208/98	7237/98	"RM-L"	Land located at 209 boulevard de la Seigneurie - RIEL
(137)	DASZ 5/98	7246/98	"C3-2"	Land located at the northwest corner of Portage Avenue and the Perimeter Highway - Assin
(138)	DASZ 2/98	7247/98	"C2"	Land located on the south side of Bison Drive between Barnes Street and west of Shore Street - Riel
(139)	DASZ 14/87	7250/98	"R1-5"	Land located on the east and west sides of Foxwarren Drive and Gelhorn Place - LSWK

(140)	DAZ 212/98	7260/98	"C4"CD*	<i>repealed by By-law No. 106/2003</i>
(141)	DASZ 16/97	7258/98	"R1-4"	Land located on the west side of St. Anne's Road, north of Compark Road - Riel
(142)	DAZ 226/98	7270/98	"M1"	Land located on the south side of Henry Avenue between Ellen and Fountain Streets - LSWK
(143)	DAZ 217/98	7278/98	"PR2"	Land located on Niakwa Road East and Tascona Road - Riel
(144)	DAZ 218/98	7284/98	"C2"	Land located at 1297 Henderson Highway - EKT
(145)	DASZ 8/97	7281/98	"C2"; "RM-3"	Land located at Leila Avenue northeast corner of Pipeline Road - LSWK
(146)	DAZ 219/98	7285/98	"C2"	Land located at 5 Bank Avenue - Riel
(147)	DAZ 221/98	7289/98	"C1"	Land located at 1120 McPhillips Street - LSWK
(148)	DAZ 225/98	7480/99	"C2"	Land located on south side of Roblin Boulevard between Municipal Road and Hunerspoint Road - Assin
(149)	DAZ 220/98	7286/98	"PR1"; "RM-3"	Land located at 677 St. Anne's Road, east side south of John Bruce Road - Riel
(150)	DASZ 58/85	7296/98	"R1-4"	Land located on the north and south sides of Vanderbilt Drive; east of Scurfield Boulevard - Assin
(151)	DAZ 207/98	7300/98	"C2"	Land located at 327 Aubrey Street - CC
(152)	DAZ 224/98	7301/98	"C2"	Land located at 529 Wellington Crescent - CC
(153)	DAZ 229/98	7303/98	"RM-7"	Land located at 333 and 351 Maryland Street - CC

(154)	DASZ 8/98	7302/98	"RM-2"	Land located at 24 to 44 Furby Street and 55 and 57 Cornish Avenue - CC
(155)	DAZ 223/98	7321/98	"C2"	Land located at 915 Chancellor Drive - Riel
(156)	DAZ 232/98	7323/98	*"RM-5"	Land located at 10 Hallonquist Drive - Assin
(157)	DAZ 227/98	7322/98	"C2"	Land located at 114 - 118 Lark Street - LSWK
(158)	DASZ 21/98	7343/98	"RM-5"	Land located on the south side of McGillivray Boulevard east of Dovercourt Drive - Assin
(159)	DASZ 10/98	7320/98	"C2"	Land located on the northeast corner of Waverley Street and Taylor Avenue - CC
(160)	DASZ 1/98	7332/98	"C2" CD	Land located on Kenaston Boulevard at McGillivray Boulevard - Assin
(161)	DAZ 236/98	7341/98	"C2" CD	Land located on the west side of McPhillips Street between Manitoba and Pritchard Avenues - LSWK
(162)	DAZ 230/98	7342/98	"C4"	Land located on the northwest corner of Portage Avenue and David Street - Assin
(163)	DAZ 233/98	7362/99	"RM-5"	Land located on the north side of Hallonquist Drive between Setter Street and Sturgeon Road - Assin
(164)	DAZ 234/98	7363/99	"M1-B"	Land located at 909 Gateway Road - EKT
(165)	DAZ 237/98	7364/99	"C1.5"	Land located at 598 Corydon Avenue - CC

(166)	DASZ 22/98	7371/99	"C4"	Land located at the southeast corner of Kenaston and McGillivray Boulevards - Assin
(167)	DASZ 18/98	7380/99	"M1-B"	Land located on the east side of Brookside Blvd. between Jefferson Avenue and Inkster Blvd. - LSWK
(168)	DAZ 238/98	7389/99	"C2"	Land located south side of Taylor Avenue between Centennial and Beaverbrook Streets - CC
(169)	DASZ 23/98	7388/99 *	"M2"	Land located on the southeast corner of Rothwell Road and Kenaston Boulevard – ASSIN (REPEALED)
(170)	DASZ 16/98	7390/99	"RM-3"	Land located at 575/577 St. Anne's Road - RIEL
(171)	DASZ 42/87	7437/99	"R1-4"	Land located on the east and west sides of Chadwick Crescent south of Kildare Avenue - EKT
(172)	DASZ 42/87	7438/99	"R1-3"	Land located on the east side of Redonda Street north of Rothshire Drive - EKT
(173)	DAZ 201/99	7423/99	"C1.5"	Land located at 837 Sherbrook Street east side between William and Bannatyne Avenues - CC
(174)	DAZ 200/99	7392/99	"C2"	Land located at 1949 Henderson Highway - EKT
(175)	DAZ 205/99	7425/99	"PR1"	Land located on the north side of Ashcroft Point east of Glendale Boulevard - ASSIN
(176)	DAZ 202/99	7424/99	"R2A"	Land located at 871/873 Hector Avenue at Stafford Street - CC
(177)	DASZ 5/90F	7439/99	"R1-5"	Land located on Harbinger Bay north of Shorehill Drive - RIEL

(178)	DASZ 58/85	7440/99	"R1-4", "R1-5"	Land located on the north and south sides of Georgetown Drive east of Scurfield Boulevard - ASSIN
(179)	DAZ 206/99	7449/99	"M1" ID	Land located on the southeast corner of Jarvis Avenue and McPhillips Street - LSWK
(180)	DASZ 29/98	7465/99	"R1-4"	Land located on the southwest corner of Atwood Street and Pandora Avenue West - EKT
(181)	DAZ 212/99	7469/99	"C2"	Land located at 1604 St. Mary's Road - RIEL
(182)	DAZ 209/99	7468/99	"RM-L"	Land located on the northwest corner of John Forsyth Road and Dakota Street - RIEL
(183)	DAZ 204/99	7486/99	"C2"	Land located at 3 - 11 Reenders Drive - EKT
(184)	DAZ 213/99	7487/99	"R1-3.5"	Land located at 400 Bond Street - EKT
(185)	DAZ 203/99	7466/99	"C2"	Land located on the east side of St. Mary's Road north of Warde Avenue - RIEL
(186)	DASZ 3/99	7498/99	"A-5", "C2"	Land located at 1519 Regent Avenue - EKT
(187)	DAZ 222/98	7485/99	"C2"	Land located at 1046 Templeton Avenue - LSWK
(188)	DAZ 210/99	7488/99	"C2"	Land located at 500 Sherburn Street - CC
(189)	DAZ 216/99	7484/99	"M1-B"	Land located on the northwest corner of Inkster Boulevard and Sheppard Street - LSWK
(190)	DASZ 58/85	7479/99	"R1-4"	Land located on Knightswood Court west of Scurfield Boulevard - Assin

(191)	DASZ 31/84	7478/99	"R1-4"	Land located on Winterhaven Drive south of John Forsyth Road - Riel
(192)	DASZ 5/99	7483/99	"R1-4" "RM-L"	Land located on the southwest corner of Dawson Road South and Royal Mint Drive - Riel
(193)	DASZ 4/99	7482/99	"R1-5" "PR-1"	Land located north of Lindenwood Drive East, east of Lindenwood Drive West - Assin
(194)	DAZ 218/99	7496/99	"C2"	Land located on the east side of Beverley Street and the west side of Toronto Street, north of Portage Avenue - CC
(195)	DAZ 217/99	7495/99	"C1"	Land located at 522 Talbot Avenue - EKT
(196)	DASZ 11/98	7497/99	"C2"	Land located on the west side of St. Mary's Road south of Moore Avenue - Riel
(197)	DASZ 11/99	7501/99	"C4"	Land located at 1570 Regent Avenue West - EKT
(198)	DAZ 220/99	7508/99	"M3"	Land located on the southeast corner of Brookside Boulevard and Jefferson Avenue - LSWK
(199)	DAZ 231/99	7518/99	"C2"	Land located on the west side of McPhillips Street, north of Court Avenue - LSWK
(200)	DAZ 223/99	7520/99	"C1.5"	Land located at 1680 Grant Avenue - CC
(201)	DAZ 224/99	7521/99	"C2"	Land located on the north side of Wilkes Avenue west of the CPR La Riviere Subdivision - ASSIN
(202)	DAZ 221/99	7519/99	"C2"	Land located at 1046 St. Mary's Road - RIEL

(203)	DAZ 219/99	7535/99	"C2"	Lands located at 500 Shaftesbury Boulevard - ASSIN
(204)				
(205)				
(206)	DAZ 225/99	7533/99	"C1.5"	Land located at 983 Arlington Street - LSWK
(207)	DASZ 22/99	7532/99	"R1-6"	Land located on the north and south sides of Park Place West east of Litchfield Boulevard - ASSIN
(208)	DAZ 229/99	7550/2000	"RM-2"	Land located at 706 - 708 Dorchester Avenue - CC
(209)	DAZ 227/99	7549/2000	"C1.5"	Land located at 947 Valour Road - CC
(210)	DASZ 15/99	7536/99	"R1-4"	Land located on the south side of Horrox Bay west of Riverwest Road - LSWK
(211)	DASZ 1/99	7551/2000	"C1"	Land located on the southeast corner of Thatcher Drive and Pembina Highway - RIEL
(212)	DASZ 26/99	7554/2000	"A"	Land located at 2395 McGillivray Boulevard - ASSIN
(213)	DASZ 23/99	7589/2000	"R1-4"	Land located on the south side of Leila Avenue West of Pipeline Road - LSWK
(214)	DAZ 237/99	7575/2000	"C1.5"	Land located at 1450 Logan Avenue - LSWK
(215)	DAZ 238/99	7576/2000	"C1"	Land located at 595 Clifton Street - CC
(216)	DASZ 14/96	7892/2001	"R1-4" "R1-6"	Land located on the south side of Sigma Avenue and the east and west sides of Roseglen Crescent - ASSIN
(217)	DASZ 6/99	7577/2000	"C2"	Land located on the northeast corner of Main Street and Henry Avenue - LSWK

