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CONSOLIDATION UPDATE: JULY 16, 2026

THE CITY OF WINNIPEG

**WINNIPEG ZONING BY-LAW
NO. 200/2006**

A By-law of THE CITY OF WINNIPEG to promote the orderly use and development of land and the location of buildings and structures in the City of Winnipeg as defined in The City of Winnipeg Charter excepting lands covered by the Downtown Winnipeg Zoning By-law No. 100/2004.

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

PART 1: ADMINISTRATION

GENERAL

Title

1. This By-law may be cited as the "***City of Winnipeg Zoning By-law***" or the "***Winnipeg Zoning By-law***".

Purpose

2. This By-law is intended to promote orderly and thoughtful development of real property and development in the city, except for the part of the city governed by the *Downtown Winnipeg Zoning By-law*, in order to promote the health, safety and general welfare of the City and to implement the provisions of *OurWinnipeg* and the adopted Secondary Plans included in Schedule A.

amended 95/2014

Application

3. (1) This By-law controls and regulates the use and development of land in the City of Winnipeg, with the exception of the area of the city governed by the *Downtown Winnipeg Zoning By-law*, as shown on the Zoning Maps in Schedule B to this By-law.
- (2) All activity and development within the area to which this By-law applies must conform to the provisions of this By-law and must be consistent with *OurWinnipeg* and with any adopted Secondary Plans that cover the land in question.
Amended 95/2014
- (3) This By-law does not apply within streets, public lanes, paths or pathways, or public walks within a zoning district.
- (4) This By-law does not apply to the construction, maintenance, or operation of public service works within a public utility right-of-way.¹

Relation to other by-laws and statutes

- 4 Where the provisions of this By-law overlap or conflict with the provisions of any other by-law, statute or regulation, the most restrictive or highest standard prevails.
replaced 143/2024

Effective Date

5. This By-law comes into force on March 1, 2008.

¹ NOTE: *The City of Winnipeg Charter* defines "public service works" as: "(a) water control works, bank stabilization works, docks, publicly owned open-air structures used for recreational purposes, (b) works used to provide services or commodities to the public by the Crown or the city, and (c) works used for or incidental to the operation of a public utility as defined in section 1 of The Public Utilities Board Act."

DEVELOPMENT TO COMPLY

Requirement for Compliance with By-law

6. (1) No development or use of land or a building may take place or be maintained except in conformity with this By-law and with any development agreement, variance, conditional use approval, condition or permit issued under this By-law.² The duty to comply with this By-law is imposed on the owner of a parcel or a building and on any person who has charge or control of the parcel or building, whether as lessee, tenant, occupier, agent or otherwise. The City's approval of a development application, the issuance of a permit, the approval of drawings and specifications, or completion of inspections does not relieve a person from the responsibility to comply with this By-law or any other by-law.
- (2) 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).
- (3) 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.

Conflicting or Overlapping Provisions

7. If two or more provisions of this By-law contain conflicting or overlapping provisions, the most restrictive or highest standard is applicable, except that if the provisions of a zoning district conflict with the provisions of an overlay district as defined in section 57, *Planned Development Overlay Districts*, as they relate to the same parcel of land, the provisions of the overlay zoning district are applicable.

Development Permits

replaced (143/2024 entire section)

- 8.(1) Subject to subsection 8.1, a person must not commence, continue or maintain, or permit to be commenced, continued or maintained, any development unless:
- (a) a valid development permit has been issued in respect of the development; and
 - (b) the development complies with the development permit.

² NOTE: *The City of Winnipeg Charter* defines "building" as "a well, pipe line, conduit, cut, excavation, fill, transmission line and any structure or erection, and any part of any of those things, and also includes an addition to or extension of any building or any of those things and a chattel that is attached to, or installed in or on, any building or any of those things. *The City of Winnipeg Charter* defines "development" to be "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, or the excavation of land."

- 8(2) An application for a development permit may be submitted by:
- (a) the registered owner or owners of the land to which the development permit relates; or
 - (b) any person on behalf of the owner or owners with each owner's authorization.
- 8(3) The Director is authorized to determine the form and content required for an application for a development permit.
- 8(4) A designated employee is authorized to issue a development permit where the designated employee determines that:
- (a) the applicant has provided all information reasonably required by the designated employee to assess the application;
 - (b) the applicant has paid the applicable development permit application fee as set by Council or pursuant to powers delegated by Council; and
 - (c) the development authorized by the development permit complies with:
 - (i) this By-law;
 - (ii) any regional planning by-law of the Capital Planning Region;
 - (iii) the City's development plan;
 - (iv) any applicable secondary plan;
 - (v) the approval of any development application in respect of the proposed development, including any resultant agreement; and
 - (v) any other statute or By-law of the City.
- 8(4) A designated employee is authorized to issue a development permit with or without conditions and for either an indefinite or specified period of time.
- 8(5) Where a designated employee imposes conditions on a development permit under subsection (5),
- (a) the conditions must be related to
 - (i) the criteria for issuing the development permit; or
 - (ii) administering or enforcing this By-law; and
 - (b) the designated employee is authorized to consider previous relevant conduct of the applicant.

- 8(6) Without limiting the general authority under subsection (4), where an application for a development permit proposes development in accordance with the Malls & Corridors PDO-1, a designated employee is authorized to issue the development permit subject to the condition that the owner of the property to which the development permit relates enters into an agreement with the City to provide for the servicing of the proposed development.
- 8(7) It is a condition of every development permit that the permit holder consent to the entry of a designated employee to the property to which the development permit relates at any reasonable time, without notice, to conduct an inspection or to otherwise administer or enforce this By-law.
- 8(8) Where a designated employee imposes conditions on a development permit, the permit holder must comply with the conditions.
- 8(9) A development permit is void from the date of issuance of the development permit and is deemed to have never been issued where:
- (a) a cheque or other method of payment used to pay the fee associated with an application for a development permit is returned for any reason;
 - (b) unless otherwise specified in a development permit, the permit holder fails to notify a designated employee of any changes to the information submitted in the application for the development permit within 10 business days following the effective date of the change; and
 - (c) the development authorized by the development permit is not commenced within 1 year following the date of issuance of the development permit, or within any extension of that time, and reasonably continued without interruption.
- 8(10) The Director is authorized to cancel a development permit where the Director determines that:
- (a) the permit holder or the development authorized by the development permit has violated or is in violation of any City by-law;
 - (b) the permit holder fails to comply with one or more condition imposed on the development permit; or
 - (c) any information supplied in the application for the development permit is or was incorrect.

Development Permit Exemptions

added 40/2024 (entire section 8.1);

- 8.1 (1) The Director is authorized to determine the types of development in respect of which a person is not required to obtain a development permit.
- (2) The authority referred to in subsection (1) must be exercised by way of written declaration, which written declaration must be:
- (a) dated and signed by the Director;
 - (b) provided to the City Clerk; and
 - (c) posted on the City of Winnipeg's website.

- (3) If the Director has issued a written declaration under subsection (2) that a development permit is not required in respect of a particular type of development, then subsection 8(1) does not apply in respect of that type of development.

ZONING AND URBAN INFILL AREA MAPS

Zoning District Maps

9. The location and boundaries of the zoning districts established in Part 3, Zoning Districts, are shown on the Zoning Maps in Schedule B.

Urban Infill Areas Maps

10. While newer portions of the city have been divided or can be divided into parcels that are of adequate size and shape to accommodate the general standards of this By-law related to required on-site parking and landscaping, some older portions of the city have been divided into parcels that are too small or shallow to accommodate such parking and landscaping. In order to promote infill redevelopment in older portions of the city, the City of Winnipeg hereby provides for the establishment of Urban Infill Areas. Urban Infill standards described in Part 5, Development and Design Standards, of this By-law apply to uses designated in subsection 171(2) within applicable areas designated on the Urban Infill Areas Maps in Schedule C to this By-law. The location and boundaries of the Urban Infill Areas provided for in Part 3 are hereby established as shown on the Urban Infill Areas Maps in Schedule C.

amended 148/2016

Interpretation of Zoning District and Urban Infill Areas Boundaries

11. The following rules apply in the interpretation and application of the Zoning Maps, Schedule B, and the Urban Infill Areas Maps, Schedule C:
- (1) Boundaries indicated as approximately following the centre lines of streets, public lanes, footpaths, public walks, rivers, and public rights-of-way are construed to follow such centre lines.
 - (2) Boundaries indicated as approximately following lot or holding lines on a registered plan are construed as following such lot or holding lines.
 - (3) Boundaries indicated as approximately following city, community or municipal limits are construed as following the city, community or municipal limits.
 - (4) Boundaries indicated as following a railway right-of-way or a public utility right-of-way are construed as following the centre line of the right-of-way unless clearly designated otherwise.
 - (5) Boundaries indicated as following the shorelines of streams or rivers are construed as following the centre line of such streams or rivers.
 - (6) 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.

INTERPRETATION

Illustrations

12. Drawings and illustrations form part of this By-law and are provided to assist in interpreting and understanding the By-law. Where any conflict or inconsistency arises between a drawing or illustration and the text of the By-law, the text governs.

Tables

13. Tables form part of this By-law and provide regulatory standards, either to supplement text or in place of text. Table headings, including column headings, row headings, and groupings of columns and rows, form part of this By-law, and have legal effect. Table notes, located within the tables, indicate special situations that affect the application of standards to specific zone districts and are also part of this By-law. Where any conflict or inconsistency arises between a table and the text of the By-law, the text governs.

Abbreviations

14. Each zoning district created in Part 3 of this By-law may be abbreviated with the letter and number designations used in Part 3 throughout this By-law. The meanings of other abbreviations contained in maps, illustrations and tables are found either in those maps, illustrations, and tables or in the text immediately preceding or following them.

Headings

15. Part, section, subsection, clause, subclause, and paragraph headings are not part of this By-law.

Footnotes

16. Footnotes are not part of this By-law. They are provided to assist in cross-referencing to relevant provisions of other by-laws or legislation.

DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT

Duties and Powers of the Director

17. (1) 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*.
- (2) Where an address for sending a copy of the order, recommendation or decision or other document is required, one of the following must be used:
- (a) 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;
 - (b) if the person to be served is the occupant of real property, the street address for that property; or
 - (c) the address for service provided by the person to be served in an application to the City under this By-law.
- (3) The Director must not issue a permit to a person who has failed to pay any fees owing to the City under this By-law.

- (4) The Director must not issue a permit to a person where issuing it would result in or lead to a violation of this or any other By-law.

Revoking a Permit

18. The Director may revoke a permit when there is a violation of any of the conditions under which the application was approved or the permit issued.

Permitted Projections

19. The Director may allow an obstruction or exception not listed in sections 159, *Permitted Projections into Required Front, Side, and Rear Yards*, and 160, *Permitted Projections Through Maximum Height Limits*, of this By-law, provided the obstruction or exception will have no greater impact on surrounding properties than those permitted.

Appeal

20. An appeal from an order or decision of the Director under this By-law may be made to a Committee of Council to which the conduct of appeal hearings under this By-law has been delegated in accordance with *The City of Winnipeg Charter*.

PROTECTED NON-CONFORMITIES

Purpose of This Division

21. The provisions of this division are intended to supplement those provisions addressing non-conformities in *The City of Winnipeg Charter*. It provides extended protection to certain uses and buildings that would otherwise be legal non-conformities under *The City of Winnipeg Charter*.

Protected Uses

22. No use that lawfully exists on the effective date of this By-law is non-conforming solely because:
- (1) When it was established no conditional use approval was required and under this By-law conditional use approval is required; or
 - (2) It exists with less than the accessory off-street parking or loading spaces required by this By-law; or
 - (3) It exists with a non-conforming accessory sign.

Prior Non-conformities Continue

23. A protected non-conformity that existed prior to the effective date of this By-law remains a protected non-conformity for the purposes of this By-law unless it complies with this By-law. The intent of this By-law is to permit a non-conformity to continue until it is removed but not to encourage its survival.

Structural Alterations

24. A building devoted to a non-conforming use may be structurally altered:
- (1) To comply with a legal requirement;
 - (2) To accommodate a conforming use;
 - (3) To conform to the development standards of Part 5; or

- (4) In the course of an enlargement permitted in accordance with section 26, *Expansion of Non-Conforming Use*.

Repair or Incidental Alterations to a Non-Conforming Use

- 25. Repairs or incidental alterations to a building occupied by a non-conforming use may be made as follows:
 - (1) To the exterior of the building; and
 - (2) To those portions of the interior of the building occupied by the non-conforming use, or in connection with an expansion of the non-conforming use permitted in accordance with section 26, *Expansion of Non-Conforming Use*.

Expansion of Non-Conforming Use

- 26. A non-conforming use may be enlarged if:
 - (1) It is a single-family or two-family dwelling and the enlargement conforms to the applicable district dimensional standards; or
 - (2) The enlargement is required to comply with the provisions of this By-law related to off-street parking or loading spaces.

Non-Conforming Use Discontinued for 12 Months

- 27. 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.

Accessory Uses

- 28. A use that is accessory to a principal non-conforming use may continue as long as the principal use exists.

Repairs or Incidental Alterations to Non-Conforming Structure

- 29. Repairs or incidental alterations may be made to a non-conforming structure.
- 30. If a non-conforming building is damaged to the extent of 50 percent or less of the value of an equivalent new building, repairs or restoration that result in any non-conformity with the regulations for the district where it is located may be made if a building permit is obtained within 180 days of the date of damage, and restoration is actually begun within one year and is diligently pursued to completion. The determination of the reduced structural valuation will be made by the City, or, at the applicant's option, by a certified independent appraiser.

Expansion of Non-Conforming Structure

- 31. 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 dimensional standards in which the non-conforming structure is located.

Damage to a Non-conforming Structure

32. The right to maintain a non-conforming structure shall terminate when;
- (1) 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
 - (2) 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.

Lots of Record

33. No structure may be erected on a lot of record unless:
- (1) 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;
 - (2) 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
 - (3) The yards are provided as set forth in the dimensional standards 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 10 percent of the width of the lot but shall not be less than 3 feet.

Non-conforming Signs

34. A non-conforming sign may be structurally altered, reconstructed, or replaced in the same location and position in any way that does not change the size, height, or degree of illumination of the sign, and does not create a new non-conformity or increase an existing non-conformity.

EFFECTS OF PUBLIC LAND ACQUISITION

35. The following applies to lots created by public land acquisition:
- (1) If a lot is separated from the street upon which it would otherwise front by a parcel acquired by the City for the purpose of street-widening, the lot is 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.
 - (2) If 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 lot by the City and the non-conformity is due to no other cause, the lot is deemed to comply with this By-law and a building or structure may be erected, altered or repaired and used on the lot provided that it conforms to all other requirements of this By-law.

- (3) If a building or structure having lesser yards than those required by this By-law is created in the manner described in subsection (2), the building or structure is deemed to comply with this By-law and may:
- (a) be maintained, altered or repaired and used, provided that it conforms to all other requirements of this By-law; and
 - (b) be enlarged, provided that a substandard yard is not further decreased.

VARIANCE ORDERS

36. Where an owner requests a Variance Order from the provisions of this By-law, the person or body with the authority to approve a variance must not grant a Variance Order unless in the opinion of the person or body, the provisions of this By-law have an injurious effect on the owner's property. For purposes of this determination, injurious effects includes physical characteristics of the owner's site that make it difficult or impossible to comply with the provisions of this By-law, but does not include conditions created by the owner or conditions generally shared with other properties in the same area. Without restricting the generality of the foregoing, only the provisions of Parts 4 and 5 may be the subject of a Variance Order.
- 36.1. Unless otherwise specified in the terms of approval of a Variance Order, where a variance approved by a Variance Order is not established within 2 years of the date of the Variance Order, the Variance Order is void.

added 148/2016

REMEDIES AND PENALTIES

37. Notwithstanding subsection 178(1) of The City of Winnipeg Charter, the maximum penalty for a contravention of this By-law is a fine of \$10,000 and, in the case of an individual, to imprisonment for a term of not more than six months in addition to a fine.
- amended 62/2017*
38. Subject to the Municipal By-law Enforcement Act (MBEA) Enabling By-law, a person who contravenes a provision of this By-law that is referred to in Schedule A of the Municipal By-law Enforcement Act (MBEA) Enabling By-law must pay the administrative penalty for that contravention set out in that Schedule. If an Early Payment Discount amount is set out for a provision in that schedule, a person who is issued a penalty notice for a contravention of that provision may, within 14 days after the penalty notice has been issued, voluntarily pay to The City of Winnipeg the applicable Early Payment Discount amount and will thereafter not be prosecuted for the contravention.
- amended 62/2017*
39. If a provision of this By-law is not included in Schedule A to the Municipal By-law Enforcement Act (MBEA) Enabling By-law, a contravention of that provision is subject to the following:
- amended 62/2017*
- (a) for a first offence, to a minimum fine of \$100 for an individual and \$500 for a corporation;
- added 62/2017*
- (b) for a second offence by the same person in respect of the same property, to a minimum fine of \$500 for an individual and \$1000 for a corporation;
- added 62/2017*

- (c) for a third or subsequent offence by the same person in respect of the same property, to a minimum fine of \$1000 for an individual and \$1500 for a corporation.
added 62/2017
- 40. A Director or officer found guilty of authorizing, permitting or acquiescing in an offence by a corporation is liable to the penalties set out in section 37.
- 41. Where a contravention of this By-law continues for more than one day, the person is guilty of a separate offence for each day the contravention continues.

TRANSITION FROM PREVIOUS BY-LAW

Repeal

- 42. The following By-laws are repealed:
 - (1) The *Winnipeg Zoning By-law No. 6400/94*;
 - (2) The *Airport Vicinity Protection Area Zoning By-law No. 6418/94*;
 - (3) The *X-rated Store Zoning By-law No. 6087/93*.

Transition

- 43. (1) Notwithstanding section 42, *Repeal*, a Variance Order or Conditional Use Order issued pursuant to the *Winnipeg Zoning By-law No. 6400/94*, the *Airport Vicinity Protection Area Zoning By-law No. 6418/94*, or the *X-rated Store Zoning By-law No. 6087/93* issued more than two years and one day prior to the effective date of this By-law is hereby repealed unless the order contains one or more conditions that remain in effect.
- (2) 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).
- (3) Any use lawfully in existence prior to this By-law, which did not require a Conditional Use Order prior to this By-law, but that would require a Conditional Use Order to comply with this By-law, shall be deemed to have a Conditional Use Order sufficient to create compliance with this By-law provided that no addition, enlargement or expansion is approved as a Conditional Use under this By-law.

Applications in Process

- 44. A development for which final approval was granted prior to the effective date of this By-law may be completed in accordance with the provisions of *Winnipeg Zoning By-law 6400/94* or the approved plan, subdivision documents, and any other approved order, permits and conditions.
- 45. Where a development application has been submitted for any type of approval required by the *Development Procedures By-law*, but no final action had been taken by the appropriate decision-making body on such application prior to the effective date of this By-law, the application shall be reviewed and considered in accordance with either the provisions of the By-law in place on the date of submittal or the provisions of this By-law, at the applicant's option.

PART 2: DEFINITIONS

DEFINITIONS

Rules of Construction

46. The following rules of construction apply to the text of this By-law:

- (1) Words, phrases and terms defined in this By-law must be given the defined meaning;
- (2) Words, phrases and terms not defined in this By-law but defined in the building, electrical or plumbing by-laws of The City of Winnipeg must be construed as defined in such by-laws;
- (3) Words, phrases and terms neither defined in this By-law nor in the building, electrical or plumbing By-laws of The City of Winnipeg must be given their usual and customary meanings except where the context clearly indicates a different meaning;
- (4) Where any requirement of this By-law results in a fraction of a unit, a fraction of one-half or more is considered a whole unit and a fraction of less than one half, is disregarded;
- (5) The terms "shall" and "must" are mandatory and not permissive; the word "may" is permissive and not mandatory;
- (6) Words used in the singular include the plural and words used in the plural include the singular;
- (7) Words used in the present tense include the future tense and words used in the future tense include the present tense;
- (8) The phrase "used for" includes "arranged for", "designed for", "maintained for" or "occupied for"; and
- (9) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.

Rules of Measurement

47. The following rules of measurement apply to the text of this By-law:

Building Height

- (1) Building height is measured as the vertical distance from grade to:
 - (a) the highest point of the roof surface of a flat roof or a shanty roof; or
 - (b) to the deck of a mansard roof; or
 - (c) to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- (2) 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 is measured as though the roof were flat.

- (3) Where a roof contains multiple gables, multiple ridgelines, or multiple flat surfaces, or a combination of those features, the measurement is made pursuant to the provisions of subsection (1) above as they apply to that portion of the roof resulting in the highest measurement. (See Illustration 1.)

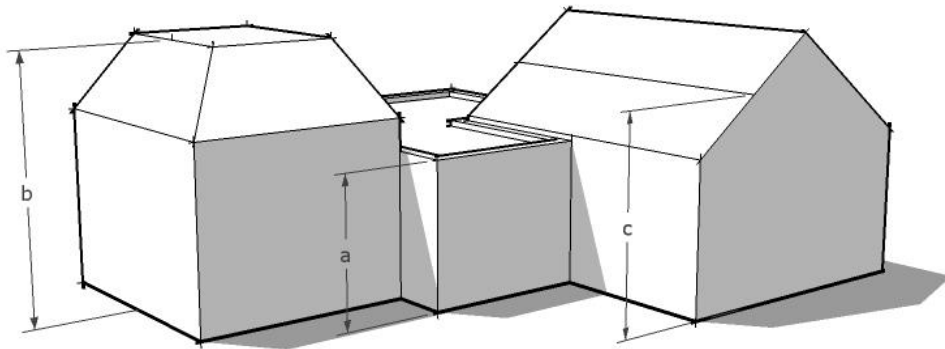


Illustration 1: Building Height

Height (a) indicates measurement for flat or shanty roof; height (b) indicates measurement for a mansard roof; and, height (c) indicates measurement for a gable or hipped roof at the mean level between ridge and eave. Overall height for the structure is determined based on the highest of the various measurements – in this case, height (b).

Floor Area Ratio (FAR)

- (4) Floor area ratio (FAR) is measured as the gross floor area of all buildings on a lot or parcel, divided by the lot area, except that such floor area does not include any area used for parking within the principal building and does not include any area used for incidental service storage, installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses. (See Illustration 2.)

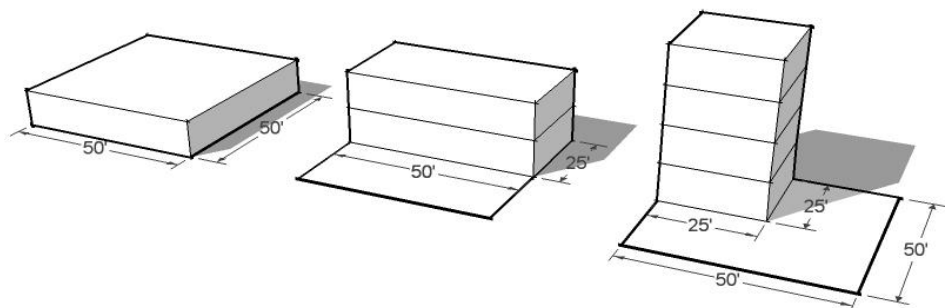


Illustration 2: Floor Area Ratio

In this illustration, a floor area ratio (FAR) of 1.0 is depicted in three ways: a single-storey building occupying the entire lot; a two-storey building occupying one-half the lot; and, a 4-storey building occupying one-quarter of the lot. In each case, the total floor area is equal to the lot size.

Lot Area

- (5) Lot area is measured as the amount of gross land area contained within the property lines of a lot or parcel.

Lot Coverage

- (6) Lot coverage is measured as the percentage of the total lot area covered by buildings. It is calculated by dividing the square footage of building cover by the square footage of the lot, except that the following structures are not counted as covered areas for purposes of determining lot coverage:
- (a) areas covered by open swimming pools and hot tubs;
 - (b) open decks, landings, and stairs less than 4 feet above grade (See Illustration 3.);
 - (c) accessory structures with a cumulative lot coverage under 108 square feet in total area; and
 - (d) any permitted projections.

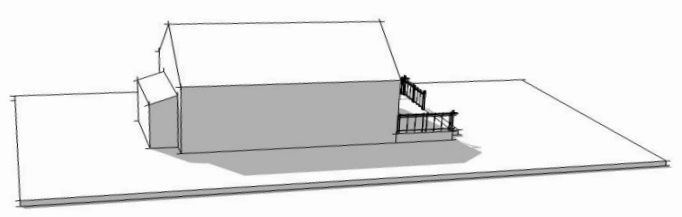
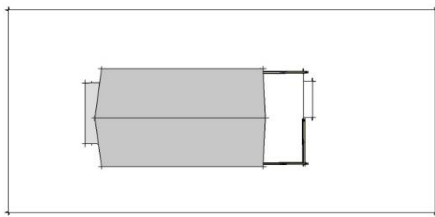


Illustration 3: Lot Coverage

Lot coverage is the ratio between the total area covered by buildings and the lot size. In this example, the uncovered deck (less than 4 feet above grade) would not count as building cover. The building footprint (shown as shaded in the plan view) divided by the lot size would determine lot coverage.

Lot Depth

- (7) Lot depth is the depth of a lot from the street, measured as the horizontal distance between the centre points in the front and rear lot lines, and generally equal to the horizontal length of the lot depth line. In the case of a flag lot, the lot depth is measured as one-half of the cumulative horizontal lengths of all of the sidelines of the lot.

Lot Depth Line

- (8) (a) for an interior lot or corner lot, the lot depth line is the line between the front lot line centre point to the rear lot line centre point. (See Illustration 4.)
- (b) for a through lot, the lot depth line is the line between the centre points on the two front lot lines with the maximum horizontal separation.

Lot Line Centre Point

- (9) The centre point of a lot line is located at one-half the cumulative distance of the length of all line segments or arcs forming the lot line. (See Illustration 4.)

Lot Width

- (10) Lot width is the lesser of the horizontal distance between the side lot lines of a lot, measured at right angles to the lot depth line at a point midway between the front and rear lot lines, or at 50 feet from the front lot line. (See Illustration 4.)

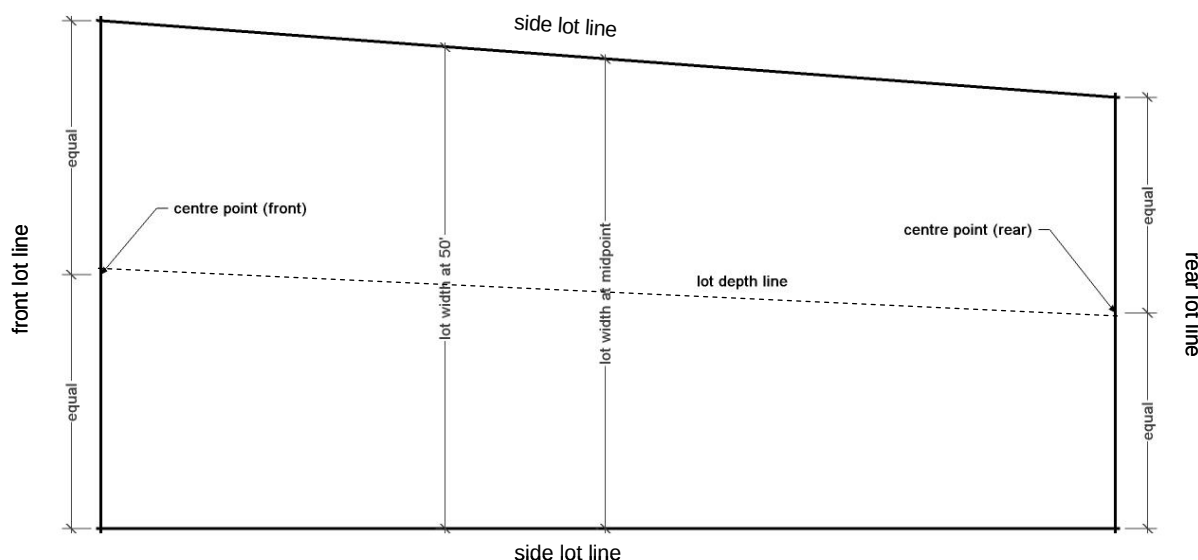


Illustration 4: Lot Width

Yards or Setbacks

- (11) Yards are those areas of lots that are unobstructed from the ground to the sky except as otherwise specifically allowed in sections 19, *Permitted Projections*, and 159, *Permitted Projections into Required Front, Side, and Rear Yards*, of this By-law. Yards (also known as setbacks) are measured using the horizontal distances measured between the lot line and the closest foundation wall of a building or structure along a line perpendicular to the lot line.

General Terms

48. The following definitions apply to the text of this By-law:

A

"abut or abutting" means immediately contiguous to or touching and, when used with respect to a lot or site, means the lot or site touches upon another lot, site, right-of-way, or piece of land and shares a property line.

amended 121/2008

"accessibility" means the ability of persons with disabilities to enter and use facilities without having to avoid significant obstacles that are not inherent in the design of the facility.

"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.

"adjacent" means properties or uses that abut one another or are separated by a street or other publicly-dedicated right-of-way, canal, or railroad right-of-way.

"adult service or entertainment establishment" means an establishment where any exhibition, display, dance, or service, or the sale or rental of products that involve the presentation or exposure to view of any portion of the female breast below the top of the areola, male genitals, female genitals, or the pubic hair, anus, or cleft of the buttocks of any person, or male genitals in a discernibly turgid state even if completely and opaquely covered but does not include establishments licensed by the Manitoba Liquor Control Commission, a dating and escort service, a massage parlour that do not meet the criteria above, or an "x-rated store".

"affordable housing unit" means a dwelling unit that is or will be rented at a rate that is:

- (a) equal to or less than the Province's Affordable Housing Rental Program rental rate, posted annually on the Manitoba Housing website; or
- (b) less than 80% of the median market rental rate;
added 26/2024

"agricultural activity" means a use of land for agricultural purposes including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry.

"agricultural building" means a structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner, occupant, employees, and persons engaged in the pick up or delivery of agricultural produce or products grown or raised on the premises but does not include a dwelling.