(218)	DASZ 58/85	7592/2000	"R1-4"	Land located on Ivy Lea Court, west of Scurfield Boulevard - ASSIN
(219)	DAZ 233/99	7590/2000	"R2"	Land located at 107 Yale Avenue East - EKT
(220)	DASZ 21/99	7591/2000	"R1-4"	Land located on the east side of Burrows Avenue between Inkster Boulevard and Larkspur Drive - LSWK
(221)				(7604/2000 not passed)
(222)	DASZ 31/84	7602/2000	"R1-4"	Land located on Quantrell Bay east of John Forsyth Road - RIEL
(223)	DAZ 208/99	7603/2000	"C2"	Zoning change at 143 St. Anne's Road, east side, north of Bank Avenue - RIEL
(224)	DASZ 1/93	7663/2000	"R1-4"	Land located on the east side of Eaglemere Drive, south of Crozier Avenue - EKT
(225)	DASZ 24/99	7646/2000	"M1"	Land located at 2595 McPhillips Street - LSWK
(226)	DAZ 203/00	7636/2000	"RM-2"	Land located on the southwest corner of Shorehill Drive and Bridgeway Crescent - RIEL
(227)	DASZ 27/98	7645/2000	"C-2"	Land located at 1401 and 1411 Regent Avenue - EKT
(228)	DAZ 206/00	7647/2000*	"C-2"	Land located at 212 Colony Street - CC
(229)	DASZ 7/00	7649/2000	"C-2"	Land located on the south side of Ravelston Avenue West, east of Peguis Street - EKT
(230)	DASZ 58/85	7642/2000	"R1-4"	Zoning change on land located on the east side of Scurfield Boulevard opposite Knightswood Court - ASSIN

(231)	DASZ 15/98	7644/2000	"R1-5.5"	Zoning change on land located on the south side of Corbett Drive, west of Goswell Road - ASSIN
(232)	DASZ 2/2000	7648/2000	"C-2"	Land located at 1425 Regent Avenue - EKT
(233)	DASZ 4/2000	7665/2000	"PR1"; "R1-9"	Land located on Bard Boulevard between Shaftesbury Boulevard and Holland Boulevard - ASSIN
(234)	DAZ 211/00	7666/2000	"C1.5"	Land located at 561 St. Anne's Road - RIEL
(235)	DAZ 207/00	7659/2000	"C1"	Land located at 2151 Henderson Highway - EKT
(236)	DAZ 212/00	7660/2000	"C1"	Land located at 156 Scott Street - CC
(237)	DAZ 215/00	7664/2000	"C2"	Land located on the west side of King Edward Street north of Portage Avenue - ASSIN
(238)	DAZ 205/00	7667/2000	"C1.5"	Land located on the southeast corner of Meadowood Drive and Dakota Street - RIEL
(239)	DASZ 5/2000	7661/2000	"PR2"	Land located at 2731 and 2795 Main Street - LSWK
(240)	DAZ 239/99	7662/2000	"C2"	Land located at 480 Balmoral Street - CC
(241)	DASZ 25/99	7668/2000	"PR-1" "RM-1"	Land located on the east side of rue Youville, north of Place Georges Forest - RIEL
(242)	DAZ 216/00	7688/2000	"C1"	Land located on the northwest corner of Wellington Avenue and Victor Street - CC
(243)	DAZ 218/00	7690/2000	"RM-2"	Land located on the northeast corner of Grassie Boulevard and Skowron Crescent - EK-T

(244)	DAZ 213/00	7687/2000	"C2"	Land located on the northeast corner of Disraeli Street and Sutherland Avenue - LSWK
(245)	DAZ 209/00	7686/2000	"RM-L"	Land located at 223 Roslyn Road - CC
(246)	DAZ 206/95	7691/2000*	"M2"; "PR1"	Land located on the south side of Logan Avenue immediately east of Omand's Creek - LSWK
(247)	DAZ 220/00	7718/2000	"RM-1"	Land located at 4025 Roblin Boulevard - ASSIN
(248)	DAZ 222/00	7719/2000	"M1-B"	Land located at 1620 McGillivray Boulevard - ASSIN
(249)	DASZ 6/98	7732/2000	"R1-5"	Land located at 1085 McIvor Avenue and De Vries Road - EK-T
(250)	DASZ 16/00	7716/2000	"M2"	Land located at 1405 St. Matthews Avenue - ASSIN
(251)	DAZ 224/00	7717/2000	"A.5"	Land located at 2770 Main Street - LSWK
(252)	DASZ 10/00	7720/2000	"R1-3" "R1-4"	Land located on the north side of John Forsyth Road west of Ashworth Street - RIEL
(253)	DASZ 8/99	7733/2000	"R1-5"	Land located at 432 Widlake Street - EK-T
(254)	DAZ 228/00	7764/2001	"C1"	Land located at 592 Talbot Avenue - EK-T
(255)	DAZ 223/00	7734/2000	"C2"	Land located at 55 Higgins Avenue - LSWK
(256)	DAZ 210/00	7762/2001	"M1"	Land located at 2081 King Edward Street - LSWK
(257)	DAZ 225/00	7763/2001	"C.5"	Land located at 1069 Sargent Avenue - CC

(258)	DASZ 9/00	7737/2000	"R1-3.5"	Land located on the east side of Roseglen Crescent south of Hawkwood Gate - ASSIN
(259)	DAZ 232/00	7765/2001	"CF"	Land located at 600 Clifton Street - CC
(260)	DAZ 230/99	7760/2001	"RM-2"	Land located at 868 Sturgeon Road, west side north of Ness Avenue - ASSIN
(261)	DASZ 15/00	7772/2001	"RM-3"	Land located on the north side of Lindenwood Drive East, east of Kenaston Boulevard - ASSIN
(262)	DASZ 31/84	7799/2001	"R1-4"	Land located on the south side of John Forsyth Road west of Ashworth Street - RIEL
(263)	DAZ 236/00	7809/2001	"M1-B"	Land located at 1575 Inkster Boulevard - LSWK
(264)	DAZ 230/00	7816/2001	"RM-5"	Land located at 175 Ronald Street - ASSIN
(265)	DASZ 23/00	7807/2001	"R1-5"	Land located on the southeast corner of Dovercourt Drive andalcon Ridge Drive - ASSIN
(266)	DASZ 13/00	7806/2001	"R1-4.5"	Land located 1965 DeVries Avenue - EK-T
(267)	DASZ 8/00	7805/2001	"RR-2"	Land located on the south side of the Perimeter Highway between Sioux Road and Lagimodiere Boulevard - RIEL
(268)	DAZ 200/01	7836/2001	"C2"	Land located at 336 Young Street - CC
(269)	DASZ 31/84	7825/2001	"R1-4"	Land located on the north side of Winterhaven Drive east of Beckwith Lane - RIEL
(270)	DAZ 201/01	7837/2001	"C2"	Land located at 637 rue La Fleche - RIEL

(271)	DASZ 27/00	7829/2001	"R1-4"	Land located on the south side of Peter Herner Bay - LSWK
(272)	DASZ 42/87	7830/2001	"R1-3" "R1-4"	Land located east of Ravenhurst Street south of Kildare Avenue East - EKT
(273)	DAZ 233/00	7831/2001	"R1-5"	Land located at 766 Crescent Drive - ASSIN
(274)	DAZ 237/00	7832/2001	"R1-5"	Land located at 770 Crescent Drive - ASSIN
(275)	DAZ 206/01	7838/2001	"MP-2"	Land located at 51 Burmac Road - RIEL
(276)	DAZ 205/01	7849/2001	"R2-T"	Land located at 163, 165, 173 rue Aubert and 773 rue St. Joseph - RIEL
(277)	DAZ 231/00	7848/2001	"C2"	Land located at 337 - 345 Pandora Avenue West - EKT
(278)	DASZ 6/00	7853/2001	"PR1"; "RM4"	Land located on the west side of St. Mary's Road north of Normand Avenue - RIEL
(279)	DASZ 6/01	7864/2001	"R1-4"	Land located west of Lindenwood Drive West and north of Lindenwood Drive East - ASSIN
(280)	DASZ 29/00	7841/2001	"RR-2"	Land located at 435 Christie Road - RIEL
(281)	DASZ 2/01	7842/2001	"R1-4"	Land located on the east side of Hillmartin Drive south of Kirkbridge Drive - RIEL
(282)	DASZ 26/00	7828/2001	"R2-T"	Land located at 299 Young Street, 776 Spence Street and 546 Portage Avenue - CC
(283)	DASZ 31/84 (Phase 11)	7839/2001	"R1-3.5"	Land located on the east side of Aldgate Road south John Forsyth Road - RIEL

(284)	DASZ 4/01	7850/2001	"C4"	Land located on the west side of McPhillips Street between Templeton Avenue and Court Avenue - LSWK
(285)	DASZ 9/01	7861/2001	"R1-5.5"	Land located at 1033 McIvor Avenue – EKT
(286)	DASZ 10/01	7902/2001	"C1"	Land located on the south side of Scotland Street east of Stafford Avenue - CC
(287)	DAZ 212/01	7871/2001	"RM-7"	Land located on the southwest corner of Gerard Street and River Avenue - CC
(288)	DAZ 214/01	7874/2001	"C2"	Land located at 222 Edison Avenue - EKT
(289)	DASZ 18/00	7873/2001	"RM-6"	Land located at 217 Kingsford Avenue - EKT
(290)	DASZ 13/01	7865/2001	"R1-3.5" "R1-4"	Land located on the southwest corner of Aldgate Road and John Forsyth Road and Aldgate Road and Erindale Crescent – RIEL
(291)	DASZ 11/01	7863/2001	"R1-4"	Land located on the south and east sides of Winterhaven Drive west and south sides of Erindale Crescent - RIEL
(292)	DAZ 204/01	7872/2001	"C3-2"	Land located at 1740 Fermor Avenue - RIEL
(293)	DASZ 12/01	7862/2001	"C2"	Land located adjacent to 535 St. Charles Street – ASSIN
(294)	DAZ 221/00	7875/2001	"C1.5"	Land located at 595 St. Anne's Road - RIEL
(295)	DAZ 203/01	7893/2001	"C2"	Land located at 848 and 854 Furby Street – LSWK
(296)	DAZ 216/01	7903/2001	"RM-3"	Land located at 630/636 Gertrude Avenue - CC

(297)	DAZ 213/01	7894/2001*	"M1-B"	Land located at 1291 McGillivray Boulevard – ASSIN
(298)	DASZ 15/01	7910/2001	"C2"	Land located at 412, 416 and 418 Aberdeen Avenue - LSWK
(299)	DAZ 218/01	7904/2001	"C1"	Land located at 527 Beaverbrook Street – CC
(300)	DAZ 219/01	7905/2001	"C2"	Land located at 526 College Avenue - Lord Selkirk-West Kildonan Community Committee
(301)	DAZ 215/01	7928/2001	"M2"	Land located on the west side of Kenaston Boulevard opposite Rothwell road - ASSIN
(302)	DASZ 20/98	7938/2001	"R1-4"	Land located south of Murray Avenue, west of Main Street - LSWK
(303)	DASZ 19/98	7937/2001	"R1-4"	Land located north of Murray Avenue, west of Main Street - LSWK
(304)	DASZ 20/01	7963/2002	"R1-4"	Land located at 270 Armstrong Avenue - LSWK
(305)	DASZ 18/01	7927/2001	"R1-6"	Land located on the north side of Shoreline Drive east of Brentcliffe Drive - ASSIN
(306)	DASZ 24/01	8005/2001	"C3-1"	Land located at 1486 Regent Avenue - EKT
(307)	DAZ 202/01	7930/2001	"M1-B"	Land located at 811 Panet Road - EKT
(308)	DAZ 208/01	7936/2001	"C3-1"	Land located on the southeast corner of Inkster Boulevard and Brookside Boulevard - LSWK
(309)	DAZ 224/01	7961/2002	"C1"	Land located at 447 Ferry Road - ASSIN
(310)	DAZ 20/01	7960/2002	"C2"	Land located at 348 Young Street - CC

(311)	DASZ 10/95	7982/2002	"R1-9"	Land located on rue du Monastere, south of rue des Trappistes - RIEL
(312)	DASZ 19/01	8001/2002	"R1-5"	Land located south of Marksbridge Drive, east of Lindenwood Drive West - ASSIN
(313)	DASZ 29/01	8024/2002	"R1-5.5A"	Land located on Bloomer Crescent between Laxdal and Elmhurst Roads - ASSIN
(314)	DASZ 17/01	8022/2002	"R1-4"	Land located on Breckenridge Close, Setterington Bay and St. Albans Road - ASSIN
(315)	DASZ 26/01	8023/2002	"R1-3.5" "R1-4" "RM-2"	Land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road - RIEL
(316)	DASZ 31/84	8039/2002	"R1-5" "RM-2"	Land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road - RIEL
(317)	DAZ 201/02	8029/2002	"C-2"	Land located on the west side of St. Anne's Road, south of Fermor Avenue - RIEL
(318)	DAZ 204/02	8040/2002	"RM-5"	Land located on the west side of St. Anne's Road, south of Fermor Avenue - RIEL
(319)	DAZ 201/02	8029/2002	"C-2"	Land located at 220 Hugo Street North and 258 Wellington Crescent - RIEL
(320)	DAZ 203/02	8066/2002	"RM-7"	Land located at 166 Goulet St - RIEL
(321)	DAZ 209/02	8068/2002	"M2"	Land located on the northeast corner of Kenaston Boulevard - ASSIN
(322)	DAZ 208/02	8067/2002	"C2"	Land located at 989 - 993 McPhillips St - LSWK

(323)	DASZ 24/94 (II)	8057/2002	"R1-5"	Land located on the south side of Ragsdill Road, west side of DeVries Avenue - RIEL
(324)	DASZ 10/02	8085/2002	"M2"	Land located on the west side of Waverley Street, north of Bishop Grandin Boulevard - ASSIN
(325)	DAZ 206/02	8090/2002	"C1.5"	Land located at 859 Westminster Avenue - CC
(326)	DASZ 31/01	8073/2002	"R1-6" "RM-L"	Land located on the east side of Litchfield Boulevard south of Park Place West - ASSIN
(327)	DAZ 210/02	8091/2002	"C1.5"	Land located on the southwest corner of Avenue de la Cathedrale and rue Langevin - RIEL
(328)	DASZ 6/97A	8074/2002	"RM-3"	Land located on the west side of Dovercourt Drive south of McGillivray Boulevard - ASSIN
(329)	DAZ 211/02	8093/2002	"C1.5"	Land located at 1835 Corydon Avenue - CC
(330)	DASZ 8/01	8092/2002	"R1-5.5" SF	Land located at 2018 DeVries Avenue - EKT
(331)	DASZ 1/02	8094/2002	"R1-4" "R1-5" "PR1"	Land located south of Templeton Avenue north of Brenner Bay - LSWK
(332)	DAZ 213/02	8109/2002	"R2A"	Land located on the southeast corner of Mathers Avenue and Waverley Street - CC
(333)	DAZ 214/02	8106/2002	"C1.5"	Land located at 911 Corydon Avenue - CC
(334)	DASZ 9/02	8095/2002	"R1-4"	Land located south of Thurston Bay, west of Lindenwood Drive West - ASSIN

(335)	DASZ 6/96	8102/2002	"PR1"	Land located on the northeast corner of Furby Street and Cornish Avenue - CC
(336)	DASZ 13/02	8129/2002	"R1-4" "R1-5.5"	Land located on the north side of Benn Avenue east of Riverbend Road - LSWK
(337)	DASZ 16/02	8130/2002	"R1-4"	Land located adjacent to 191 - 215 George Marshall Way - EKT
(338)	DASZ 17/02	8108/2002	"R1-5"	Land located adjacent to 26 - 74 Boisselle Bay - RIEL
(339)	DAZ 216/02	8107/2002	"PR1"	Land located on the west side of Ulster Street between Carrigan Place and Greencrest Avenue - RIEL
(340)	DAZ 214/03	123/2003	"RM-7"	Land located at 1155 to 1191 Rothesay Street - EK-T
(341)	DASZ 27/01	8110/2002	"R1-4.5"	Land located north of Beecher Avenue, opposite Diplomat Drive - LSWK
(342)	DASZ 11/02	8128/2002	"R1-5"	Land located at 1220 Pandora Avenue - EKT
(343)	DAZ 218/02	8131/2002	"C1.5"	Land located at 531 McGregor Street - LSWK
(344)	DAZ 215/02	8132/2002	"C2"	Land located at 643/645 William Avenue - LSWK
(345)	DASZ 14/01	8137/2002	"RM-2"	Land located on the southeast corner of Grassie Boulevard and Molson Street - EKT
(346)	DAZ 220/02	2/2003	"PR1"	Land located at 769 Tache Avenue - RIEL
(347)	DAZ 222/02	8145/2002	"PR2"	Land located at 170 Fleetwood Road - ASSIN

(348)	DAZ 224/02	4/2003	"PR2"	Land located at 1964 St. Mary's Road - RIEL
(349)	DAZ 223/02	3/2003	"C2"	Land located at 444 Langside Street - CC
(350)	DAZ 226/02	8146/2002	"C3-1"	Land located on the north side of Dufferin Avenue, west of Salter Street - LSWK
(351)	DASZ 5/01	8159/2002	"RR-2"	Land located on Halparin Drive and Bramblewood Road North - RIEL
(352)	DASZ 19/02	8161/2002	"C2"	Land located on the east side of St. Anne's Road, south of Beliveau Road - RIEL
(353)	DASZ 12/02	8160/2002	"RM-2"	Land located on the north side of Kimberley Avenue between Gateway Road and London Street - EK-T
(354)	DAZ 233/02	71/2003	"M1-B"	Land located at 1171 Fife Street - LSWK
(355)	DASZ 23/02	5/2003	"C2"	Land located at 1617 St. Mary's Road - RIEL
(356)	DASZ 27/02	27/2003	"C2"	Land located at 1131 St. Mary's Road - RIEL
(357)	DASZ 21/02	10/2003	"MP-2"	Land located at 140 Paquin Road - RIEL
(358)	DASZ 9A/03	9/2003	"R1-4"	Land located west of Liendenwood Drive West, south of Thurston Bay - ASSIN
(359)	DAZ 228/02	34/2003	"C2"	Land located at 585 McGregor Street - LSWK
(360)	DAZ 231/02	35/2003	"C2"	Land located at 384 Elgin Avenue - LSWK
(361)	DAZ 225/02	73/2003	"C1"	Land located at 466 Academy Road - CC

(362)	DAZ 227/02	28/2003	"R2"	Land located at 218 Salter Street - LSWK
(363)	DASZ 8/02	26/2003	"R1-5"	Land located on the east side of Royal Crest Drive - CC
(364)	DAZ 230/02	72/2003	"C1.5"	Land located at 848 William Avenue - LSWK
(365)	DASZ 26/02	33/2003	"RM-L" "RM-2"	Land located at the southwest corner of Lanark Street and Grant Avenue - CC
(366)	DASZ 42/87 Ph 1(f)	70/2003	"R1-4"	Land located on William Gibson Bay and John Duncan Drive - EKT
(367)	DASZ 18/02	37/2003	"R1-3.5"	Land located at 58 Maitland Drive - RIEL
(368)	DAZ 234/02	45/2003	"RM-L"	Land located on the southwest corner of Day Street and Ravelston Avenue West - EKT
(369)				
(370)	DASZ 1/03	75/2003	"RR-2"	Land located on the east side of McCreary Road south of Wilkes Avenue - ASSIN
(371)	DASZ 29/02	74/2003	"R1-4"	Land located at 941 Carruthers Avenue and 48 Dahlia Avenue - LSWK
(372)	DASZ 22/01	82/2003	"RR-2"	Land located at 65 Halparin Drive - RIEL
(373)	DASZ 21/01	83/2003	"RM-2"	Land located south of Aldgate Road, between Upavon Road and St. Anne's Road - RIEL
(374)	DASZ 19/00	84/2003	"PR1" "PR2" "R1-4"	Land located south of John Bruce Road, east of the Seine River - RIEL
(375)	DASZ 30/02	91/2003	"R1-4"	Land located south of McGillivray Boulevard, east of Linden Ridge Drive - CC