"agricultural cultivation" means the raising for consumption or commercial sale of agricultural vegetation, including vegetables, grains, fruits, plants, sod, trees, and other similar products.

"agricultural grazing and feeding" means the practice of keeping cattle, sheep, horses, or other similar animals on fields for the purpose of grazing and feeding, and includes livestock pasturing, dairy operations, and fur farming.

"airport and associated facilities" means land or water which is used or intended for the landing or take-off of aircraft and any associated 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, hangars, helipads, and other related buildings and open spaces.

"alteration, incidental" means changes to or replacement of non-structural parts of a building or structure, including:

- (a) alteration of interior partitions; or
- (b) replacement of, or minor changes in, the capacity of utility pipes, ducts or conduits; or
- (c) changes or replacements in the structural parts of a building, including but not limited to the following:
 - (i) adding or enlarging windows or doors in exterior walls; or
 - (ii) replacement of building facades.

"amusement device" means any equipment, machine or instrument that may be used or operated as a game, entertainment or amusement, and includes all marble machines, strength testing machines, pinball machines, skill-ball machines, mechanical grab machines, flipper games, shooting galleries, electronic dartboards, electronic games, mechanical rides, shuffleboards, billiard tables, but does not include video lottery terminals as licensed by the Province of Manitoba.

"amusement enterprise, indoor" means a commercial establishment designed and equipped for assembly occupancy uses for the conduct of sports, exercise, and/or leisure-time activities within a fully enclosed building, uses of which include: arcade games, billiards, bingo, bowling, skating/roller rinks, go kart tracks, shooting ranges, and paintball arcades, and related amusements.

"amusement enterprise, outdoor" means an outdoor facility whose main purpose is to provide the general public with entertainment or recreation, with or without charge, including amusement parks, batting cages, drive-in theatres, golf driving ranges, miniature golf courses, go-cart tracks, target sport ranges, skating rinks, skateboard parks, swimming pools, water parks, zoological parks, and similar uses.

"animal hospital or veterinary clinic" means an establishment providing inpatient and outpatient services for domestic animals which might involve indoor facilities only, or both indoor and outdoor facilities, depending on the zoning district in which they are located.

"apiary" means a place where bee colonies, hives, combs, or appliances are kept.

"applicant" means, unless otherwise specified, a registered owner or an owner's authorized agent, who has filed an application subject to the provisions of this By-law.

"assisted living facility" means a facility where meals, lodging, and continuing nursing care may be provided for compensation, including assisted living facilities, nursing homes, retirement homes, and medical receiving homes.

amended 121/2008

"auction room" means a building or portion of a building used for the public sale of goods, merchandise, or equipment, other than livestock, vehicles or heavy equipment, to the highest bidder.

"auction yard" means a place where vehicles or heavy equipment (operable or inoperable) are offered for sale to the highest bidder.

"auditorium, concert hall, theatre or cinema" means an establishment devoted to showing motion pictures or dramatic, dance, musical, or other live performances. **"auto / light truck / motorcycle, sales and rental"** means the display, sale, lease, or rental of new or used vehicles, including automobiles, light trucks, motorcycles, recreational vehicles and similar vehicles and may include repair and service. Accessory vehicle inventory may be stored outside on the same zoning lot. This use does not include junk or salvage operations. Light trucks include those with a gross vehicle weight of 10,000 pounds or less.

amended 121/2008; 95/2014; 148/2016; 31/2017

"auto / light truck / motorcycle, repair and service," means an establishment involved in the repair and maintenance of automobiles, light trucks, motorcycles, recreational vehicles and similar vehicles. Services include engine, transmission, or differential repair or replacement; body work; upholstery work; painting; engine tune-ups; oil change and lubrication; brake repair shop; tire store; detailing and polishing, and associated repairs. Vehicle parts ordinarily installed on the premises may be sold.

amended 148/2016; 31/2017

"auto parts and supplies, sales" means an establishment that sells primarily new parts, tires, and other accessories for automobiles, light trucks, motorcycles, recreational vehicles, boats, trailers, snowmobiles, and similar vehicles but does not include establishments dealing primarily in used parts, including junk or salvage operations.

"automated teller machine" means a device that dispenses cash and conducts limited banking transactions for customers using a credit card, bank card, or other similar personal banking card.

"aviary" means a place for keeping birds for the purpose of raising, exhibiting, or selling them.

"awning" means a shelter:

- (a) projecting from and supported by the exterior wall of a building;
- (b) designed to be collapsible or retractable; and
- (c) generally constructed of fabric or similar non-rigid material.

B

"bare land condominium" means a condominium plan upon which one or more units are defined by delineation of the horizontal boundaries of the unit without reference to any buildings.

"basement" means that portion of a building that is partly underground but that has at least one-half of its height from finished floor to finished ceiling above grade.

"bay window" means a large window or series of windows projecting from the outer wall of a building.

"bed and breakfast" *deleted 106/2023*

"bee colony" means a cluster of worker bees with a queen bee and drone bees living together in a beehive.

added 82/2017

"beehive" means a receptacle constructed and used for housing a bee colony but does not include a nucleus hive.

added 82/2017

"bicycle parking space" means an area designed and equipped exclusively for the purpose of parking and securing a bicycle, but does not include any area within a dwelling unit, including a balcony or patio;

added 26/2024

"bicycle parking, long-term" (or **"long-term bicycle parking"**) means a bicycle parking space that located in a weather-protected, secure enclosure where access to the enclosure is limited to authorized individuals only, including a designated room within a residential or commercial building, an enclosure within a parking facility or a cluster of bicycle lockers or bicycle cages;

added 26/2024

"bicycle parking, short-term" (or **"short-term bicycle parking"**) means a bicycle parking space provided for and intended to be used by the visitors to a building for temporary bicycle parking, that is located in a convenient and publicly-accessible location that can be easily accessed from the main entrance of the building it services, including a bicycle rack or a bicycle corral;

added 26/2024

"billboard, digital moving copy" means a sign or billboard with copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other electronic technology where the sign copy displays moving images, and which directs 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.

added 36/2013

"billboard, digital static copy" means a sign or billboard capable of changing the message or copy on the sign electronically, where all the sign copy is fixed for a set period of time, and which directs 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.

added 36/2013

"billboard, poster" means a sign or billboard that does not utilize digital message technology, and that directs 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.

added 36/2013

"boarder or roomer" means a person who is provided lodging with or without meals at another's home for a fee or services.

"boat dock, public" means a structure built over or floating on water used as a landing place for boats and for other recreational uses by the general public.

amended 95/2014

"body modification establishment" means a commercial establishment that provides physical body adornment by body piercing or tattooing including scarification and the insertion of implants but excluding piercing of the ear.

"body rub parlour" means any premises, or part of any premises, where more than one individual carries on the business of a body rub practitioner;

amended 95/2014; 21/2022

"body rub practitioner" means an individual who provides or offers to provide massages for a fee but does not include an individual who provides or offers to provide massages in the course of his or her practice as one of the following:

added 21/2022

- (a) a "regulated member" as defined in The Regulated Health Professions Act, C.C.S.M., c. R117 or a health professional whose practice is governed by an Act set out in Schedule 2 of that Act;
- (b) a massage therapist;
- (c) an individual who carries on a business or occupation which is limited exclusively to massaging the feet, hands, head or face;
- (d) a Provincially-certified esthetician who administers massages as part of a skin care treatment, where the massage is for the purposes of product application and is a minor or incidental and secondary part of the treatment; or
- (e) a member in good standing of an exempt organization;

"building height". See subsection 47(1).

"building, principal" means the building or structure on a lot used to accommodate the principal permitted use, such use possibly occurring in more than one building or structure.

"bus depot" means an area utilized by commercial carriers for pick-up or drop-off of passengers, including loading and unloading areas, shelters, restrooms, concessions, benches, information offices, parking, ticket sales, landscaping, lighting and other such facilities and appurtenances.

C

"call centre" means a building or a portion of a building in which workers provide support services to offsite customers primarily via telephone interactions. Services to customers are not typically available on a walk-in or over-the-counter basis. Call centres are distinct from "office" uses on the bases of multiple-shift operations (typically 24-hour, seven days a week) and floor space configurations that typically involve dense staff concentrations in comparatively smaller work areas.

"camping ground" means an area or tract of land on which accommodations for temporary occupancy are located or may be placed, including tents and recreational vehicle equipment.

"cannabis production facility, designated" means the use of buildings or structures for cultivating, propagating, harvesting, drying, storing, packaging or distributing cannabis where the operator of the facility is authorized to produce cannabis for the medical use of specific individual(s) pursuant to Part 14 of the Cannabis Regulations, SOR/2018-144, as amended, or its successor, and the Cannabis Act, S.C. 2018, c. 16, as amended, or its successor. For greater certainty, this definition does not include the use of buildings or structures by an individual to produce cannabis for their own personal medical use.

added 46/2022

"canopy" means a non-retractable, covered or enclosed rigid structural framework attached to and extending outward from the exterior wall of a building, including 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.

"car wash" means a facility for the cleaning of automobiles or other motor vehicles, whether operated by the public or by on-site employees, whether or not in conjunction with other goods or services provided to customers.

"care home" means a building or portion of a building used for:

- (a) the boarding or other residential accommodation; and
- (b) the care, treatment or supervision;

of persons, in which care, treatment or supervision is not provided to any persons not resident in the care home and does not affect the residential character of the neighbourhood.

amended 148/2016

"caretaker's residence" means an accessory dwelling on a nonresidential property occupied by the person or family who oversees or guards the operation.

"cellar" means that portion of a building that 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.

"cemetery, mausoleum, or columbarium" means land used or dedicated to the interment of human or animal remains, including columbarium, mausoleums, mortuaries and associated maintenance facilities when operated in conjunction with, and within the boundaries of, such cemetery.

"cheque-cashing facility" commonly known as a "payday loan" establishment, means a commercial establishment that engages in the business of cashing cheques, warrants, drafts, money orders, or other commercial paper serving the same purpose but does not include a bank, savings and loan, or credit union nor establishments selling retail consumer goods, where the cashing of cheques or money orders is incidental to the principal purpose of the business.

"college or university" means a permanent facility for the purpose of undergraduate and graduate instruction, whether privately or publicly funded, and includes on-site dormitories for enrolled students.

"commercial marina" means a commercial facility for the storage, launching, mooring, renting and incidental repair of boats.

"commercial school" means an establishment, other than elementary or junior high schools, senior high schools, or colleges and universities, offering training or instruction in a trade, art, or occupation, including beauty schools, dance schools, and trade or vocational schools.

"communication facility" means a range of wireless communication facilities, including freestanding and building-mounted cellular and personal cellular service (PCS) providers and other point-to-point and point-to multi-point wireless communication facilities including radio and television broadcasting, using a variety of technologies.

added 49/2010

"community gardens" means a public use of land for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

"community/recreation centre" means a facility for recreational, social, or multi-purpose use where patrons are primarily participants and any spectators are incidental and attend on a non-recurring basis. Examples include recreation and leisure centres, hockey and skating rinks, curling, swimming pools, bowling alleys, racquet clubs, rifle and pistol ranges, community halls, and community centres.

"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*. Conditional uses are uses that may have unique or widely varying operating characteristics, may have potential operational or other impacts on adjacent properties, or may have unusual site development demands.

"Conditional Use Order" means an order in respect of an application for a conditional use.

"contractor's establishment" means a building or part of a building or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

"craft brewery, distillery or winery" means a facility that possesses the appropriate license(s) issued by the Province of Manitoba to allow it to produce onsite, sell, and distribute beer, wine or other liquor or distilled spirits. All processes, functions and mechanical equipment directly associated with the production of beer, wine or other liquor must be contained inside a building. A tasting room established in accordance with all Province of Manitoba regulations and licensing requirements for the consumption of beer, wine or other liquor may form part of the craft brewery, distillery or winery. Other associated commercial sales and service uses may be established in conjunction with the craft brewery, distillery or winery, such as restaurant, drinking establishment or small-scale retail sales for the sale of merchandise associated with the craft brewery, distillery or winery.

added 148/2016

"crematorium" means a facility containing a properly installed, certified furnace or other apparatus intended for use in the incineration of human or animal corpses.

"cultural centre" means a building or portion of a building dedicated to the celebration and promotion of a cultural group or groups. A cultural centre is distinct from a private club on the basis of a broader range of uses typically available to customers and guests, including restaurants, retail sales, personal services, theatres, and banquet halls. In addition, customers and guests are not required to be members of a non-profit organization.

D

"dating and escort services" means any business which offers to provide or does provide an introduction between two persons for a period of companionship for which service a fee is charged, levied or otherwise imposed.

amended 21/2022

"day care" means facilities that provide care for children operated in connection with an employment use, shopping centre, or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity. No overnight care is provided.

"day care centre" means facilities that provide care for persons on a regular basis away from their principal residence, but do not provide medical treatment or overnight supervision, where the use is the principal use of the property (not an accessory use). This category does not include public or private schools or facilities operated in connection with an employment use, shopping centre, or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity.

"design standard" means a development requirement related to the design or layout of a site or building set out in sections 205 through 211, *Design Standards*.

"development" has the same meaning as in *The City of Winnipeg Charter*.³

"development application" means any application in connection with a development or an approval, permit, order, by-law or amendment that 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 zoning by-law.

"development standard" means a development requirement included in Part 5.

"diameter at breast height (DBH)" means the diameter of a tree or other landscape material at 4½ above grade.

"dimensional standard" means a development requirement that establishes maximum size of buildings and structures on a lot and the buildable area within which the building can be located, including lot coverage, yard requirements, height, floor area ratio, and other standards defined in Part 5.

³ NOTE: Under *The City of Winnipeg Charter* "development" means the construction of a building 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.

"Director" means, except where otherwise specified in this By-law, the Director of Planning, Property and Development and his/her delegates.

"dormitory" means a building designed for or used as group living quarters for students of a school, and owned and managed by that school, or by a fraternity or sorority officially recognized by that school.

"drinking establishment" means an establishment or portion of an establishment, licensed by the Government of Manitoba, where the principal purpose of the establishment or portion is the sale of alcoholic beverages to the public, for consumption on the premises.

"drive-in or drive-through" means any use designed or operated to allow patrons, while outside on the premises in motor vehicles, to order, request, exchange, donate, or receive goods, wares, merchandise, products, foods, beverages, or services.

"dwelling" means a building or portion of a building designed for and intended to be used for residential occupancy. It does not include establishments for commercial accommodation.

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

"dwelling, live-work" means a residential dwelling unit that includes working space accessible from the floor area, reserved exclusively for and regularly used by one or more residents of the dwelling unit, in which working space exceeds 25 percent of gross floor area, but does not include a "home based business".

amended 146/2008; 148/2016

"dwelling, multi-family" means a building, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each.

amended 148/2016

"dwelling, row" means a multi-family dwelling that contains three (3) or more dwelling units located side by side that are separated by common party walls extending from foundation to roof, where no dwelling unit is located entirely or partially above another dwelling unit.

added 148/2016

"dwelling, semi-detached" means a two-family dwelling where no dwelling unit is located entirely or partially above another dwelling unit.

added 148/2016

"dwelling, single-family detached" means a building designed for residential occupancy by one family, including modular and ready-to-move homes, but not including a mobile home.