(376)	DASZ 2/03	99/2003	"R1-5" "R1-5.5"	Land located on the north and south sides of John Huyda Drive in the EK-T
(377)	DAZ 204/03	110/2003	"C1.5"	Land located on the northwest corner of Stafford Street and Corydon Avenue - CC
(378)	DAZ 209/03	109/2003	"C1.5"	Land located on the east side of Langside Street, north of Broadway - CC
(379)	DAZ 210/02	160/2003	"C1"	Land located 567 St. Anne's Road - RIEL
(380)				
(381)				
(382)	DAZ 212/03	121/2003	"C2"	Land located at 780, 786, 790, 798 and 806 McDermot Avenue - LSWK
(383)	DAZ 211/03	120/2003	"M1"	Land located at 1019 Pacific Avenue - LSWK
(384)	DAZ 208/03	119/2003	"PR1"	Land located on the east side of Langside Street, the west side of Young Street north of Broadway - CC
(385)	DASZ 7/03	118/2003	"M1"	Land located at 2395 McGillivray Boulevard - ASSIN
(386)	DAZ 218/03	135/2003	"C2"	Land located at 1452 Logan Avenue - LSWK
(387)	DASZ 25/01	131/2003	"PR-1" "RM-2"	Land located at 1185 St. Anne's Road - RIEL
(388)	DASZ 10/99	158/2003	"RM-3"	Land located at 3584, 3586 and 3590 Portage Avenue - ASSIN
(389)	DASZ 20/00	143/2003	"C2"	Land located at 228 Isabel Street - LSWK
(390)	DASZ 28/02	130/2003	"R1-4"	Land located on the north side of Beecher Avenue between Diplomat Drive and Ferrier Street - LSWK

(391)	DAZ 228/03	148/2003	"RM-1"	Land located north of the CNR Mainline between rue St. Joseph and Tache Avenue - RIEL
(392)	DAZ 229/03	149/2003	"C1-5"	Land located at 995 and 999 Corydon Ave - CC
(393)	DASZ 9/03 (PH 1)	133/2003	"R1-3.5"	Land located on the east side of Eaglemere Drive south of Grassie Boulevard, west of Lagimodiere Boulevard - EKT
(394)	DAZ 227/03	147/2003	"C2"	Land located at 649 Archibald Street - RIEL
(395)	DAZ 224/03	146/2003	"PR1"	Land located at 145 Burrows Avenue and 148 Alfred Avenue - LSWK
(396)	DASZ 14/02	134/2003	"C1-5"	Land located on the north side of Broadway between Good and Colony Streets - CC
(397)	DASZ 8/03	132/2003	"RM-2"	Land located at 1151 St. Anne's Road - RIEL
(398)	DASZ 17/03	137/2003	"PR1" "R1-5"	Land located on the north and south sides of Amber Trail west of Courland Bay - LSWK
(399)	DAZ 222/03	145/2003	"C1"	Land located at 585 London Street - EKT
(400)	DAZ 230/03	150/2003	"C2"	Land located on the northwest corner of Leila Avenue and Pipeline Road - LSWK
(401)	DASZ 12/03	136/2003	"R1-3.5" "PR1"	Land located on Robson Street south of Stewin Avenue - EK-T
(402)	DASZ 4/03	144/2003	"C2"	Land located at 737 Keewatin Street - LSWK
(403)	DASZ 14/03	159/2003	"C1"	Land located on the south side of Academy Road between Lockwood and Centennial Streets - CC

(404)

(405)	DASZ 13/03	161/2003	"C2"	Land located at 1847 Grant Avenue - CC
(406)	DAZ 235/03	174/2003	"C1.5"	Land located at 40 Cromwell Street - RIEL
(407)	DAZ 233/03	171/2003	"C1.5"	Land located at 562 Corydon Avenue - CC
(408)	DAZ 232/03	172/2003	"RM-5"	Land located at 214 Goulet Street - RIEL
(409)	DASZ 18/03	168/2003	"R1-5.5"	Land located on the north side of Polaris Avenue east of Dieppe Road - ASSIN
(410)	DASZ 21/00	169/2003	"R1-9"	Land located on the south side of Cloutier Drive, east of Macbell Road - RIEL
(411)	DASZ 21/03	170/2003	"R1-5.5"	Land located on the north side of John Huyda Drive - EKT
(412)	DASZ 15/03	180/2003	"MH-P"; "C2"	Land located at 585 St. Anne's Road - RIEL
(413)	DASZ 6/97B	178/2003	"C2"	Land located on the south side of McGillivray Boulevard, west side of Dovercourt Drive - CC
(414)	DASZ 23/03	181/2003	"C2"	Land located on the south side of Grant Avenue east of Kenaston Boulevard - CC
(415)	DASZ 19/03	179/2003	"M2"	Land located on the east side of Omand's Creek Boulevard north of Logan Avenue - ASSIN
(416)	DAZ 237/03	8/2004	"C2"	Land located at 264, 266 and 268 St. Anne's Road - RIEL
(417)	DAZ 236/03	7/2004	"C2"	Land located at 85 Horace Street - RIEL

(418)	DASZ 31/84	6/2004	"R1-3"	Land located on the east side of Ashworth Street South, north of John Forsyth Road - RIEL
(419)	DASZ 25/03	9/2004	"R1-3.5"	Land located on the east side of Brunswick Street south of Red Oak Drive in the EKT
(420)	DAZ 241/03	24/2004	"C2"	Land located at 151 Bertrand Street - RIEL
(421)	DAZ 240/03	30/2004	"C2"	Land located at 1498 St. Mary's Road - RIEL
(422)	DAZ 32/03	39/2004	"C2"	Land located at 1385 Sargent Avenue - ASSIN
(423)	DASZ 14/99	13/2004	"C2"	Land located on Ravelston Avenue West and Lagimodiere Boulevard - EKT
(424)	DAZ 243/03	31/2004	"PR1" "R1-4"	Land located west of Pembina Highway south of Bison Drive - RIEL
(425)	DASZ 22/03	29/2004	"C2"	Land located at 390/396 Provencher Boulevard - RIEL
(426)	DASZ 37/03	37/2004	"R1-4"	Land located at 421 Grassie Boulevard - EKT
(427)	DASZ 28/03	33/2004	"M2"	Land located at 2419/2425 Ferrier Street - LSWK
(428)	DAZ 200/04	41/2004	"C1.5"	Land located at 363 Wardlaw Avenue - CC
(429)	DASZ 40/03	45/2004	"C2"	Land located at 1665 Henderson Highway - EKT
(430)	DASZ 30/03	44/2004	"R1-4"	Land located south of Pandora Avenue west of Bournais Drive - EKT

(431)	DASZ 2/04	63/2004	"R1-5.5"	Land located on the north side of John Huyda Drive east of Mitchelson Way - EKT
(432)	DASZ 29/03	47/2004	"R1-4" "RM-4"	Land located north of McGillivray Boulevard, south of Fairhaven Road, west of Lindenwood Drive West - CC
(433)	DASZ 7/01	46/2004	"C3-1"	Land located east of Brookside Boulevard, south of Inkster Boulevard – LSWK
(434)	DASZ 16/03	56/2004	"R1-3.5" "R1-4"	Land located west of Island Shore Boulevard - RIEL
(435)	DAZ 204/04	74/2004	"RM-L"	Land located at 498 Ottawa Avenue - EKT
(436)	DASZ 6/03	61/2004	"R1-4"	Land located on the north and south side of Promenade Brunet, west of Drake Boulevard - RIEL
(437)	DAZ 209/04	76/2004	"C2"	Land located at 270 St. Anne's Road - RIEL
(438)	DAZ 201/04	73/2004	"C2"	Land located at 280/282 St. Anne's Road - RIEL
(439)	DASZ 6/04	83/2004	"R1-4"	Land located on the south side of McGillivray Boulevard east of Linden Ridge Drive - CITY CENTRE
(440)	DAZ 208/04	75/2004	R1-2.5	Land located at 584, 586, 588 and 590 Bannerman Avenue - LSWK
(441)	DASZ 34/03	62/2004	"R1-3.5"	Land located at 2307 St. Mary's Road - RIEL
(442)	DASZ 6/02	60/2004	"PR1" "R1-3.5" "R1-4"	Land located on Aldgate Road between Eastcote Drive and Highbury Road - RIEL

(443)	DAZ 242/03	71/2004	"RM-3"	Land located on the southeast corner of Wilkes Avenue and Brockville Street - CC
(444)	DASZ 31/03	72/2004	"R1-3.5"	Land located on the north side of Chokecherry Cove south of Worthington Avenue - RIEL
(445)	DAZ 211/04	81/2004	"M3"	Land located at 385 Softley Road - RIEL
(446)	DAZ 210/04	80/2004	"R1-3"	Land located on the northwest corner of Jeanne d'Arc Street and Dollard Boulevard - RIEL
(447)	DAZ 217/04	105/2004	"R1-3"	Land located on the southeast corner of McGregor Street and Pritchard Avenue - LSWK
(448)	DAZ 215/04	99/2004	"R1-3.5"	Land located on Wisteria Way, Danford Drive, Endcliffe Place, Frog Plain Way - LSWK
(449)	DAZ 213/04	100/2004	"RM-2"	Land located at 90 Gertie Street - LSWK
(450)	DAZ 206/04	90/2004	"C2"	Land located at 20 Maryland Street - CC
(451)	DAZ 203/04	89/2004	"RM-L"	Land located on the south side of John Bruce Road opposite Bridgeway Crescent - RIEL
(452)	DASZ 9/03	88/2004	"R1-3.5"	Land located on the east side of Eaglemere Drive south of Grassie Boulevard, west of Lagimodiere Boulevard - EKT
(453)	DASZ 11/04	132/2005	PR1	Land located at 450 Youville Street - RIEL
(454)	DASZ 7/04	95/2004	"R1-3.5"	Land located at 1211 - 1243 Kildare Avenue East - EKT