"dwelling, two-family" means a building containing two principal dwelling units, each designed and used or intended to be used exclusively by one family.

amended 59/2025

E

"elementary or junior high school" means an accredited school under the sponsorship of a public, private, or religious agency providing instruction to students between the kindergarten and senior high school levels and may include a day care centre.

amended 121/2008

"emergency residential shelter" means a facility where emergency temporary lodging is provided to persons who are homeless, due to indigence or disaster, operated by a public or non-profit agency, and where on-site supervision is provided whenever such shelter is occupied.

F

"family" means one person or two or more persons voluntarily associated, plus any dependents, living together as an independent, self-governing single-housekeeping unit.

"farmers' market" means an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages dispensed from booths located on-site.

"feedlot" means a place where the feeding of livestock, poultry, pigs, or small animals takes place for commercial purposes in lots, pens, ponds, sheds or buildings where food is supplied primarily by means other than grazing, foraging, or other natural means.

"fitness or wellness centre, indoor" means a commercial establishment designed and equipped for assembly occupancy uses for the conduct of exercise and/or leisure-time activities within a fully enclosed building, uses of which include: gymnasiums and health clubs, wellness centres, weightlifting establishments, martial arts studios, fitness studios, yoga studios, dance studios, swimming pools, and related fitness and wellness activities.

"fleet services" means a central facility for the distribution, storage, loading and repair of fleet vehicles, with or without associated dispatch services and offices. Typical uses include, but are not limited to, courier, delivery, and express services, cleaning services, key and lock services, security services, and taxi services.

"floor area ratio". See subsection 47(4).

"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.

"freight or truck yard" means an area or building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. The use may include facilities for the temporary storage of loads prior to shipment. The use also includes truck stops or fueling stations where diesel fuel is primarily sold.

"frontage" means that part of a zoning lot fronting on a public road. For the purposes of frontage foot calculations, "frontage" includes all property lines abutting public roads.

"fuel sales" means an establishment operated at a fixed location at which gasoline or any other motor vehicle engine fuel is offered for sale to the public.

"full cut-off lighting" means lighting with a light distribution pattern that results in no light being projected at or above a horizontal plane located at the bottom of the fixture. (See Illustration 5 for examples of full cut-off lighting.)

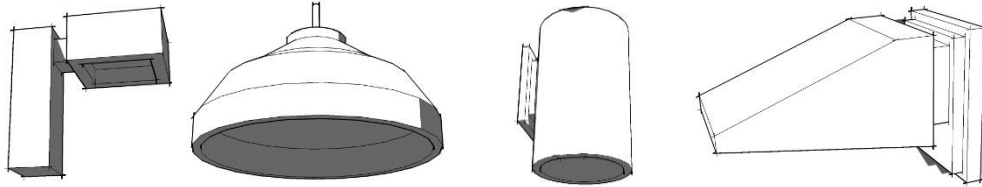


Illustration 5: Full Cut-Off Light Fixtures (Examples)

"fundraising event" means an activity sponsored by a non-profit organization or public entity for the purpose of raising funds or providing information, other than a special event as defined in this Part.

"funeral chapel or mortuary" means a facility for the storage and cremation of deceased human bodies, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Amended 95/2014

G

"gallery/museum" means

- (a) a commercial establishment engaged in the sale, loan, or display of paintings, sculpture, textiles, antiquities, or other works of art; or,
- (b) a permanent facility, open to the public, with or without charge, for the collection and display of paintings, sculpture, textiles, antiquities, or other works of art.

This type of use is distinct from and does not include libraries.

"garbage incineration and reduction" means a facility for the purpose of treating, burning, compacting, composting, or disposing of solid waste.

"golf course" means a tract of land laid out with a course having 9 or more holes for playing the game of golf. This term does not include miniature golf courses nor does it include driving ranges that are not accessory to a golf course.

"grade" means:

- (a) for purposes of sign regulations, the elevation established by the City for the surface of the sidewalk or boulevard above which the sign is located and, for a sign completely within private property, the finished ground surface directly underneath the sign; and
- (b) for other purposes, the average of the finished ground surface at the midpoint of each wall of a building. In the case of walls that are parallel to and within 5 feet of a public sidewalk, the ground level shall be measured at the sidewalk. (See Illustration 6.)

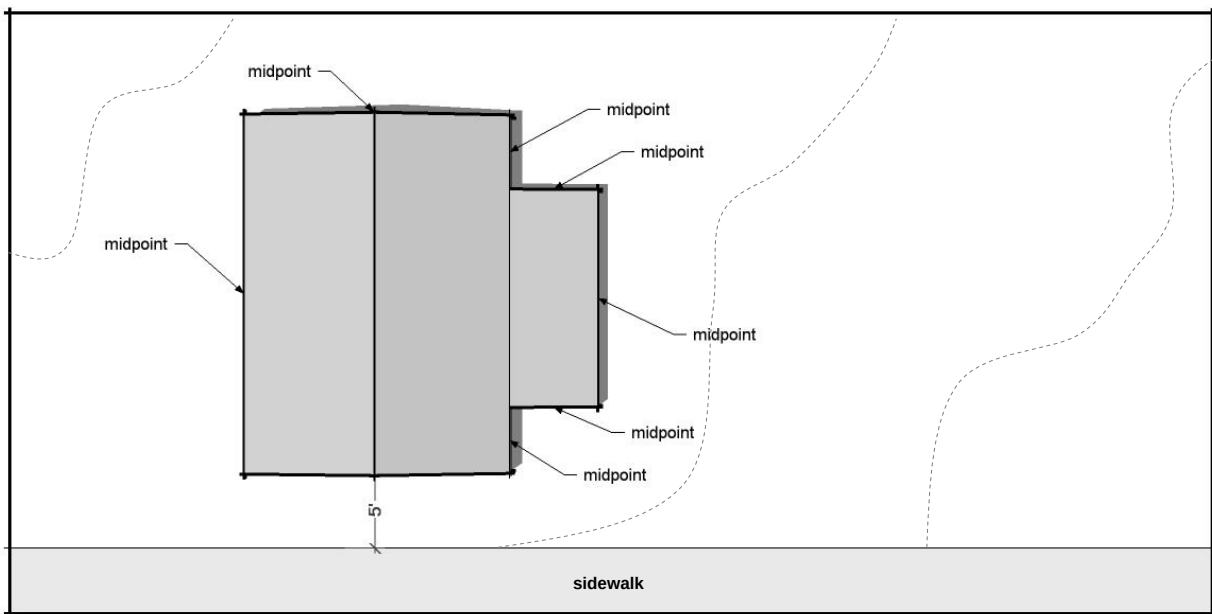


Illustration 6: Building Grade

Building grade is determined at the midpoint of each wall plane. In the case of the wall parallel to and within 5' of the sidewalk, grade is measured from the sidewalk grade.

"grain elevator" means a facility or area for the temporary storage of grain for transferal to trucks, train cars, or other forms of transportation.

H

"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.

"hall rental" means any building or portion of a building that is hired or rented for wedding receptions, private banquets, socials, or other functions to which the public is not admitted and to which no direct fee is charged for admission.

"heavy equipment sales, service, and rental" means a facility that is engaged in the sales and repair of heavy equipment typically used in agricultural, commercial or industrial operations, including tractors, trucks with a gross vehicle weight of over 15,000 pounds, semi trucks and/or trailers, harvesters, loaders and tracked vehicles as well as sales of parts, whether new or used, for heavy equipment.

amended 121/2008

"heavy manufacturing" means a use of land that includes the assembly, fabrication, and/or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odours, glare, or health or safety hazards, or that otherwise do not constitute "light manufacturing," or any use where the area occupied by outside storage of goods and materials used in the assembly, fabrication, or processing exceeds 25 percent of the floor area of buildings on the lot. Examples include, but are not limited to: battery, chemicals, machinery, and plastics manufacture; mushroom plant; batching plant; packaging plant; slaughterhouse; rendering plant.

"home-based business, major" means an occupation or activity that is accessory to the use of the premises as a dwelling and that does not adversely affect the residential character of the dwelling, site, or, neighbourhood but that has more impacts than minor home-based businesses.

amended 148/2016

"home-based business, minor" means an occupation or activity that is accessory to the use of the premises as a dwelling and that does not alter the exterior of the property or affect the residential character of the dwelling, site, or, neighbourhood.

amended 148/2016

"hospital" means an institution that maintains and operates facilities for inpatient medical care with overnight stays, including x-ray, laboratory, and surgical, for the diagnosis, care, and treatment of human illness, injury, and disease (physical or mental). Outpatient care may also be provided.

"hostel" means a building or portion of a building other than a private home where temporary accommodation with cooking facilities or meals is provided, but not including a hospital, a care home, a rehabilitation home, or a social service facility.

"hotel or motel" means a building or portion of a building providing temporary accommodation in individual guest rooms or suites with or without provision for cooking in any individual guest room or suite.

I

"incidental use" means a 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 incidental to, and located on the same zoning lot as, a principal or accessory use, and that has fewer impacts than an accessory use.

J

[Reserved]

K

"kennel" means an establishment in which dogs or cats are housed, boarded, trained, bred, or sold, on a daily or overnight basis, for commercial purposes.

amended 148/2016

L

"landfill" means a permanent facility, either publicly- or privately-owned, operated for the purpose of disposing of or composting solid waste.

"landscape or garden supplies" means an establishment, including a building, part of a building or open space, for the display and/or sale of plants, trees, and other materials used in indoor or outside planting for retail sales and incidental wholesale trade.

"landscape/garden contractor or production" means a location for the production of landscape materials, including commercial greenhouses or nurseries, and the wholesale sale of supplies, plants, trees and landscaping materials.

"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.

"lane, public" means a thoroughfare not over 33 feet in width in public ownership that affords only a secondary means of access to abutting property.

"large commercial retail building" means, for purposes of determining the applicability of those "retail building" standards and requirements in subsection 208(5), *Additional Standards for Large Commercial Retail Buildings*, single-storey retail building containing 65,000 square feet or more of gross floor area in which one user or tenant occupies more than 75 percent of the gross floor area.

"large vehicle" means a vehicle, other than a recreational vehicle:

added 95/2014 (entire definition)

- (a) with a gross vehicle weight stated by the manufacturer, vehicle signage, or vehicle registration, to be in excess of 10,000 pounds;
- (b) with one or more of the following characteristics:
 - i. tandem axels;
 - ii. a passenger capacity in excess of 15 persons; or
 - iii. dual wheels where the vehicle includes a flat deck or other form of utility deck;or

- (c) that can be generally described as a:
- i. bus;
 - ii. cube van;
 - iii. dump truck;
 - iv. flatbed truck;
 - v. tractor, trailer, or tractor-trailer combination; or
 - vi. tow truck.

"light manufacturing" means the assembly, fabrication, and/or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odours, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, and may include an area occupied by outside operations or storage of goods and materials used in the assembly, fabrication, or processing. Examples include, but are not limited to: Electronic equipment assembly and manufacturing and assembly from finished products.

amended 95/2014

"loading aisle" means that portion of a loading facility that provides vehicular access to a loading space, not directly from a driveway. May be shared with a parking aisle.

"loading driveway" means that portion of a loading facility that provides vehicular access from a public right-of-way to a loading space. May be shared with a parking driveway.

"loading space" means that portion of a loading facility, excluding vehicle maneuvering areas such as aisles and driveways, that will accommodate one motor vehicle.

"loading" means an open area of land or an area within a structure, not including within a public right-of-way, used for the loading and unloading of materials, merchandise, or people from motor vehicles.

"lot area" See subsection 47(5).

"lot coverage" See subsection 47(6).

"lot depth" See subsection 47(7).

"lot depth line" See subsection 47(8).

"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, as determined by the Director.

"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 is 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 of record" means any parcel of land lawfully existing prior to the effective date of this By-law that does not comply with the applicable district dimensional standards for lots on the effective date of this By-law. A "lot of record" may also be referred to as a "non-conforming lot."

"lot, corner" means a zoning lot that abuts the intersection of two or more public streets, or that abuts the approximately perpendicular intersection of two or more frontages of the same public street. (See Illustration 7.)

"lot, flag" means a lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip connecting the main building site with the frontage street.

"lot, interior" means a zoning lot that has frontage on only a single public street. (See Illustration 7.)

"lot, reverse corner" means a corner lot, the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.

"lot, through" means a zoning lot that abuts two or more public streets but that does not abut the intersection of those streets. (See Illustration 7.)

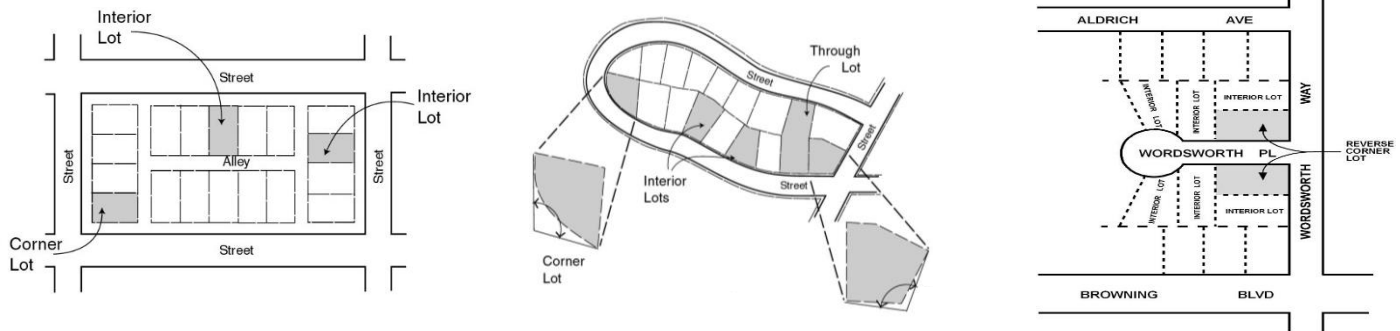
"lot, zoning" means a parcel of land that has vehicular access to or abuts a public street or an unimproved street that is to be improved as a public street to serve that lot pursuant to an agreement with the City, or is separated from a public street that it would otherwise abut by a portion of that 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:

amended 26/2009

- (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.

Illustration 7: Lot Types



amended 121/2008

M

"massage parlour"

repealed 95/2014

"medical, dental, optical, counselling clinic or laboratory" means a facility for the provision of human health services and related activities such as preparation of castings, dentures, and x-rays, for patients without overnight accommodations. Each clinic shall be considered a single use regardless of the number of professional service providers sharing a clinic space.

amended 121/2008

"mezzanine" means an intermediate floor located in any room. When the total area of any such mezzanine floor exceeds 40 percent of the total floor area in that room, it shall be considered as constituting an additional storey. The mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for partitions or subdividing walls not more than 3.5 feet in height. An enclosed mezzanine shall be considered as an additional storey.

added 95/2014

"micro brewery, distillery or winery" means a small brewery, winery or distillery operated in conjunction with a drinking establishment or restaurant where beer, wine or liquor produced onsite may be consumed on the premises, or sold or distributed in accordance with Province of Manitoba regulations and licensing requirements. A micro brewery, distillery or winery cannot exceed the gross floor area requirements of the associated drinking establishment or restaurant.

amended 148/2016

"mining and extraction" means the extraction of minerals, sand, gravel, and ores, from their natural occurrences on affected land and distribution of extracted materials, including the excavation, processing or distribution of clay, gravel, stone and soils.