(455)	DASZ 43/03	94/2004	"R1-3.5"	Land located on the northeast corner of Ravensden Drive and Aldgate Road – RIEL
(456)	DASZ 35/03	93/2004	R1-3.5	Land located on Tomkins Bay and St. Moritz Road - EKT
(457)	DAZ 225/04	136/2004	C2	Land located at 1325 Markham Road - RIEL
(458)	DASZ 1/04	107/2004	C2	Land located north of River Avenue west of Osborne Street - CC
(459)	DASZ 3/04	106/2004	C2	Land located at 698 - 700 St. Anne's Road and 119 Compark Road - RIEL
(460)	DAZ 225/03	118/2004 *	MP-S	Land located on Pandora Avenue West between Bond Street and Winona Street - EKT
(461)	DAZ 220/04	109/2004	C2	Land located at 527 St. Anne's Road - RIEL
(462)	DAZ 219/04	98/2004	RM-5	Land located at 130 St. Anne's - RIEL
(463)	DAZ 221/04	141/2004	C2	Land located at 647/659 Young Street - CC
(464)	DASZ 13/04	117/2004	MP-2	Land located at 196 Innovation Drive - RIEL
(465)	DASZ 38/03	122/2004	PR-1 R1-4	Land located on the east side of Keewatin Street north of Paramount Road - LSWK
(466)	DASZ 14/04	123/2004	R1-5	Land located at 872 John Bruce Road - RIEL
(467)	DAZ 233/04	138/2004	C3-1	Land located at 500 Oak Point Highway - LSWK
(468)	DAZ 205/04	124/2004 *	C2	Land located on the northwest corner of Bayridge Avenue and Ulster Street - RIEL

(469)	DASZ 12/04	127/2004	R1-4	Land located north of Amber Trail, south of Templeto Avenue, west of Courland Bay - LSWK
(470)	DAZ 212/04	140/2004	C2	Land located at 648 Sargent Avenue - CC
(471)	DASZ 10/04	126/2004	R1-3.5	Land located on the northwest corner of Day Street and Larche Avenue West - EKT
(472)	DASZ 5/04	125/2004	PR1; R1-3.5	Land located on the north side of Foley Avenue at Gibbs Street - LSWK
(473)	DAZ 227/04	137/2004	C1.5	Land located at 104 Hespeler Avenue - EKT
(474)	DAZ 238/04	139/2004	RM-3	Land located on the west side of Dovercourt Drive, north of Scurfield Boulevard - CC
(475)	DASZ 19/00	128/2004	R1-4	Zoning change on Yorkwood Drive, Northport Bay, Southside Drive and Montvale Crescent - RIEL
(476)	DAZ 237/04	168/2004	C2	Land located at 841/851 Regent Avenue West - EKT
(477)	DAZ 251/04	157/2004	RM-5	Land located at 380 Brazier Street - EKT
(478)	DAZ 242/04	154/2004	C1	Land located at 702/704 Scotland Avenue - CC
(479)	DAZ 226/04	143/2004	C2	Land located at 775 Sherbrook Street - LSWK
(480)	DAZ 249/04	156/2004	R2-T	Land located at 493 William Newton Avenue - EKT
(481)	DAZ 241/04	153/2004	R2	Land located at 121 Pandora Avenue West - EKT
(482)	DAZ 239/03	151/2004	C2	Land located at 1409 Notre Dame Avenue - LSWK

(483)	DAZ 222/04	1482/2004	RM-4	Land located at 75/87 Academy Road - CC
(484)	DASZ 42/87	144/2004	R1-4; R1-5	Land located on Lopuck Bay - EKT
(485)	DAZ 244/04	155/2004	C2	Land located at 422/424 Dufferin Avenue - LSWK
(486)	DAZ 231/04	148/2004	C1.5	Land located at 905 Corydon Avenue - CC
(487)	DASZ 24/03	149/2004	R1-3.5	Land located north of Inkster Boulevard, east of King Edward Street - LSWK
(488)	DASZ 17/04	152/2004	R1-4	Land located on Grassie Boulevard, west side of Molson Street - EKT
(489)	DASZ 15/04	159/2004	RM-4	Land located on the south side of Boulton Bay west of Kenaston Boulevard – CC
(490)	DAZ 260/04	185/2004	C1	Land located at 585 London Street - EKT
(491)	DASZ 8/04	174/2004	R1-4	Land located on the east side of Swinford Way north of Murray Avenue - LSWK
(492)	DAZ 243/04	169/2004	M2	Land located at 1147 – 1153 Sanford Street - ASSIN
(493)	DASZ 18/04	172/2004	R1-4	Land located at 346 Scotia Street - LSWK
(494)	DASZ 41/03	167/2004	RM-3	Land located at 1121 – 1133 Molson Street - EKT
(495)	DASZ 26/04	173/2004	M1-B	Land located at 350 DeBaets Street - RIEL
(496)	DAZ 254/04	171/2004	C1.5	Land located at 550 Academy Road - RIEL
(497)	DAZ 253/04	170/2004	C2	Land located at 444 St. Anne's Road – RIEL

(498)	DAZ 261/04	6/2005	M1-B	Land located at 1080 Waverley Street south of Seel Avenue - CC
(499)	DASZ 32/04	187/2004	R1-3.5	Land located on Lambeth Road and Goldthorpe Crescent - RIEL
(500)	DAZ 228/04	184/2004	RM-3	Land located east of Dakota Street, west of Lambeth Road – RIEL
(501)	DAZ 218/04	186/2004	C2	Land located at 170 Goulet Street – RIEL
(502)	DAZ 264/04	7/2005	C2	Land located at 489 Des Meurons Street - RIEL
(503)	DAZ 257/04	1/2005	C2	Land located at 337 Ferry Road – ASSIN
(504)	DASZ 16/04	5/2005	RM-4	Land located at 321 Avenue de la Cathedrale - RIEL
(505)	DASZ 42/04	2/2005	R1-4	Land located on Lopuck Bay, east of Ravenhurst Street – EKT
(506)	DASZ 21/04	9/2005	R1-4; RM-2	Land located south of Lee Boulevard, east side of Waverley Street - RIEL
(507)	DAZ 268/04	8/2005	C1.5	Land located at 808 St. Mary's Road - RIEL
(508)	DAZ 258/04	10/2005	RM-L	Land located north of Forestgate Avenue west of Lindenwood Drive West - CC
(509)	DAZ 267/04	29/2005	C2	Land located at 748, 752 McDermot Avenue - LSWK
(510)	DAZ 265/04	28/2005	C2	Land located at 1721 Main Street - LSWK
(511)	DAZ 272/04	30/2005	C1.5	Land located at 2146 Main Street - LSWK

(512)	DAZ 270/04	39/2005	RM-5	Land located on the southeast corner of Scotland Avenue and Stafford Street - CC
(513)	DAZ 255/04	31/2005	C2	Land located at 1075 Portage Avenue - CC
(514)	DASZ 38/04	35/2005	C2	Land located at 1612 and 1614 St. Mary's Road - RIEL
(515)	DASZ 43/04	44/2005	PR-1, R1-4	Land located west of Danube Drive, south of Templeton Avenue- LS-WK
(516)	DASZ 29/04	36/2005	R1-3.5	Land located on Arrowhead Drive - LSWK
(517)	daz 248/04	64/2005	PR-2	Land located at 999 Sargent Avenue – CC
(518)	DASZ 51/04	38/2005	C2	Land located at 529/533 St. Anne's Road - RIEL
(519)	DASZ 37/04	43/2005	R1-4, RM-4	Land located between Fairhaven Road and Lindenwood Drive East, west of Lindenwood Drive West - CC
(520)	DAZ 07/05	66/2005	C-1	Land located at 252 Arlington Street - CC
(521)	DASZ 44/04	49/2005	R1-3.5, R1-4	Land located on the south side of McGillivray Boulevard west of Columbia Drive and east of Post Street - RIEL
(522)	DAZ 205/05	65/2005 *	R2-T	Land located at 855 Elizabeth Road - RIEL <i>(repealed)</i>
(523)	DAZ 203/05	51/2005	C1.5, RM-6	Land located at 200 Masson Street - RIEL
(524)	DASZ 36/04	48/2005	R1-4	Land located on the west side of Melnick Road, south of Warde Avenue - RIEL

(525)	DASZ 19/04	72/2005 *	R1-4	Land located on Waterton Drive, Bridgetown Drive, Earlington Place, Northwood Court, Breton Bay, Demetriooff Drive and Shorehill Drive - RIEL
(526)	DASZ 27/03	77/2005	PR-1; RM-4	Land located at 571 St. Anne's Road - RIEL
(527)	DASZ 33/04	100/2005	R1-3	Land located on the northwest corner of Pandora Avenue and Redonda Street - EKT
(528)	DAZ 202/05	70/2005	C-2	Land located at 1515 Wellington Avenue – ASSIN
(529)	DASZ 39/04	75/2005	CR	Land located on the northwest corner of Kenaston Boulevard and McGillivray Boulevard – ASSIN
(530)	DASZ 9/04	94/2005	C2	Land located on the northeast corner of Leila Avenue and Pipeline Road - LSWK
(531)	DASZ 48/04	92/2005	C2	Land located at 1105, 1123 and 1139 Gateway Road – EKT
(532)	DAZ 224/04	102/2005	C2	Land located at 825 Sherbrook Street LSWK
(533)	DAZ 214/05	95/2005	C2	Land located at 75 Poseidon Bay - CC
(534)	DASZ 2/05	96/2005	R1-3	Land located at 1491 - 1531 Leila Avenue - LSWK
(535)	DASZ 52/04	93/2005	R1-5.5	Land located on the north side of John Huyda Drive east side of Mitchelson Way - EKT
(536)	DASZ 24/04	104/2005	C1	Land located at 503 Melbourne Avenue - EKT

(537)	DASZ 7/05	103/2005	R1-4	Land located at 1076 Pandora Avenue - EKT
(538)	DAZ 273/04	101/2005	C2	Land located at 305 McPhillips Street - LSWK
(539)	DAZ 206/05	112/2005	CF	Land located at 1455 Molson Street - EKT
(540)	DASZ 5/05	115/2005	R1-3	Land located on the east side of Redonda Street between Pandora Avenue and Rothshire Drive - EKT
(541)	DASZ 25/04	111/2005	R1-4	Land located at 900 and 910 John Bruce Road East - RIEL
(542)	DASZ 42/87	117/2005	PR; R1-4; R1-5	Land located on the north and south sides of Edmund Gale Drive and George Reshaur Bay - EKT
(543)	DASZ 42/87	116/2006	R1-4	Land located on Chadwick Crescent - EKT
(544)	DASZ 13/05	114/2005	PR1; RM-4	Land located at 1205, 1215 and 1225 St. Anne's Road - RIEL
(545)	DAZ 212/05	113/2005	C1	Land located at 587 - 589 Manitoba Avenue – LSWK
(546)	DASZ 11/97	126/2005	RM-5	Land located on the south side of Grandmont Boulevard west of Pembina Highway - RIEL
(547)	DAZ 204/05	125/2005	C1.5	Land located at 1589 St. Mary's Road - RIEL
(548)	DASZ 8/05	138/2005	R1-5.5A	Land located on Brittany Drive, west of Elmhurst Road, east of Laxdal Road and south of Beiko Avenue - ASSIN
(549)	DAZ 266/04	145/2005	R2	Land located at 710 Warsaw Avenue - CC

(550)	DASZ 14/05	133/2005	R1-4	Land located at 290 Jacques Avenue - EKT
(551)	DASZ 6/05	137/2005	RM-5	Land located at 321 and 345 avenue de la Cathedrale - RIEL
(552)	DAZ 218/05	147/2005	M1-B	Land located at 1291 McGillivray Boulevard - ASSIN
(553)	DAZ 233/05	146/2005	PR2	Land located on the west side of Sinclair Street south of Selkirk Avenue - LSWK
(554)	DASZ 22/05	139/2005	C2	Land located at 2106/2120 Portage Avenue - ASSIN
(555)	DAZ 201/05	134/2005	C2	Land located at 1596/1600 Ness Avenue - ASSIN
(556)	DAZ 215/05	135/2005	RM-3	Land located on the west side of Lagimodiere Boulevard, north of Leveque Street, east of Dawson Road - RIEL
(557)	DASZ 11/05	32/2006 *	PR1; R1-4	Land located on the east side of Main Street south of Rivergrove Drive - LSWK
(558)	DASZ 31/04	136/2005	R1-5	Land located at 111 Eastcote Drive - RIEL
(559)	DASZ 10/05	31/2006	PR1; R1-4; C2	Land located on the east side of Main Street south of Commonwealth Avenue - LSWK
(560)	DASZ 17/05	156/2005*	R1.3.5	Land located on the north side of Rougeau Avenue south of the CNR Railway - EKT
(561)	DAZ 228/05	148/2005	RM-L	Land located at 135 Bannerman Avenue - LSWK
(562)	DAZ 227/05	171/2005	RM-3	Land located at 80 Snow Street - RIEL

(563)	DASZ 27/05	188/2005	R1-3.5	Land located on George Reshaur Bay and Edmund Gale Drive - EKT
(564)	DASZ 12/05	149/2005	C2	Land located at 2005 St. Mary's RoadI - RIEL
(565)	DAZ 230/05	186/2005	RM-L	Land located on the west side of Lindenwood Drive West, north of Forestgate Avenue – CC
(566)	DAZ 222/05	187/2005	R2-T	Land located at 154/156 Selkirk Avenue - LSWK
(567)	DAZ 232/99	161/2005	C2	Land located at 715 St. Anne's Road - RIEL
(568)	DASZ 31/05	185/2005	C2	Land located at 1285 St. James Street - ASSIN
(569)	DASZ 33/05	183/2005	R1-4; R1-5.5	Land located at 341 Grassie Boulevard - EKT
(570)	DASZ 39/05	184/2005	R1-4; R1-5.5	Land located at 355 Grassie Boulevard - EKT
(571)	DAZ 234/05	189/2005	C1.5	Land located at 523 Harstone Road - ASSIN
(572)	DASZ 24/03	182/2005	R1-3.5	Land located on King Edward Street between Garton Avenue and Chapman Avenue - LSWK
(573)	DAZ 269/04	190/2005	RM-5	Land located at 1884 McGillivray Boulevard – CC
(574)	DASZ 28/05	196/2005	R1-3	Land located on the southwest corner of Redonda Street and Victoria Avenue – EKT
(575)	DAZ 239/05	197/2005	C1.5	Land located at 45 Lydia Street - LWSK

(576)	DASZ 36/06	203/2005	PR1; C2	Land located at 715 St. Anne's Road - RIEL
(577)	DAZ 245/05	202/2005	C2	Land located at 274 Talbot Avenue - EKT
(578)	DASZ 28/04	200/2005	PR1; RM-3	Land located at 3420 Pembina Highway - RIEL
(579)	DAZ 248/05	223/2005	R2-T	Land located at 433 Atlantic Avenue - LSWK
(580)	DAZ 236/05	204/2005	RM-3	Land located at 3295 - 3305 Pembina Highway – RIEL
(581)	DAZ 240/05	205/2005	M3	Land located on the south side of Provencher Boulevard, west of Dawson Road N. - RIEL
(582)	DASZ 1/05	199/2005	C1	Land located at 447 and 451 Watt Street and south side of Washington Avenue, east of Watt Street - EKT
(583)	DASZ 32/05	201/2005	R1-5; C1.5	Land located at 1927 St. Mary's Road - RIEL
(584)	DAZ 262/04	212/2005	CF	Land located at 259/ 261 Trinity Street - LSWK
(585)	DAZ 237/05	213/2005	C2	Land located at 200 Woodlawn Street - ASSIN
(586)	DAZ 254/05	13/2006	R2	Land located at 482 Jubilee Avenue - CC
(587)	DAZ 247/05	224/2005	RM-5	Land located at Stovel Street and Paget Street – CC
(588)	DASZ 25/05	227/2005	C2	Land located at 647, 649, 653 and 655 Henderson Highway - EKT
(589)	DASZ 21/05	225/2005	R1-4; R1-5	Land located at 444 Grassie Boulevard – EKT

	(590)	DAZ 229/05	14/2006	C1.5	Land located at 433 Young Street - CC
	(591)	DAZ 246/05	9/2006	RM-4	Land located on the northwest corner of Euclid Avenue and Austin Street North - LSWK
	(592)	DASZ 38/05	8/2006	R2	Land located adjacent south of and including 390 Burnell Street - CC
	(593)	DASZ 24/03	5/2006	R1-3.5	Land located on King Edward Street between Inkster Garden Drive and Chapman Avenue – LSWK
	(594)	DAZ 244/05	11/2006	RM-6	Land located at 375 Maplewood Avenue - CC
	(595)	DASZ 47/04	7/2006	RM-3	Land located at 2335 and 2345 St. Mary's Road – RIEL
	(596)	DAZ 257/05	79/2006	R2	Land located at 721 Carter Avenue - CC
	(597)	DAZ 224/05	12/2006	C2	Land located at 333 Maryland Street - CC
	(598)	DAZ 253/05	15/2006	RM-1	Land located at 764 Victor Street – CC
	(599)	DASZ 16/05	27/2006	RM-3	Land located at 50 and 56 Dunkirk Drive – RIEL
	(600)	DASZ 49/04	29/2006	R1-4	Land located on the southwest corner of Grassie Boulevard and Pearn Avenue - EKT
Avenue	(601)	DASZ 47/05	28/2006	R1-3.5	Land located at 509 Templeton and lands at the east end of Arrowhead Court – LSWK
	(602)	DAZ 258/05	80/2006	C1	Land located at 619 St. Mary's Road - RIEL
	(603)	DAZ 260/05	82/2006	RM-3	Land located at 244 Dalhousie Drive - RIEL

(604)	DASZ 50/05	83/2006	R1-4	Land located at Bessboro Street North, south of Scurfield Boulevard - ASSIN
(605)	DAZ 223/05	77/2006	M1	Land located 15 1800 Chevrier Boulevard - CC
(606)	DAZ 251/05	78/2006	C2	Land located at 158/160 Dumoulin Street – RIEL
(607)	DASZ 41/05	81/2006	PR1; RM-3	Land located at 1157 St. Anne's Road - RIEL
(608)				
(609)	DASZ 50/04	87/2006	**see below	Land located within the Harbourview Phase II development - EKT
(610)	DASZ 53/04	85/2006	R1-4	Land located on the north side of Swailes Avenue east of Birchbark Bay - LSWK
(611)	DASZ 24/05	88/2006	RM-L	Land located at 1 Flora Place - LSWK
(612)	DAZ 263/05	100/2006	M1-B	Land located at 1560 Seel Avenue - CC
(613)	DASZ 2/02	84/2006	RM-L	Land located on the east side of Shaftesbury Boulevard, south of Park Place West - ASSIN
(614)	DASZ 26/05	89/2006	C2	Land located at 635 Pembina Highway - CC
(615)	DASZ 46/05	91/2006	RM-5	Land located at 768 Tache Avenue - RIEL
(616)	DASZ 48/05	92/2006	RM-5	Land located at 138 Aubert Street - RIEL
(617)	DASZ 20/04	90/2006	**see below	Land located on the west side of DeVries Avenue between Bonner and Knowles Avenues - EKT

(618)	DASZ 45/04	86/2006 *	R1-4; R1-5	Land located at 626 Knowles Avenue - EKT
(619)	DAZ 264/05	128/2006	R2	Land located on the southwest corner of Murray Avenue and Frog Plain Way - LSWK
(620)	DASZ 49/05	93/2006	M1	Land located at 2424 Ferrier Street - LSWK
(621)	DAZ 249/05	96/2006	RM-L	Land located at 850 John Bruce Road - RIEL
(622)	DASZ 2/06	132/2006	R1-4	Land located at 1262 Comdale Avenue - RIEL
(623)	DAZ 206/06	130/2006	RM-2	Land located at the southeast corner of Shorehill Drive and Bishop Grandin Boulevard - RIEL
(624)	DAZ 261/05	127/2006 *	PR-2	Land located at 454 Kimberly Avenue - EKT
(625)	DAZ 210/06	126/2006	R1-2.5	Land located at 133 Pandora Avenue i- EKT
(626)	DASZ 6/06	114/2006	C3-1	Land located at 1195 Pandora Avenue - EKT
(627)	DAZ 208/06	131/2006	RM-5	Land located at 301 Regent Avenue East - EKT
(628)	DASZ 19/00	116/2006	R1-4	Land located at Dallner Bay – RIEL
(629)	DASZ 19/00	117/2006	R1-4	Land located on River Valley Drive, Waldport Bay, East Oak Drive, Elstree Court and Shorehill Drive RIEL
(630)	DAZ 265/05	129/2006	RM-4	Land located at 668 Jessie Avenue - CC