"mini-warehouse/self-storage" means an enclosed permanent facility that provides storage space to the general public on a for-hire basis. Mini-warehouses and self-storage areas may also include vehicle storage for recreational vehicles, boats, and other vehicles. No other business or service may be allowed to operate out of a rented storage space. This definition also applies to a use that provides portable containers for storage. **"mobile home"** means a portable dwelling unit that is designed or used for residential occupancy, built upon or having a frame or chassis to which wheels may be attached for transportation purposes, whether or not such structure actually has at any time such wheels, or is jacked up or skirted.

"modular home" means a single-family dwelling suitable for year-round occupancy that consists of one or more modules either partially or wholly factory-fabricated and containing a framework that does not contain wheels or towing tongue. When transported to a building site, it will be placed on a permanent foundation so as to be substantially affixed to the site and connected to the required utilities, thereby making it immobile housing.

N

"neighbourhood rehabilitation home" means a building or portion of a building used for the boarding or other residential accommodation plus mandatory supervision or treatment of persons who are from or discharged from any penal institution or who are receiving supervision or treatment for alcohol or other drug addictions, in which supervision or treatment is not provided to any persons not resident in the rehabilitation home and which does not affect the residential character of the neighbourhood.

amended 148/2016

"non-conforming sign" means any sign lawfully established prior to the effective date of this By-law that does not comply with the signs standards of this By-law.

"non-conforming structure" means any building lawfully existing prior to the effective date of this By-law that does not comply with one or more of the applicable district dimensional standards set forth in Part 5 on the effective date of this By-law.

"non-conforming use" means any use of a building, or parcel of land, or portion of a building, or parcel of land, lawfully existing prior to the effective date of this By-law, that 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.

"non-conformity" means any use, structure, sign, or lot, individually or in combination, which lawfully existed prior to the effective date of this By-law, but that does not conform to one or more of the applicable standards on the effective date of this By-law.

"nucleus hive" means a beehive that is used intermittently for splitting a large colony or for raising and storing queen bees.

added 82/2017

O

"office/service area or building" means an accessory use provided in conjunction to a mobile home park, multiple-family dwelling, or a non-residential use, that is clearly incidental to and customarily found in connection with the principal use, such as administrative offices for the principal use.

"office" means a building or a portion of a building used primarily for conducting the affairs of a business, profession, service, industry, government, or like activity, or that provides direct governmental services to the public, such as employment, public assistance, motor vehicle licensing and registration, and similar activities.

"OurWinnipeg" means the development plan adopted by Council in accordance with *The City of Winnipeg Charter*.

Amended 95/2014

"outside display and sales," means an outside display of goods and/or materials for sale, accessory to a commercial principal use. Merchandise may be directly available to the consumer for purchase.

"outside operations," means activities conducted outside that are directly related to, and in support of a permitted principal use on the site.

"outside storage" means outside storage, but not display for sale, of goods and/or materials. Storage of materials in a structure with a roof, but no walls, and storage of a shipping container is considered outside storage.

amended 95/2014

"overlay district" means a zoning district established by section 57, *Planned Development Overlay Districts*.

"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.

P

"parapet" means a low wall at the edge of a roof; especially that part of an exterior wall that rises above the roof.

"parish hall" means an accessory use to a religious institution containing office, meeting, or activity space.

"park, plaza, square, playground" means a development of public land specifically designed or reserved for the general public for active or passive recreational use and including landscaping, facilities, playing fields, buildings, and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian/bicycle paths and pathways, landscaped buffers, arboretums, botanical gardens, playgrounds, toboggan slides, skateboard parks, swimming pools, wading pools, and water features.

"parking aisle" means that portion of a parking facility that provides vehicular access to a parking space, not directly from a driveway .

"parking driveway" means that portion of a parking facility that provides vehicular access from a public right-of-way to a parking space, or an aisle.

"parking facility" means an open area of land or an area within a structure, not including an area or structure located within a public right-of-way, used for the parking of motor vehicles.

"parking space" means that portion of a parking facility, excluding vehicle manoeuvring areas such as aisles and driveways, that will accommodate one motor vehicle.

"parking, shared" means a parking facility not associated with any use on the same zoning lot.
added 148/2016

"parking, structured" means a structure or facility where motor vehicles may be stored for purposes of temporary, daily, or overnight off-street parking as a principal use. The facility may be above, below, or partially below ground and includes parking garages and parking decks.

"parking, surface" means an unenclosed area where motor vehicles may be stored for purposes of temporary, daily, or overnight off-street parking as a principal use.

"passenger vehicle" means a self-powered motor vehicle, other than a bus, commercial vehicle, motor home, or taxicab that is designed, used, or maintained primarily for the transportation of people on ordinary roads. This definition includes pickup trucks, vans, minivans, motorcycles, mopeds, scooters.

"pawnshop" means a place where money is loaned on security of personal property left in pawn and pledged as collateral for the loan.

"permitted use" means a use permitted in a zoning district without the need for special administrative review and approval, upon satisfaction of the standards and requirements of this By-law.

"personal services" means establishments that provide services to the general public, and in which any retail sale of merchandise associated with the service provided is incidental to the provision of services, but not including a "body modification establishment", "cheque-cashing facility", "funeral chapel or mortuary", or "medical/dental/optical/counselling clinic".

"place of worship" means facilities used primarily for non-profit purposes to provide assembly and meeting areas for religious activities. Examples include churches, temples, synagogues, mosques, chapels, and meeting houses.

"principal building" means any building on a site that contains permitted principal uses, as opposed to

- (a) buildings that contain only accessory or incidental uses; and ,
- (b) buildings that contain only storage or operational functions in support of principal uses located in other buildings.

"principal building entrance" means the entrance of any building, generally facing a sidewalk or public street, intended to accommodate the majority of public traffic.

"principal use" means the primary or predominant use of any lot, building, or structure.

"private club, not licensed" means a non-profit organization incorporated as such by the Government of Canada or the Government of Manitoba. Includes facilities used for the meeting, social, or recreational activities of non-profit philanthropic, social service, athletic, business, or fraternal organizations, without onsite residences. When licensed for the sale of alcoholic beverages by the Government of Manitoba, such a club is considered a "drinking establishment."

"prohibited use" means a use that must not be established in a zoning district or a Planned Development Overlay and for which a use variance must not be approved.

Amended 148/2016

"protection and emergency services" means a development that is required for the public protection of persons and property from injury, harm, or damage together with the incidental storage of equipment and vehicles. Typical uses include police stations, fire stations, ambulance services, and ancillary training facilities.

"public utility" means any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under provincial or municipal regulations to the public, electricity, gas, steam, sewer, communication, telegraph, transportation, or water services. The term also means the use of land for the purpose of providing such service.

Q

[Reserved]

R

"racetrack" means a measured course where animals or machines are entered in competition against one another or against time, including tracks used only in the training of animals.

"railway yard" means an area for storing or switching of freight and passenger trains. Necessary and allowed functions include but are not limited to the switching, storing, assembling, distributing, consolidating, repairing, weighing, or transferring of cars, trains, engines, and rolling stock.

"real estate sales offices and model sales homes" means a dwelling unit temporarily used for display purposes as an example of a dwelling unit to be available for sale or rental in a particular residential development and located within that development. Model homes may also incorporate sales or rental offices for dwellings within the development.

"recreational 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 recreational vehicle.

Amended 95/2014

"recycling collection centre" means a use that serves as a drop-off point for temporary storage for recoverable resources, such as newspapers, glassware, plastics, and metal cans. No processing of such items would be allowed.

"recycling plant" means a facility in which recoverable resources such as newspapers, glassware, plastics, and metal cans are recycled, reprocessed, and treated to return such products to a condition in which they can again be used for production. This facility is not a wrecking yard or a junkyard.

"research institution" means an establishment or facility engaged in scientific research, product design, development and testing, and limited manufacturing necessary for the production of prototypes.

"restaurant" means an establishment primarily engaged in the preparation of food intended to be sold to the public for consumption on or off the premises. Restaurants may be licensed by the Government of Manitoba for the sale of alcohol; however, the sale of alcohol is incidental to the sale of food.

"retail sales" means a use involved in the sale, lease, or rent of new or used products directly to the general public, or to individuals or households based on their membership in an association or club, but not including an "auction room", "landscape and garden supplies", or "supermarket". This use includes facilities whose names indicate that they are warehouse or wholesale operations, but that in fact conduct more than incidental retail sales.

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

S

"seasonal sales" means the outside sale of seasonal merchandise, other than those sold at a farmer's market, such as Christmas trees, flags, kites, or arts and crafts.

"secondary plan" means a plan providing such objectives and actions as Council considers necessary or advisable to address, in a neighbourhood, district, or area of the city, any matter within a sphere of authority of the City of Winnipeg, including, without limitation, any matter dealt with in *OurWinnipeg* or pertaining to economic development or the enhancement or special protection of heritage resources or sensitive lands.

amended 95/2014

"secondary suite", attached means an accessory dwelling unit added to or created within a dwelling that provides basic requirements for living, sleeping, cooking and sanitation. An attached secondary suite is only permitted accessory to a single-family dwelling, and only one secondary suite, attached or detached, is permitted per single-family detached dwelling.

added 1/2013; amended 148/2016;

replaced 59/2025

"secondary suite, detached" means an accessory dwelling unit that is accessory to, but not attached to or located within, a dwelling that provides basic requirements for living, sleeping, cooking and sanitation. A detached secondary suite is only permitted accessory to a single-family dwelling, and only one secondary suite, attached or detached, is permitted per single-family detached dwelling.

added 1/2013; amended 148/2016;

replaced 59/2025

"senior high school" means an accredited school under the sponsorship of a public, private or religious agency providing instruction to students at the senior high school level and may include a day care centre.

amended 121/2008

"shopping centre", means a facility that contains 5 or more retail sales uses, and that may also contain other personal service uses, in a single building or attached buildings, or on adjacent lots, sharing common parking, and with a floor area greater than 50,000 square feet.

"short term rental accommodation" or "STRA" means a dwelling unit rented in whole or in part for a period of less than 30 consecutive days, but does not include a hostel or a hotel or motel.

added 106/2023

"signs"

Notwithstanding anything else in this By-law, the following terms are defined for the purposes of sections 178 through 187, *Signs*:

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

"advertising sign"

repealed 36/2013

"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.

"automatic dimming" means technology that continually adjusts the brightness of a sign in relation to ambient light levels.

added 36/2013

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

"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" means a temporary sign constructed of lightweight, non-rigid material such as cloth, canvas, PVC or similar material and that is affixed to a wall or fence;

amended 81/2020

"billboard sign" means the following:

- (i) billboard, digital moving copy;
- (ii) billboard, digital static copy; or
- (iii) billboard, poster.

amended 36/2013

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

"character display" means sign copy that can be changed through the use of removable individual characters or panels and that is affixed to a mobile sign, standard;
added 81/2020

"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" means letters, graphics, or characters that comprise the sign message.

"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 of the total area of all sign faces.

"digital moving copy" means a sign with copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other electronic technology where the sign copy is not fixed for a set period of time.
added 36/2013

"digital reader board" means a changeable copy sign that uses light emitting diodes. Messages are composed of an ordered sequence of alphanumeric characters on a black or dark background.
added 36/2013

"digital static copy" means a sign with copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other electronic technology where all the sign copy is fixed for a set period of time.
added 36/2013

"digital static copy, 24-hour hold" means a sign with copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other electronic technology where the sign copy is fixed for 24 hours through the use of a factory preset that is not adjustable to the user and cannot be altered without the assistance of the manufacturer.

added 36/2013

"directional sign" means:

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

"double-faced sign" means a sign 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 board sign"

repealed 36/2013

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

"fascia 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 18 inches from the face of such wall.

"feather sign" means a temporary sign composed of lightweight, non-rigid material such as cloth, canvas, PVC or similar material and that is free-standing;

added 81/2020

"flag sign, pole mounted" mean a temporary sign composed of lightweight, non-rigid material, such as cloth, canvas, PVC or similar material, and is affixed to a pole;

added 81/2020

"flag sign, zip tie" means a temporary sign composed of lightweight, rigid material, such as plastic or similar material, that is affixed to a pole;

added 81/2020

"flashing sign" means a sign which contains an intermittent or flashing light source but does not include a digital moving copy sign, a digital reader board, a digital static copy sign or a digital static copy, 24-hour hold sign.

amended 36/2013

"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, including a sign that is attached to a fence.

"graphic display" means sign copy that is composed of printed imagery and does not utilize character display or digital message technology;
added 81/2020

"hold time" means the length of time a sign message is fixed in place before changing to a different sign message.
added 36/2013

"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 mobile sign.

"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.

"mobile sign, small" means a flag sign, a banner sign, an inflatable sign, a feather sign or an A-board sign;
added 81/2020

"mobile sign, standard" means a temporary sign that is mounted on a trailer, vehicle, stand or similar support structure and that is designed or intended to be readily relocated to another location, and that may include graphic display copy or character display copy;
amended 81/2020

"multi-tenant sign" means a sign containing copy for 3 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.

"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 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, except that a sign that projects above the roof line by not more than 2 feet at the point of attachment the total projection of which does not exceed 25 square feet is not included within the definition of a roof sign.

"rotating sign" means a sign or portion of a sign which moves in a revolving manner, but does not include a clock or a traditional barber pole sign 2 feet or less in height that meets all other standards of this By-law.

"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 but not the flag of any nation or government), and anything designed or intended to, or having the effect of, announcing, identifying, directing attention to, or advertising any building or use.

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

"sign message" includes any image, written copy, structure, graphics, pictures, logos, symbols, or letters used or intended to be used for advertising or for calling attention to any business, person, matter, object or event.

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

"sign topper" means a sign that is affixed to the top of a mobile sign, standard;
added 81/2020

"transition time" means the length of time it takes to change from one sign message to another.
added 36/2013

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

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

"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".

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

amended 121/2008

"single room occupancy" means a building, other than a hotel or hostel, which provides living units with separate sleeping areas and some combination of shared bath or toilet facilities. The building may or may not provide meals to guests for compensation, and may or may not have separate shared cooking facilities for residents. Single-room occupancy includes uses commonly called "rooming houses" and "boarding houses." Care, treatment or supervision must not be provided to any resident.

"social service facility" means the use of a premises to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include but are not limited to information and referral services, counselling, skill development, aid through the provision of food or clothing, life skill and personal development programs, alcohol, drug, or substance abuse counselling centre, temporary overnight accommodation and drop-in or activity space.

amended 95/2014

"special event (carnival, circus, fair, concert, or similar event)" means a transportable group or aggregation or combination of rides, shows, performances, games, or concessions.

"sports or entertainment arena/stadium, indoor" means a fully-enclosed facility specifically intended for the viewing of public sports, concerts, circuses, and theatrical productions, where patrons attend on a recurring basis.

"sports or entertainment arena/stadium, outdoor" means outdoor or partially-outdoor facilities specifically intended for the viewing of public sports, concerts, circuses, and theatrical productions, or exhibition grounds, where patrons attend on a recurring basis.