(631)	DASZ 35/05	141/2006	C3-1	Land located at 123 Reenders Drive - EKT
(632)	DASZ 42/87	124/2006	R1-3; R1-4	Land located on Tom Quinn Place, Chadwick Crescent and Edmund Gale Drive – EKT
(633)	DAZ 205/06	146/2006	RM-1	Land located at 906 Dorchester Avenue - CC
(634)	DAZ 207/06	139/2006	C2	Land located at 183 River Avenue - CC
(635)	DAZ 208/06	147/2006	C2	Land located at 112 Osborne Street - CC
(636)	DASZ 7/06	140/2006	R1-4	Land located west of Alonza Street between Amber Trail and Leila Avenue - LSWK
(637)	DAZ 243/05	145/2006	C2	Land located at 144/148 Dumoulin Street – RIEL
(638)	DAZ 207/04	171/2006	C1.5	Land located at 765 Dufferin Avenue - LSWK
(639)	DAZ 203/06	175/2006	R2-T	Land located at 523 Redwood Avenue - LSWK
(640)	DASZ 44/05	144/2006	PR1; R1-6; R1-9; RM-L; RM-3	Land located on the east side of Camp Manitou Road - ASSIN
(641)	DAZ 217/06	173/2006	C2	Land located at 592 Talbot Avenue - EKT
(642)	DAZ 255/05	149/2006	RM-3	Land located at 703 Riverwood - CC
(643)	DASZ 45/05	150/2006	R1-3	Land located at 11 Arrow Street - LSWK

Avenue

(644)	DASZ 55/05	151/2006	R1-9	Land located at 89, 90 and 100 King's Drive - RIEL
(645)	DASZ 17/06	187/2006	R1-5.5	Land located at 145 Emerson Avenue - EKT
(646)	DAZ 212/06	156/2006	C2	Land located at 305 Madison Street and 1595 Ness Avenue - ASSIN
(647)	DASZ 51/05	155/2006	PR1; R1-3.5; R2; RM-2; RM-3	Land located at 301 Lagimodiere Boulevard – RIEL
(648)	DAZ 202/06	172/2006	C2	Land located at 765 Dufferin Avenue - LSWK
(649)	DASZ 3/06	196/2006	R1-5.5; R1-4	Land located at 327 Grassie Boulevard - EKT
(650)	DASZ 8/06	169/2006	R1-3.5	2471 and 2473 King Edward Street - LSWK
(651)	DASZ 13/06	167/2006	PR1	Land located on Assiniboine Avenue south of Westwood Drive - ASSIN
(652)	DASZ 10/06	166.2006	PR2	Land located at 210 St. Cross Street - LSWK
(653)				
(654)	DASZ 19/06	188/2006*	C2	Land located 2102 Ness Avenue - ASSIN
(655)	DASZ 40/05	164/2006	R1-9	Land located on the east side of Camp Manitou Road south of Thompson Avenue – ASSIN
(656)	DASZ 54/05	165/2006	C2	Land located at 2634 Pembina Highway – RIEL
(657)	DASZ 15/06	168/2006	C2; M2	Land located on the south side of Marion Street, east of Archibald Street - RIEL REPEALED

(658)	DAZ 221/06	185/2006	C2	Land located at 1784 Logan Avenue - LSWK
(659)	DASZ 20/06	189/2006	PR-1; R1-4	Land located north of Leila Avenue West of Strasbourg Drive - LSWK
(660)	DASZ 9/06	170/2006	PR1; R1-4; RM-2	Land located north of Rougeau Avenue east of Rick Boychuk Bay - EKT
(661)	DASZ 12/06	186/2006	R1-5	Land located at 739 Bonner Avenue - EKT
(662)	DASZ 26/06	190/2006	C2	Land located at 2654/2660 Pembina Highway - RIEL
(663)	DASZ 38/03	163/2006	PR1; R1-4; C2	Land located on the east side of Keewatin Street north of Adsum Drive - LSWK
(664)	DAZ 225/06	218/2006	M2	90 Hoka Street - EKT
(665)	DAZ 223/06	216/2006	C2	437 Stradbrook Avenue - CC
(666)	DAZ 259/05	174/2006	RM-1	Land located at 2307 St. Mary's Road - RIEL
(667)	DAZ 220/06	199/2006	C2	Land located at 407 Desautels - RIEL
(668)	DAZ 219/06	198/2006	C2	Land located at 62 Ellen Street - LSWK
(669)	DAZ 231/06	217/2006	R2-T	542 and 544 College Avenue - LSWK
(670)	DASZ 11/06	197/2006	PR-1; R1-4; RM-L	Land located on the south side of Red River Blvd - LSWK
(671)	DAZ 224/06	214/2006	C1	159 Borebank Street - CC
(672)	DAZ 229/06	213/2006	M1-B	1455 Buffalo Place - CC
(673)	DASZ 19/00	209/2006	R1-4	Edenwood Place, Haverhill Crescent, Shorehill Drive and Tascona Road – RIEL

(674)	DAZ 232/06	219/2006	R2	99 Norquay Street - CC
(675)	DAZ 230/06	211/2006	M2	1100 Fife Street - LSWK
(676)	DASZ 37/05	212/2006	RM-2	226/228 Grassie Boulevard - EKT
(677)	DAZ 211/06	208/2006	RM-7	55 Windmill Way – ASSIN
(678)	DAZ 234/06	236/2006	C2	271 Provencher Boulevard – RIEL
(679)	DASZ 40/04	229/2006	R1-3.5	north side of Beecher Avenue between Ferrier Street and Northmount Cove – LSWK
(680)	DAZ 227/06	231/2006	C2	397 William Avenue – LSWK
(681)	DAZ 228/06	232/2006	C2	406 Elgin Avenue – LSWK
(682)	DASZ 23/05	228/2006	C1.5	586 Ellice Avenue, 457 and 459 Sherbrook Street – CC
(683)	DAZ 226/06	235/2006	C2	310 Provencher Boulevard – RIEL
(684)	DASZ 37/06	234/2006	RM-5	188 Worthington Avenue - RIEL
(685)	DAZ 241/06	11/2007	M1-B	1455 Mountain Avenue - LSWK
(686)	DAZ 237/06	8/2007	C1.5	482 River Avenue / 98-100 Gerard Street - CC
(687)	DASZ 34/06	1/2007	RM-4	458 and 468 Ross Avenue - LSWK
(688)	DA 236/06	13/2007	RM-6	316 Stradbrook Avenue - CC
(689)	DAZ 235/06	7/2007	RM-6	471 William Avenue - LSWK
(690)	DAZ 239/06	14/2007	C2	672 Alexander Avenue - LSWK
(691)	DAZ 242/06	9/2007	C2	880 Lagimodiere Blvd - RIEL
(692)	DAZ 245/06	75/2007	C2	1599 St. Mary's Road - RIEL

(693)	DASZ 25/06	2/2007	C2	35 Tecumseh Avenue - LSWK
(694)	DASZ 4/06	10/2007	R1-4	974 John Bruce Road East - RIEL
(695)	DAZ 243/06	15/2007	C2	672/672 ½ Arlington Street - CC
(696)	DASZ 1/06	20/2007 *	R1-3; R1-4; PR1	Waverley St., Kenaston Blvd., Bishop Grandin Blvd., Cadboro Rd - RIEL
(697)	DASZ 16/06	38/2007	PR1; R1-4; R1-5; RM-5	Land located north of Warde Av, west of St. Mary's Road - RIEL
(698)	DAZ 214/05	5/2007	RM-5	202 St. Anthony Avenue - LSWK
(699)	DAZ 215/06	6/2007	RM-5	1730 Main Street - LSWK
(700)	DASZ 42/06	19/2007	M2	738 Pandora Avenue - EKT
(701)	DASZ 21/06	17/2007	R1-3.5; R2; RM-L; RM-4; C2	Land located north of Devonshire Drive, wst of Plessis Road - EKT (Phase 1)
(702)	DASZ 21/06	18/2007	PR1; R1-3.5	Land located north of Devonshire Drive, wst of Plessis Road - EKT (Phase 2)
(703)	DAZ 247/06	90/2007	RM-5	279 Sherbrook Street - CC
(704)	DAZ 250/05	33/2007	C2	Land located at 206 McGregor Street - LSWK
(705)	DAZ 201/07	92/2007	M1-B	1839 Inkster Blvd - LSWK
(706)	DAZ 251/06	91/2007	R2A	897/899 Garwood Ave - CC
(707)	DAZ 203/07	93/2007	C2	313-317 St. Anne's Rd - RIEL
(708)	DAZ 244/06	74/2007	RM-4	524 Walker Avenue - CC

(709)	DASZ 1/07	88/2007	PR1; R1-3; R1-4	Land located south of Bishop Grandin Boulevard between Waverley Street and Kenaston Boulevard - RIEL
(710)	DAZ 200/07	78/2007	RM-4	622-626 St. Mary's Road - RIEL
(711)	DAZ 246/06	76/2007	C1.5	911/913 Corydon Avenue - CC
(712)	DAZ 240/06	73/2007	M1	2901 Sturgeon Road - ASSIN
(713)	DAZ 250/05	77/2007	C2	southwest corner Pembina Hwy and Bishop Grandin Blvd - RIEL
(714)	DAZ 241/05	72/2007	C2	452 Talbot Avenue - EKT
(715)	DASZ 47/06	79/2007	C2	315 McGee Street - CC
(716)	DASZ 3/07	161/2007	RM-5	Flora Avenue - LSWK
(717)	DASZ 2/07	89/2007	RM-2	849-855 Elizabeth Road - RIEL
(718)	DASZ 39/06	102/2007	PR1; R1-3.5	1000 Pandora Ave W - EKT
(719)	DASZ 52/06	111/2007	C2	231 Goulet Street - RIEL
(720)	DASZ 4/07	113/2007	R2; RM-5	South side Melrose Avenue W and 215 Pandora Avenue W - EKT
(721)	DAZ 202/07	112/2007	RM-5	690 Tache Avenue and 136 Dumoulin Street – RIEL
(722)	DASZ 42/87	128/2007	R1-4	Nevens Bay - Ekt
(723)	DAZ 213/07	142/2007	C2	1350 Logan Avenue - LSWK
(724)	DASZ 23/06	115/2007	RM-2; C1	1800/1810 Corydon Avenue – CC
(725)	DASZ 53/05	117/2007	R1-4	Tamarisk Cove - EKT
(726)	DASZ 20/05	119/2007	R1-3.5	461 Ham St - EKT
(727)	DAZ 205/07	118/2007	C2	318 Anderson Ave - LSWK