"stable or riding academy" means a commercial facility where horses are sheltered, fed, or kept for sale or hire to the public. Training of horses and riders may also be conducted.

"stable, private" means a building or land where horses are sheltered, fed, or kept for personal use, accessory to a dwelling unit.

"standard" means a definite rule, principle, or measure with which compliance is mandatory unless expressly waived or varied. A development application may be denied for failure to meet one or more standards established by this By-law.

"Standing Policy Committee on Property and Development" means the standing committee established by Council under the *City of Winnipeg Organization By-law*, having jurisdiction with respect to certain matters relating to real property located entirely or primarily in the area covered by this By-law.

amended 113/2015; 137/2022

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

"storey" means that portion of any building that 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 and may include a mezzanine, but does not include a cellar (see definition of "mezzanine").

amended 95/2014

"street" means a public thoroughfare but does not include a public lane.

"street block" means a group of adjacent lots or parcels whose front lot lines all face a common abutting street and that are located between 2 intervening side streets. A street block is generally an area bounded by

- (a) a street abutting the long dimension of a block;
- (b) two side streets abutting the short dimensions of that block; and
- (c) a lane abutting the rear lot lines of the lots, or if there is no lane, then the rear lot lines of other lots or parcels on the same block.

"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.

"studio, radio, TV, motion picture broadcast and production" means a facility for the production and/or broadcasting of motion pictures, videos, television programs, radio programs, or sound recordings. The use may also include facilities for the rehearsal of dance, music, or other performing arts.

"supermarket" means a retail store with a floor area of more than 40,000 square feet that sells primarily groceries, produce, and packaged food products, but in which up to 40 percent of the gross floor area may be used for the sale of non-food related products, including convenience products.

T

"temporary construction trailer or building" means a movable, portable, or modular structure or trailer used for the storage of construction materials and/or the offices or work spaces for construction managers or workers during the time a principal or accessory building is being constructed.

"temporary use" means a use established for a temporary period of time in conformance with Part 4.

"towing and storage facility" means a commercial establishment engaged in towing of vehicles or equipment from one location to another. Such facilities may also include an indoor storage component for such vehicles or equipment, but may not include junked, salvage, or permanently inoperable vehicles or equipment.

"traffic decision location" means an area adjacent to one of the following:

- (i) an intersection with traffic signals;
- (ii) a pedestrian corridor; or
- (iii) a railway crossing.

added 36/2013

"transit station" means an area utilized by public or commercial carriers for pick-up or drop-off of passengers. In addition to loading and unloading areas, transit stations may include shelters, restrooms, concessions, benches, information offices, parking, ticket sales, landscaping, lighting and other such facilities and appurtenances. Transit modes served may include, without limitation, local bus service, express bus service, commuter rail, and light rail.

U

"uniformity ratio" means the ratio between the maximum initial horizontal illuminance level and the minimum initial horizontal illuminance level on a site and within a specific use area such as a parking lot.

"3-unit dwelling" means a type of multi-family dwelling where exactly 3 dwelling units are located on a single lot, within either one principal building or 2 or more separate principal buildings.

added 59/2025

"4-unit dwelling" means a type of multi-family dwelling where exactly 4 dwelling units are located on a single lot, within either one principal building or 2 or more separate principal buildings.

added 59/2025

"universal design" means an approach to design that creates environments that respond to the needs of the range of the population to the greatest extent possible. It is also known as "intergenerational design."

"urban agriculture indoor" means the cultivation of plants or animal products entirely within an enclosed building in accordance with applicable municipal, provincial and federal regulations, and includes the sale, storage, processing, packaging and composting of products harvested on site, but does not include animal or poultry husbandry or agricultural grazing or feeding.

added 32/2021

"urban agriculture, outdoor" means the outdoor cultivation of plants for human consumption or use in accordance with applicable municipal, provincial and federal regulations, and includes the sale, storage, processing and packaging of plants harvested on-site.

added 32/2021

"urban infill area" means those areas designated on the Urban Infill Areas Maps shown in Schedule C to this By-law.

"use category" means the broadest grouping of land uses in this By-law, based on generally accepted industry groupings, similar descriptions of planning goals or functions, similar allowed use types, and similar allowed density/intensity of use. A "use category" may be further subdivided into "use sub-categories."

"use sub-category" means a category of uses within a "use category." "Use sub-categories" are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. A "use sub-category" may be further subdivided into "use types."

"use type" means the finest-grained category of uses in this By-law. They are used to tailor the regulatory treatment of uses to address issues such as the relative intensity of the use, issues related to building type, possible effects on neighboring land uses, and consistency with zoning district purposes and goals.

"use specific standard" means a standard located in Part 4 of this By-law that is applied to use types in order to address issues such as building size, location, and operating requirements.

"utility facility, major" means those facilities that normally entails the construction of new buildings, and that may have employees located at the site. Examples include public works yards, water control works, reservoirs, and works used to provide services or commodities to the public by the Crown or the City, including but not limited to power plants, heating plants, steam generating plants, or sewer treatment facilities.

"utility facility, minor" means those facilities that do not qualify as major utility facilities, and that are used for or incidental to the operation of a public utility. Examples include electric transformer stations, gas regulator stations, telephone exchange buildings, and well, water, and sewer pumping stations.

V

"variance" means the modification of a provision of a zoning by-law.

"Variance Order" means an order in respect of an application for a variance.

"vehicle display area" means a parking facility established as part of an auto / light truck / motorcycle, sales and rental use or a heavy equipment sales, service and rental use that is used for the exhibition, sale or rental of vehicles, including automobiles, light trucks, motorcycles, boats, recreational vehicles and off-road vehicles.

added 148/2016

W

"warehouse" means a permanent facility for the storage of products, supplies, and equipment within an enclosed building.

"waste transfer station" means a fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site.

"wholesaling" means a facility where goods are distributed or sold to retailers, to industrial, commercial, or institutional users, or to other wholesalers, for resale or redistribution, but where goods are not sold to the public or to individuals or households based on their membership in an association or club.

"wireless communication freestanding tower" – *repealed 49/2010*

"wireless communication building-mounted tower" – *repealed 49/2010*

"wrecking and salvage yard" means any lot upon which 2 or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license or registration, have been placed for the purpose of obtaining parts for recycling or resale. Building materials, scrap metal, or any other kind of salvage are also be included in this definition.

X

"x-rated store" means any store that offers for purchase or rental merchandise including sexually oriented films, videotapes or videodiscs, and by storefront or internal signage excludes persons under 18 years of age from the store.

Y

"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. (See Illustrations 8 and 9.)

"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 and radially to the front lot line. (See Illustrations 8 and 9.)

"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 and radially to the rear lot line. (See Illustrations 8 and 9.)

"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. (See Illustrations 8 and 9.)

"yard, voluntary" means that portion of a front, side, or rear yard that is provided in addition to the minimum yard requirements of this By-law. For example, if this By-law requires a front yard of at least 20 feet, and the owner provides a front yard of 30 feet, the 10 feet furthest from the street is a voluntary yard.

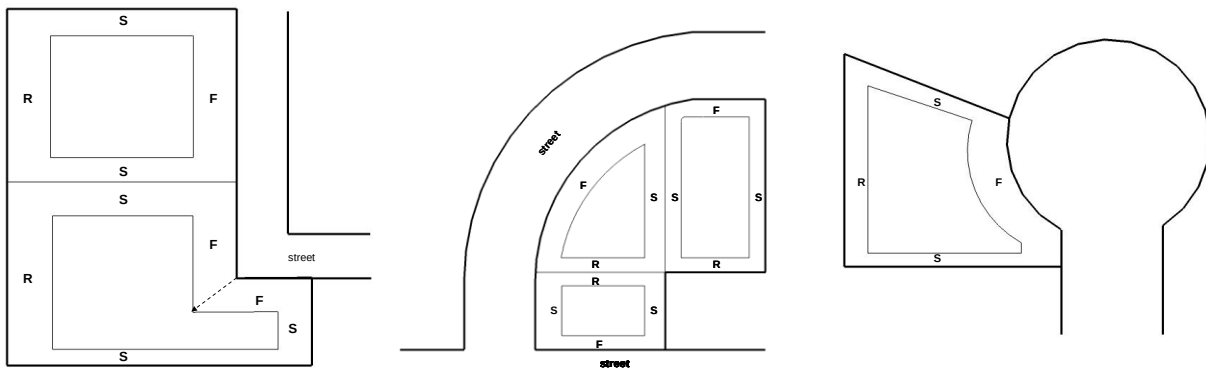


Illustration 8: Yard Types

In this illustration, front (F), side (S), and rear (R) yards are shown for unusual lot configurations.

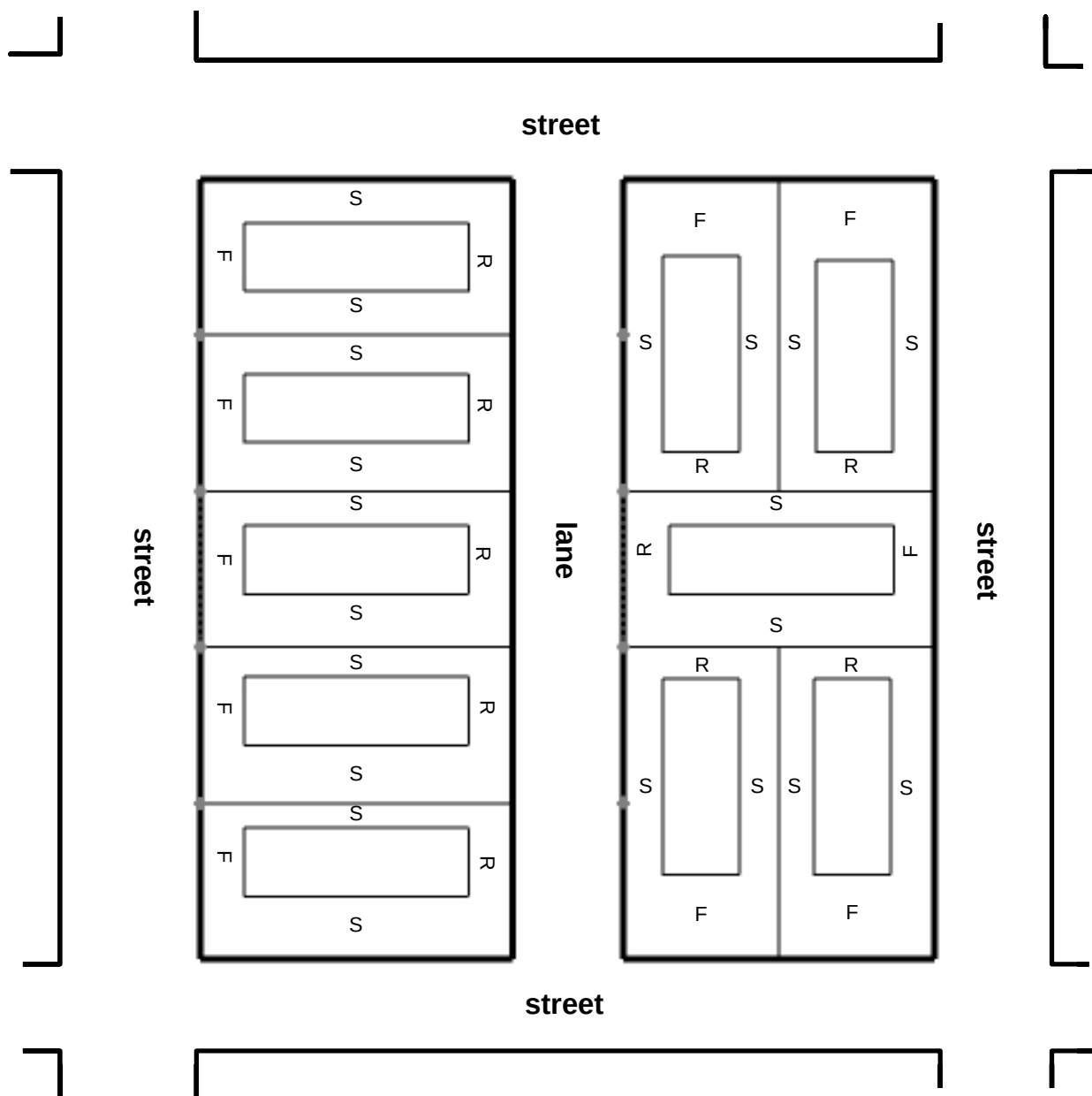


Illustration 9: Yard Types

In this illustration, front (F), side (S), and rear (R) yards are shown for a variety of typical lot configurations.

Z

"zoning by-law" has the same meaning as in *The City of Winnipeg Charter*.⁴

"zoning district" means an area or areas within the limits of the City, as established by Part 3 of this By-law, for which the regulations and requirements governing use, lot and dimensional standards of buildings and premises are uniform.

⁴ NOTE: *The City of Winnipeg Charter* defines "zoning by-law" as a by-law passed under section 236 (zoning by-laws), and includes (a) a by-law amending a by-law passed under that section, and (b) a by-law that under The City of Winnipeg Act, S.M. 1989-90, c. 10, was a development by-law and a by-law amending such a development by-law.

PART 3: ZONING DISTRICTS

GENERAL PROVISIONS

49. This Part establishes the zoning districts and contains basic information pertaining to zoning districts, primarily statements of purpose and district-specific regulations. Part 4, *Use Regulations*, and Part 5, *Development and Design Standards*, identify the uses allowed within the districts and the standards applying to development in the districts.

Districts Established

50. The zoning districts, district names and abbreviations shown in Table 3-1, and the locations and boundaries of the zoning districts shown on maps set out in Schedule B, are hereby established.

TABLE 3-1: Zoning Districts Established

District Type	Abbreviation	District Name
Agricultural and Parks	A	Agricultural
	PR1	Parks and Recreation 1 (Neighbourhood)
	PR2	Parks and Recreation 2 (Community)
	PR3	Parks and Recreation 3 (Regional)
Residential <i>amended 31/2017</i>	RR5	Rural Residential 5
	RR2	Rural Residential 2
	R1	Residential Single-Family
	R2	Residential Two-Family
	RMF	Residential Multi-Family
	RMU	Residential Mixed Use
	RMH	Residential Mobile Home Park
	TOD	Transit-Oriented Development
~~Transit~~ <i>repealed 31/2017</i>	~~TOD~~	~~Transit-Oriented Development~~
Commercial and Institutional	C1	Commercial Neighbourhood
	C2	Commercial Community
	C3	Commercial Corridor
	C4	Commercial Regional
	CMU	Commercial Mixed Use
	EI	Educational and Institutional
Manufacturing	MMU	Manufacturing Mixed Use
	M1	Manufacturing Light
	M2	Manufacturing General
	M3	Manufacturing Heavy
Overlay	PDO-1	Planned Development Overlay – 1 (District)
	PDO-2	Planned Development Overlay – 2 (Site-Specific)

Relationship to Overlay Districts

51. All lands within the city must be designated by the City as one of the base zoning districts set forth in Table 3-1. In addition, some lands may be designated as one or more of the overlay districts set forth in section 57, *Planned Development Overlay Districts*. Where the City designates a property as an overlay district as well as a base zoning district, the regulations governing development in the overlay district apply in addition to the regulations governing development in the underlying base district. In the event of a conflict between the two sets of standards, the standards for the overlay district control, regardless of whether other regulations in this By-law are more restrictive.