(728)	DASZ 50/06	126/2007	R1-4	southwest corner of Bairdmore Blvd and Marrington Rd - RIEL
(729)	DASZ 36/06	127/2007	RM-4	522 and 526 River Ave - CC
(730)				
(731)	DAZ 206/07	151/2007	M1	1400 Nortre Dame Avenue - ASSIN
(732)				
(733)	DASZ 54/06	138/2007	RR2	525 Christie Road - RIEL
(734)	DAZ 207/07	139/2007	RM-4	393 Edison Avenue - EKT
(735)	DAZ 211/07	139/2007	RM-4	455 Edison Avenue - EKT
(736)	DASZ 8/07	146/2007	PR1 ; RM-3	northeast corner of St. Anne's Road and Warde Avenue - RIEL
(737)	DASZ 46/06	145/2007	RM-5	202/204 Perth Avenue and 205 St. Anthony Avenue – LSWK
(738)	DAZ 216/07	163/2007	C2	380 Provencher Blvd - RIEL
(739)	DASZ 51/06	148/2007	RM-3 ; C2	northeast corner of Molson Street and Concordia Avenue - EKT
(740)	DASZ 52/05	162/2007	PR1; RM-6; RM-2	Creek Bend Road – RIEL
(741)	DAZ 219/07	164/2007	C1	382 Stradbrook Ave. – RIEL
(742)	DAZ 221/07	170/2007	C2	221 St. Mary's Rd. – RIEL
(743)	DASZ 27/06	130/2008	R1-4; R1-5.5	319 Grassie Boulevard - EKT
(744)	DASZ 51/05	212/2007	C2; RM-3	301 Lagimodiere Blvd - RIEL
745)	DASZ 24/07	176/2007	C2	Sage Creek Blvd. – RIEL – repealed
(746)	DASZ 21/07	177/2007	PR1; R1-3.5 2; RM-2; RM-L	Sage Creed Blvd and Warde Ave – RIEL

(747)	DAZ 227/07	183/2007	RM-L	929 College Avenue - LSWK
(748)	DASZ 6/07	178/2007	M2	north side of Bishop Grandin Blvd east of Waverley St – CC
(749)	DAZ 228/07	184/2007	C1	1032 Cathedral Avenue - LSWK
(750)	DAZ 225/07	190/2007	M1-B	258 Burnell St - CC
(751)	DASZ 41/06	185/2007	RM1	210 Fortier Avenue - EKT
(752)	DAZ 230/07	191/2007	M1	east of Fife St between Church Ave and Machray Ave - LSWK
(753)	DASZ 13/07	197/2007	R1-5	35 Prospect Rd - ASSIN
(754)	DASZ 5/07	196/2007	R1-4	401 Grassie Blvd - EKT
(755)	DASZ 38/06	40/2008	R1-3.5; R1-6	445 - 453 Ham Street - EKT
(756)	DAZ 229/07	199/2007	C2	1015 Notre Dame Ave - LSWK
(757)	DAZ 220/07	193/2007	RM-L	396 Bertrand St - RIEL
(758)	DASZ 17/07	198/2007	R1-4	982 John Bruce Rd E - RIEL
(759)	DAZ 208/07	192/2007	C2	587 Clifton St - CC
(760)	DASZ 18/07	211/2007	PR-1; R1-3.5	south side of Pandora Ave W - EKT
(761)	DASZ 37/07	68/2008	PR1; M2	71, 73, 75, 87 Archibald St - RIEL
(762)	DASZ 38/07	209/2007	R1-5	Sunny Morning Road and Knowles Avenue - EKT
(763)	DASZ 14/07	216/2007	C1	703-707 Sara Ave - CC
(764)	DASZ 33/06	214/2007	C2	south side of Cole Ave., west Of Grey St - EKT
(765)	DASZ 32/07	213/2007	PR1; RM-6; C2	north side of Sage Creek Blvd., East and west of Blvd des Hivernants - RIEL

(766)	DASZ 53/06	215/2007	C1.5	1735 Corydon Ave – CC
(767)	DAZ 231/07	3/2008	C2	825 Main St – LSWK
(768)	DASZ 15/07	4/2008	RM-4; C2	southwest corner of Headmaster Row and DeVries Ave - EKT
(769)	DAZ 233/07	43/2008	C1	800 Adele Ave - CC
(770)	DASZ 28/06	33/2008	C2	99 Euclid Avenue - LSWK
(771)	DASZ 33/07	34/2008	PR1; RM-2	1189 Troy Avenue; 1180 Chamberlain Avenue – LSWK
(772)	DAZ 234/07	44/2008	M2	1115 - 1133 Empress Street/ 1170 - 1184 Sanford Street - ASSIN
(773)				
(774)	DASZ 29/06	39/2008	RM-7	40 and 60 Shore Street - RIEL
(775)	DASZ 15/07	41/2008	R1-3.5	Cindy Klassen Way - EKT
(776)	DASZ 36/07	42/2008	C1	north side of Leila Avenue east of the CPR right-of-way – LSWK
(777)	DAZ 223/07	71/2008	RM-4	northeast corner of Gateway Road and Knowles Avenue - EKT
(778)	DAZ 236/07	69/2008	M2	1010 Logan Avenue – LSWK
(779)	DASZ 25/07	72/2008	M2	east side of Omand's Creek Blvd north of Alma Avenue – LSWK
(780)	DASZ 22/07	82/2008	PR-2; R1-3.5	west side of Waverley St. between Lee Blvd and the Perimeter Hwy – RIEL
(781)	DASZ 31/06	85/2008	RM-L	425 Beaverhill Blvd - RIEL
(782)	DASZ 26/07	84/2008	C2	southwest corner of Notre Dame Ave and Maryland St - CC

(783)	DASZ 8/08	95/2008	R1-2.5	31 Shaughnessy Street - LSWK
(784)	DASZ 28/07	97/2008	C2	west side of McPhillips St north of Templeton Ave - LSWK
(785)	DASZ 30/07	98/2008	C1; C2	2202 Gallagher Ave and the northwest corner of Logan Ave and Quelch St - LSWK
(786)	DASZ 40/07	110/2008	R1-3.5	1922 DeVries Avenue – EKT
(787)	DAZ 214/07	111/2008	C1	733 Mountain Avenue – LSWK
(788)	DAZ 200/08	112/2008	C2	790 William Avenue – LSWK
(789)	DASZ 34/07	109/2008	C1.5	791 Wall Street – CC
(790)	DASZ 19/00	108/2008	RM-2; RM-4	north side of Shorehill Drive, east side of Warde Avenue – RIEL
(791)	DASZ 42/07	118/2008	C2	southeast corner of Bison Drive and Barnes Street – RIEL
(792)	DASZ 30/05	117/2008	R1-4	land bounded by Perfanick Drive, Pequis Street, CPR Main Line and the future Transcona North South Corridor - EKT
(793)	DASZ 42/87	119/2008 *	R1-4	Van Slyk Way, Desrosiers Drive and Zoe Lane – EKT
(794)	DASZ 29/07	132/2008	C2	southwest corner of St. Mary's Road and Avalon Road - RIEL
(795)	DASZ 23/07	129/2008	R1-5.5; R1-4	east side of Cindy Klassen Way - EKT
(796)	DAZ 235/07	137/2008	C2	5198 Roblin Boulevard - ASSIN
(797)	DAZ 205/08	131/2008	M3	0 Chester Street (City-owned lands immediately south of 4 Chester Street) - EKT

(798) DASZ 35/07 159/2008 RM-4 Sterling Lyon Parkway and Paget St - CC

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(807) DASZ 45/07 160/2008 M1 1777 Brookside Blvd. - LSWK

** 87/2006 Zoning changed to: PR1; R1-3; R1-3.5; R1-4; RM-2; and C2

**90/2006 Zoning changed to: PR1; R1-3.5; R1-4; RM-3; C2

* 7647/2000 is amended by 7699/2000 (passed October 18, 2000)

* 7691/2000 is amended by 7698/2000 (passed October 18, 2000)

* 72/2005 is amended by 91/2005 (passed May 18, 2005)

* 156/2005 is amended by 76/2006 (passed February 22, 2006) – to correct an error

* 32/2006 is amended by 113/2006 to delete and replace a plan of subdivision

* 86/2006 is amended by 154/2006 to delete and replace a plan of subdivision

* 127/2006 is amended by 153/2006 to correct an error

* 155/2006 is amended by 12/2007 to amend a plan of subdivision

* 132/2008 is amended by 179/2008 to correct an error in the subdivision plan and Atlas Sheet

- 7323/98 - repealed by 8062/2002 on June 19, 2002
- 6887/96 - repealed by 105/2003 on June 25, 2003
- 7260/98 - repealed by 106/2003 on June 25, 2003
- 5944/92 - repealed by 107/2003 on June 25, 2003
- 5575/90 - repealed by 117/2003 on June 25, 2003
- 8062/2002 - repealed by 127/2003 on September 24, 2003
- 7388/99 - repealed by 76/2005 on April 27, 2005
- 118/2004 - repealed by 118/2005 on June 29, 2005

- 124/2004 - repealed by 119/2005 on June 29, 2005
- 7894/2001 - repealed by 162/2005 on September 28, 2005
- 65/2005 - repealed by 143/2006 on May 24, 2006
- 188/2006 - repealed by 222/2006 on September 27, 2006
- 7380/99 - repealed by 227/2006 on December 6, 2006
- 168/2006 - repealed by 137/2007 on July 18, 2007
- 176/2007 - repealed by 94/2008 on May 14, 2008
- 71/2005 - repealed by 113/2008 on June 18, 2008
- 120/2007 - repealed by 103/2008 on June 18, 2008
- 119/2008 - corrected by 138/2008 on September 24, 2008
- 139/2008 - corrected by 139/2008 on September 24, 2008
- 117/2008 - corrected by 44/2009 on March 25, 2009

NOTE:

Amending By-law No. 7895/2001 passed by Council on September 26, 2001
Zoning By-law No. 6400/94 is amended by deleting from all zoning maps attached thereto,
all lands within the area outlined on Schedule "A" of By-law No. 7895/2001 (lands known as
315 - 321 William Avenue (Lord Selkirk-West Kildonan Community))

Updated: **December 17, 2008**