District Descriptions

52. The descriptions of districts contained in this Part are intended to assist in selecting the appropriate zoning district for different types of land, and to assist in identifying the intended character of each district. When there is a conflict between any statement in the district description and a substantive requirement in other sections of this By-law, the substantive requirements in other sections apply. In no case may a district description be interpreted to require performance levels beyond the substantive requirements of this By-law.

AGRICULTURAL AND PARK DISTRICTS

General Purposes of All Agricultural and Park Districts

53. (1) The agricultural and park districts contained in this section are intended to:
- (a) provide rural and open land for agricultural purposes until such time as it is required for future urban development; and
 - (b) provide lands for active and passive recreation needs for all citizens.

Specific Purposes of Individual Agricultural and Park Districts

Agricultural (A)

- (2) The Agricultural (A) district is intended for general agricultural activities.

Parks and Recreation 1 (PR1) (Neighbourhood)

- (3) The Parks and Recreation 1 (PR1) district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

Parks and Recreation 2 (PR2) (Community)

- (4) The Parks and Recreation 2 (PR2) district is intended for sites that include community recreation facilities and parks that are accessed by a mix of pedestrian and vehicular traffic. These sites may provide active programs and activities, including community centres, hockey pens, arenas, indoor soccer, wading pools, spray parks, skateboard parks and athletic fields. Parking facilities ranging from 10 to 100 stalls may be associated with these uses. These parks and facilities typically occur along collector streets.

Parks and Recreation 3 (PR3) (Regional)

- (5) The Parks and Recreation 3 (PR3) district is intended for sites that include major recreation facilities and parks that are a regional destination. These sites may include major recreation facilities, aquatic leisure centres, regional parks, sport multi-plexes and athletic field developments. Parking facilities ranging from 100 to 300+ stalls may be associated with these uses. These facilities are typically found along major arterials.

RESIDENTIAL DISTRICTS

General Purposes of All Residential Districts

54. (1) The residential zoning districts contained in this section are intended to:
- (a) provide appropriately located areas for residential development that are consistent with *the Complete Communities Direction Strategy By-law* and with standards for public health, safety, and general welfare;
amended 95/2014
 - (b) allow for a variety of housing types and community amenities that meet the diverse physical, economic, and social needs of residents;
amended 95/2014
 - (c) respect the scale and character of existing residential neighbourhoods and surrounding areas;
amended 95/2014
 - (d) support the development of complete communities.
added 95/2014

Specific Purposes of Individual Residential Districts

Rural Residential 5 (RR5)

- (2) The Rural Residential 5 (RR5) district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses.

Rural Residential 2 (RR2)

- (3) The Rural Residential 2 (RR2) district is intended to provide for large-lot rural residential development.

Residential Single-Family (R1)

- (4) The Residential Single-Family (R1) zoning district is intended to accommodate single-family detached dwellings, as well as two-family dwellings, 3-unit dwellings and 4-unit dwellings that meet the requirements of this By-law.
amended 95/2014;
replaced 59/2025

Residential Two-Family (R2)

- (5) The Residential Two-Family (R2) zoning district is intended to accommodate single-family detached and two-family dwellings, as well as 3-unit dwellings and 4-unit dwellings that meet the requirements of this By-law.
*amended 95/2014;
replaced 59/2025*

Residential Multi-Family (RMF)

- (6) The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in areas with medium to high residential densities. Residential units are permitted at densities as set out in Part 5.
amended 95/2014

Residential Mixed Use (RMU)

- (7) The Residential Mixed Use (RMU) district is intended to facilitate the development of primarily medium- to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building should retain a predominantly residential character. Development in the RMU district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential and non-residential uses. This district is often part of Community or Regional Mixed Use Centres, Major Redevelopment Sites, and Rapid Transit Corridors.
amended 95/2014

Residential Mobile Home Park (RMH)

- (8) The Residential Mobile Home Park (RMH) district is intended to provide areas for the location of mobile homes. All provisions of this By-law apply to the RMH zoning district unless superseded by the district-specific standards in Part 5.

Transit-Oriented Development (TOD)

- (9) The Transit Oriented Development (TOD) district is intended to facilitate mixed use development at a scale and density exceeding all other districts. These sites are intended to be adjacent to rapid transit stations with a Council endorsed local area plan in place to guide development. Site design should fulfill the objectives of the Transit Oriented Development Handbook.
added 135/2016

COMMERCIAL AND INSTITUTIONAL DISTRICTS

General Purposes of All Commercial and Institutional Districts

55. (1) The commercial and institutional zoning districts contained in this section generally are intended to:
- (a) provide appropriately located areas consistent with *the Complete Communities Direction Strategy By-law* for retail, service, office, and institutional uses and mixed use where appropriate.
amended 95/2014
 - (b) provide adequate space and locations to meet the needs of commercial development.

- (c) ensure that the appearance of commercial buildings and lands are of high quality and are harmonious with the character of the area in which they are located.
- (d) provide convenient access for pedestrians and transit users from the public street.
added 95/2014

Specific Purposes of Individual Commercial and Institutional Districts

Commercial Neighbourhood (C1)

- (2) The Commercial Neighbourhood (C1) district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. This district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. C1 districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.
amended 95/2014

Commercial Community (C2)

- (3) The Commercial Community (C2) district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors.
amended 95/2014; 148/2016

Commercial Corridor (C3)

- (4) The Commercial Corridor (C3) district is intended primarily for uses that provide commercial goods and services to residents of the community in areas that are dependent on automobile access and exposed to heavy automobile traffic, but not including regional shopping malls or regional shopping areas. These commercial uses are subject to frequent view by the public and visitors to Winnipeg, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. C3 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors.
amended 95/2014; 148/2016; 31/2017

Commercial Regional (C4)

- (5) The Commercial Regional (C4) district is intended to accommodate the development of large-scale, distinctive and attractive regional centres containing a mix of concentrated land uses. These commercial uses are subject to frequent view by the public and visitors to Winnipeg, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. The centre should provide commercial, office, and institutional uses and structures at higher intensities than surrounding areas. The area may also contain concentrations of medium- to high-density office development, as well as a broad mix of complementary uses, which may include major civic and public facilities and parks. Development should facilitate and encourage pedestrian travel between uses. These areas are associated with Regional mixed use centres.

amended 95/2014; 148/2016

Commercial Mixed Use (CMU)

- (6) The Commercial Mixed Use (CMU) district is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The CMU district is intended for use in Community and Regional mixed use centres or Community and Regional mixed use corridors. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and nonresidential uses.

amended 95/2014

Educational and Institutional (EI)

- (7) The Educational and Institutional (EI) district is intended to provide areas for the development of large and significant, multi-building, public, quasi-public, or private facilities of a non-commercial character that may have significant impacts on the surrounding areas. Typical uses may include places of worship, schools, colleges and universities, libraries, cultural facilities, hospitals, and large research facilities as well as supporting residential uses. Attractive, campus-style development is encouraged within this district. In some cases, EI zoning may be appropriate for clustered or core facilities, while supporting facilities on non-contiguous lots remain in other zoning districts. Commercial or non-commercial uses that support the function of the facility or its population would be considered as accessory uses.

MANUFACTURING DISTRICTS

General Purposes of All Manufacturing Districts

56. (1) The manufacturing zoning districts established in this section are intended to:
- (a) provide appropriately located areas consistent with the *Complete Communities Direction Strategy By-law* for employment lands that are well-located and serviced to accommodate business parks, institutional campuses and manufacturing uses;
 - (b) limit non-employment uses that may erode the supply of employment lands;
 - (c) ensure that the appearance of industrial buildings and lands are of high quality and are compatible with the area in which they are located; and
 - (d) provide convenient access for pedestrians and transit users from the public street.
- amended 95/2014*

Specific Purposes of Individual Manufacturing Districts

Manufacturing Mixed Use (MMU)

- (2) The Manufacturing Mixed Use (MMU) district is intended to provide linked commercial and industrial activities that are supportive of industrial functions and are compatible with surrounding industrial use areas, while allowing more flexibility of uses and requiring a higher standard of landscaping and design. Uses may include offices, wholesale and business service establishments, campus-style industrial or business parks, and limited retail/personal service storefronts. Supportive retail development, not including offices, would be allowed to a maximum of 35% of site area including any land needed by the supportive retail to satisfy parking requirements, yards/setbacks and development and design standards (e.g., landscaping). During build out, supportive retail shall not exceed 50% of built site area. MMU zone districts should generally include at least thirty-five (35) acres of contiguous land, or land that would be contiguous except for intervening rights-of-way.

Manufacturing Light (M1)

- (3) The Manufacturing Light (M1) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.

Manufacturing General (M2)

- (4) The Manufacturing General (M2) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.

Manufacturing Heavy (M3)

- (5) The Manufacturing Heavy (M3) district is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies or shipments, or that may require substantial mitigation to avoid sound, noise, and odour impacts to neighbouring properties. New M3 zone districts should not be established within 300 feet of an existing residential zone district.

PLANNED DEVELOPMENT OVERLAY DISTRICTS

57. The following overlay zoning districts are hereby established by the City, and each such district is intended for the purposes described below.

Planned Development Overlay – 1 (PDO-1) (District)

Purpose

- (1) The purpose of the Planned Development Overlay 1 (PDO-1) overlay district is to provide a means to alter or specify allowed uses and/or development standards in otherwise appropriate zones, in unique or special circumstances, in order to achieve local planning objectives in specially designated areas. A PDO-1 zoning district is appropriate when additional zoning controls are required to address an area-wide (rather than site-specific) condition, or to implement an area-wide plan for the proposed district. PDO-1 districts are generally appropriate for areas with unique or special circumstances.

amended 95/2014

Eligibility

- (2) The PDO-1 overlay must only be applied to zones where specified through an amendment to the Zoning By-law. Such amendment must include:
- (a) a map of the location(s) of any neighbourhood(s) affected by the overlay at an appropriate scale indicating the designation, location, and boundaries of each underlying zoning district;
 - (b) the name and boundaries of any List of Adopted Secondary Plans applicable to the area covered by the PDO-1 designation; and
 - (c) every regulation specified or changed by the PDO-1 overlay.

Criteria

- (3) The PDO-1 overlay must meet criteria in subsection 57(1) and:
- (a) the proposed development rules are to implement an adopted Secondary Plan or an area-wide plan; or
 - (b) the proposed development rules apply to land in more than one underlying base zoning district; and
 - (c) the proposed development rules are unique to the proposed area, and are not likely to be used in other areas of the City without significant changes; and

- (d) the proposed development rules contain relatively minor changes to the permitted and conditional uses in the underlying zoning district and/or minor changes to permitted dimensional standards applicable to the underlying zoning district.
- (4) The PDO-1 overlay may not be used:
 - (a) in conjunction with a PDO-2 overlay district;
 - (b) to add to the list of permitted or conditional uses, except for the following:
 - (i) the Mature Communities PDO-1;
 - (ii) the PDO-1 Malls and Corridors; and
 - (iii) the PDO-1 HAF Supportive Housing Sites;
amended 95/2014; 26/2024; 143/2024; 112/2025
 - (c) to allow more than one single-family detached dwelling on a lot; or
 - (d) except for the PDO-1 HAF Supportive Housing Sites, where the proposed changes to the regulations of the underlying zoning district:
amended 112/2025
 - (i) are significant enough to be inconsistent with the general purpose of that zoning district and the designation of another zone would be more appropriate;
 - (ii) are not merely related to local planning objectives but would have significant general application to warrant an amendment to the text of the underlying zoning district itself; or
 - (iii) are intended to provide such detailed or site-specific control over the design and siting of development that the use of the PDO-2 district would be more appropriate.

Uses

- (5) The permitted uses specified in the underlying zones are permitted and the conditional uses specified in the underlying zones are conditional, unless the development regulations adopted in the PDO-1 district state otherwise.

Development Regulations

- (6) The regulations provided in the PDO-1 district may be substituted for the specified regulations of the underlying zone. Where there is a conflict between the provisions of the PDO-1 district and those of the underlying zone, the provisions of the PDO-1 govern.
- (7) Notwithstanding subsection (6) above, where there is a conflict between the provisions of the Airport Vicinity Protection Area Overlay District and any PDO-1 overlay district, the provisions of the Airport Vicinity Protection Area Overlay District govern.

- (8) The PDO-1 may change or specify regulations and submission requirements, as provided below, and may specify the conditions under which such changed or specified regulations would apply:
- (a) the total residential density;
 - (b) site dimensions and area;
 - (c) building height;
 - (d) size and floor area ratio for each use category and use type;
 - (e) yard requirements;
 - (f) separation spaces;
 - (g) parking requirements for each use category or use type;
 - (h) architectural and site design requirements;
 - (i) performance criteria;
 - (j) landscaping requirements;
 - (k) regulations pertaining to accessory structures;
 - (l) signage requirements; and
 - (m) environmental regulations, which may include such things as flood proofing, noise attenuation, and servicing requirements.

Effect of Approval

- (9) All regulations in the *Zoning By-law* must apply to development in the area covered by the adopted PDO-1 overlay, unless the PDO-1 By-law specifically modifies or provides an exemption from those regulations.
amended 143/2024

Adopted PDO-1 Districts

- (10) All adopted PDO-1 districts are contained in the attached schedules which form part of this By-law.

Planned Development Overlay – 2 (PDO-2) (Site-Specific)

Purpose

- (11) The purpose of the Planned Development Overlay 2 (PDO-2) overlay district is to provide for site-specific control over an individual proposed development, in unique or special circumstances, where any other zone would be inappropriate or inadequate. A PDO-2 district is appropriate when the proposed development regulations do not relate to an area-wide condition or the implementation of an area-wide Secondary Plan, but are specific to the lot(s) or parcel(s) proposed for the PDO-2 zoning. PDO-2 districts are appropriate for areas with unique or special site characteristics.
amended 95/2014

Eligibility

- (12) This PDO-2 overlay must only be applied to a site to regulate a specific proposed development under the following circumstances:
- (a) the proposed development exceeds the development provisions of the closest equivalent conventional zoning district.
 - (b) the proposed development requires specific regulations to ensure land use conflicts with neighbouring properties are minimized.
 - (c) the site for the proposed development has unique characteristics that require specific regulations.
 - (d) the ongoing operation of the proposed development requires specific regulations.

Criteria

- (13) The PDO-2 must meet criteria in subsection 57(11) and:
- (a) the proposed development rules are intended to apply to a contiguous area of land in single ownership or control, or under multiple ownership and control if each of the ownership units has requested to be subject to the proposed development rules; and
 - (b) the proposed development rules are unique to the proposed development area, and are not likely to be used in other areas of the City without significant changes; and
 - (c) the proposed development rules contain relatively minor changes to the permitted and conditional uses in the underlying zoning district and/or minor changes to permitted dimensional standards applicable to the underlying zoning district.

Procedural Requirements

- (14) The procedures for creation of a PDO-2 overlay district are set forth in the *Development Procedures By-law*.

Effect of Approval

- (15) All development in the site covered by the adopted PDO-2 overlay must be in accordance with the approved site plan and other materials provided with the application.
- (16) All regulations in the Zoning By-law must apply to development in the site covered by the adopted PDO-2 overlay, unless such regulations are specifically excluded or modified by the PDO-2 By-law.
- (17) Notwithstanding subsection (16) above, where there is a conflict between the provisions of the Airport Vicinity Protection Area Overlay District and any PDO-2 overlay district, the provisions of the Airport Vicinity Protection Area Overlay District govern.

PART 4: USE REGULATIONS

DEFINITION OF SYMBOLS USED IN TABLES

58. (1) Tables 4-1, 4-2, and 4-3 below list the principal, accessory, and temporary uses allowed within all base zoning districts.
- (2) In Tables 4-1, 4-2 and 4-3:
- (a) "P" in a cell indicates that the use identified at the far left of that row is permitted in the zoning district identified at the top of that column;
 - (b) "C" in a cell indicates that, in the zoning district identified at the top of that column, the use identified at the far left of that row is allowed only if reviewed and approved as a conditional use in accordance with the procedures of the *City of Winnipeg Charter* and *Development Procedures By-law*;
 - (c) a blank cell indicates that the use identified at the far left of that row is not permitted in the zoning district identified at the top of that column.
 - (d) a number in a cell within the column headed "Use Specific Standards" identifies a section within this By-law which imposes an additional standard with which the use must comply except as authorized by this By-law or by a Conditional Use or Variance Order.
 - (e) an asterisk symbol (*) following the "P" or "C" symbol indicates that a use specific standard imposed by a section identified in the cell located within the same row and within the column headed "Use Specific Standards" applies to permitted or conditional uses, as the case may be, within the zoning district.
 - (f) a number in a cell within the column headed "Parking Category" identifies a parking class described in Table 5-9 in section 161, *Parking Spaces Required*.

IMPLICATIONS OF TABLE ABBREVIATIONS

59. (1) The following applies to *Table 4-1 Principal Use Table*, *Table 4-2 Accessory Use Table*, and *Table 4-3 Temporary Use Table*:

Permitted Uses

- (2) Permitted uses ("P") are subject to all other applicable regulations of this By-law, including the use specific standards set forth in this Part and the requirements of Part 5, *Development and Design Standards*.

Conditional Uses

- (3) Conditional uses ("C") are subject to all other applicable regulations of this By-law, including the use specific standards set forth in this Part, the requirements of Part 5, and the standards below:
- (a) a conditional use approval expires if the use does not begin operation within 2 years of the date of approval unless otherwise specified in the terms of approval due to special conditions;

- (b) a conditional use approval expires if the use begins operations within 2 years of the date of approval but later ceases operations for 2 consecutive years unless otherwise specified in the terms of approval due to special conditions;
- (c) a Conditional Use Order may provide that the conditional use approval expires after a specified time; and
- (d) unless otherwise provided in a Conditional Use Order, all approved conditional uses:
 - (i) must be operated in accordance with all plans and documents submitted as part of the application; and
 - (ii) must comply with all other applicable provisions of this By-law.
- (e) a Conditional Use Order to establish a billboard sign use expires 8 years from the date of the Order, unless the Order otherwise specifies.
added 36/2013

Uses Not Permitted

- (4) If a use is not specifically listed in the tables, or deemed similar by the Director pursuant to section 61, *Classification of Uses*, the use is not permitted.

Prohibited Uses

- (5) Land uses incompatible with the vision of Winnipeg articulated in *OurWinnipeg* and other City policy documents are prohibited, and shall not be deemed similar to a permitted or conditional use pursuant to section 61, *Classification of Uses*, below. Prohibited uses include:
 - (a) dating and escort service;
 - (b) body rub parlour.
amended 95/2014 (entire subsection)
- (5.1) A communication facility is a permitted use in all zoning districts if it complies with the Communication Facility Protocol adopted by Council.
added 49/2010

Use Specific Standards

- (6) Regardless of whether a use is allowed as a permitted use or as a conditional use, and regardless of the zoning district in which the use is located, there may be additional standards that are applicable to the use, and the use must comply with such standards except as authorized by this By-law or by a Conditional Use or Variance Order. The existence of these use specific standards is noted in a column headed "Use Specific Standards", which cross-references the section of this By-law that imposes the additional standard. In some cases, use specific standards apply only in select zoning districts, as indicated by an asterisk symbol (*) following the "P" or "C" symbols described in subsections (2) and (3), above.

- (7) An application to establish a permitted use that does not meet the applicable use specific standards in sections 63 through 130 may only be approved through the conditional use review procedure.
- (8) An application to establish a conditional use that does not meet the applicable use specific standards in sections 63 through 130 is also subject to approval through the variance procedure.
amended 95/2014
- (9) An application to establish a use that does not meet the size or dimensional standards set forth in Part 5 may only be approved through the variance procedure.

Parking Categories

- (10) Regardless of whether a use is allowed as a permitted use or as a conditional use, and regardless of the zoning district in which the use is located, it must provide the parking required by section 161 of this By-law, except as authorized by this By-law or by a Conditional Use or Variance Order. Cross-references in the last column of the table refer to parking classes described in Table 5-9 in section 161, *Parking Spaces Required*.

TABLE ORGANIZATION

- 60. In Table 4-1, Table 4-2, and Table 4-3, land uses and activities are classified into general “use categories” and specific “use types” based on common functional or physical impact characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use category titles are intended merely as an indexing tool and are not exhaustive and do not form part of the by-law:

Use Categories and Use Sub-Categories

The following provides a description of the Use Category and Use Sub-Categories found in Table 4-1: Principal Use Table.

Accommodations uses means a subcategory of uses including facilities where lodging and ancillary activities are provided to transient visitors and guests for a defined period.

Agricultural uses means a category of uses that include the use of land for agricultural purposes including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, indoor and outdoor urban agriculture and animal and poultry husbandry. Accessory uses may include dwellings for employees, barns, storage of grain, animal raising, feed preparation, and wholesale sales of products produced on-site.

amended 32/2021

animal sales and service uses means a subcategory of uses involving the selling, boarding, or care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas.

Commercial sales and service uses means a category of uses primarily associated with the sale, lease, or rent of new or used goods and the sale or provision of services, including associated offices.

Communications uses means a subcategory of uses that include facilities that transmit analog or digital voice or communications information between or among points using electromagnetic signals via antennas, microwave dishes, and similar structures. Supporting equipment includes buildings, shelters, cabinets, towers, electrical equipment, parking areas, and other accessory development.

Community facilities uses means a subcategory of uses including buildings, structures, or facilities owned, operated, or occupied by a non-profit or governmental agency to provide a service to the public.

Cultural and entertainment uses means a category of uses primarily associated with viewing of cultural materials or entertainment events.

Cultural facilities uses means a subcategory of uses including facilities that display or preserve objects of interest or provide facilities for one or more of the arts or sciences. Accessory uses may include parking, offices, storage areas, and gift shops.

Education uses means a subcategory of uses involving the provision of educational instruction to students provided by a public, private, and parochial institution at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools, which provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before or after school day care.

Food and beverage service uses means a subcategory of uses that involve the serving of prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking.

Group living uses means a subcategory of uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of Household Living. Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff.

Household living uses means a subcategory of uses primarily associated with residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the "Accommodation" category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Home occupations and accessory dwelling units are accessory uses that are subject to additional regulations. (See sections 105 through 120, *Accessory Uses and Structures*.)

industrial service uses means a subcategory of uses engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include sales, offices, parking, and storage.

Industrial uses means a category of uses including activities and facilities engaged in providing industrial services, manufacturing and production, warehousing and freight movement, or waste and salvage services.

Manufacturing and production uses means a subcategory of uses including firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker's quarters.

Office uses means a subcategory of uses focusing on business, professional, administrative, clerical, or financial services. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

Other public and institutional uses is a subcategory of uses that includes uses primarily associated with public assembly, schooling and training, government services other than public utilities, and private and non-profit congregation, worship, and services, but not including any uses listed separately in Table 4-1 Primary Use Table under the subcategories of, "community facilities", "education" or "parks and park related" uses.

Park and park-related uses means a category of uses characterized by large areas consisting mostly of landscaping for outside recreation, community gardens, or public squares and plazas. Lands tend to have few structures. Accessory uses may include clubhouses, maintenance facilities, concessions, caretaker's quarters, and parking.

Personal services uses means a subcategory of uses that provide individual services related to personal needs directly to customers at the site of the business, or receive goods from or return goods to the customer that have been treated or processed at that location or another location. This use does not include vehicles and equipment, recreation, or adult service or entertainment establishment, dating and escort services, or massage parlours. No outside display is permitted unless specifically authorized by this By-law. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale.

Private motor vehicle related uses mean a category of uses primarily associated with the sale, lease, rent, repair, storage, or movement of automobiles, light trucks, motorcycles, recreational vehicles, boats, trailers, snowmobiles, and similar vehicles, as well as fuel sales and drive-through facilities. This category includes sales and rental of new and used vehicles and parts for vehicles, outside display and storage of vehicles, vehicle repair, painting, upholstery and rebuilding, vehicle service office or garage, tire re-treading, tire dealers, and trailer rental, sale, display, and/or storage uses. Accessory uses may include incidental repair and storage, offices, and sales of parts.

Public and institutional uses means a category of uses primarily associated with public assembly, schooling and training, government services other than public utilities, and private and non-profit congregation, worship, and services.

Recreation and entertainment uses, indoor means a subcategory of uses including facilities that provide recreation or entertainment activities within an enclosed environment and includes facilities owned or operated by associations, corporations, or other persons for social, educational, or recreational purposes primarily for members and their guests. Accessory uses may include offices, meeting areas, food preparation areas, concessions, snack bars, parking, and maintenance facilities.

Recreation and entertainment uses, outdoor means a subcategory of uses that include facilities that provides recreation or entertainment activities outside of an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities.

Residential and residential-related uses means a category of uses primarily associated with living accommodations, including dwellings, residential care facilities, live-work units, and boarding facilities. Hostel and hotel uses are not included in this category.

Restricted uses means a subcategory of uses that have been identified as requiring scrutiny due to their potentially objectionable operational characteristics and their potentially deleterious effects if concentrated within a small geographic area.

Retail sales uses means a subcategory of uses involved in the sale, lease, or rent of new or used products directly to the general public or to individuals or households based on their membership in an association or club. This use includes facilities whose names indicate that they are warehouse or wholesale operations, but that in fact conduct more than incidental retail sales. This use does not include food service, personal services, or recreation uses. Accessory uses may include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale.

Signs uses means a subcategory of uses that includes all signs used for the promotion of goods, services, or events offered in a location other than upon the same zoning lot on which the sign is located, and includes billboard signs.

Amended 36/2013

transit and transportation uses means a subcategory of uses that include facilities that receive and discharge passengers and facilities for the storage and service of equipment required for their operation.

Transportation, utility and communications uses means a category of uses primarily associated with train, bus, and boat uses. Utility uses mean those primarily associated with providing electrical, heating, cooling, and similar utility services, as well as public works yards, and similar operations. Uses related to the processing of solid waste are addressed under the Industrial Use category and are not included in this category. Communications uses mean those primarily associated with communications facilities and infrastructure.

Utility uses means a subcategory of uses that includes buildings, structures, or other facilities used by any private or governmental utility other than communications facilities. This category includes buildings or structures that house or contain facilities for the operation of water, wastewater, waste disposal, or electricity services. This use also includes water storage tanks; electric or gas substations, water or wastewater pumping stations, or similar structures used as an intermediary switching, boosting, distribution, or transfer station of electricity, natural gas, water, or wastewater. This category includes passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, water, sewage, or other similar services on a local level. Additionally, a private utility facility means any energy device and/or system that generates energy from renewable energy resources including solar, hydro, wind, biofuels, wood, geothermal, or similar sources. Accessory uses may include control, monitoring, data, or transmission equipment.

Warehouse and freight movement uses means a subcategory of uses including firms engaged in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Warehouse and Freight Movement uses may include carting, hauling or storage yards and contractor's shops, large-scale distribution, and warehousing. Accessory uses may include offices, truck fleet parking, and maintenance areas.

Waste and salvage uses means a subcategory of uses including firms that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. Waste and Salvage uses also include uses that receive hazardous wastes from others. Accessory uses may include recycling of materials, offices, and repackaging and shipment of by-products.

CLASSIFICATION OF USES

61. (1) The list of uses in Table 4-1, Table 4-2, and Table 4-3 is not exhaustive. New types of land use will develop and forms of land use not anticipated may seek to locate in the city.

Interpretation by the Director

- (2) Any person may apply to the Director for an interpretation as to whether a proposed use falls within any of the use categories or use types shown in Table 4-1, Table 4-2, and Table 4-3, and, if so, which one. The Director must provide the interpretation taking into account the nature of the proposed use and its potential impacts, including but not limited to: whether it involves dwelling units; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; excessive noise, odour, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer. The authority to provide an interpretation does not include the authority to add a new permitted or conditional use to Table 4-1, Table 4-2, or Table 4-3.

Appeal

- (3) An appeal of the Director's interpretation under subsection (2) may be made to the Standing Policy Committee on Property and Development in accordance with the *City of Winnipeg Charter*.
amended 113/2015; 137/2022

USE TABLES

62. Table 4-1, Table 4-2, and Table 4-3 identify the land uses allowed within all base zoning districts. No new use or expansion of an existing use may be established except in conformance with the following tables and with the applicable use specific regulations referenced in the tables.

Table 4-1: Principal Use Table
amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Residential and Residential-Related																								
Household Living																								
Dwelling, live-work								C*	C*	C*		C*	C*	C*			C*						65	1
Dwelling, multi-family <i>amended 95/2014; 59/2025; 36/2026</i>								C** *	P	P		P*	P*	C*			P	P					67.1	2/3
Dwelling, single-family detached	P				P	P	P	P	P	P			P	C										1
Dwelling, two-family <i>amended 59/2025; 36/2026</i>							P**	P**	P**	P			P	C										1
Mobile home											P													1
3-unit dwelling <i>added 59/2025 amended 36/2026</i>							P**	P**	P**															1
4-unit dwelling <i>added 59/2025 amended 36/2026</i>							P**	P**	P**															1
Group Living																								
Assisted living facility									P	P		P	C	P	P		P	P						5

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

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ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Care home	p*				p*	p*	p*	p*	p*	p*		C*	p*	p*				p*					64	5
Dormitory									C	C		C						P						4
Neighbourhood rehabilitation home						C*	C*	C*	C*	C*		C*	p*	p*			p*	p*					66	5
Single room occupancy									p*	p*		p*	p*	p*			p*	P					67	2
Agricultural																								
Agricultural cultivation	P				P																			0
Agricultural grazing and feeding	C																							0
Apiary	C																							0
Aviary	C																							0
Feedlot	C																							0
Stable or riding academy	C			C	C																			0
Urban Agriculture, indoor	C		C*	C*	C*									C*	p*	p*	C*	P	P	P	P	P	63	
Urban Agriculture, outdoor	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	C*	C*	63	
Public and Institutional																								

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Community Facilities																								
Community/recreation centre	C		C	P	C	C	C	C	C	P		C	C	P	P	P	P	P	P	P	P	P		12
Jail/detention centre																		C			C	P		17
Library			P	P	C	C	C	C	C	P		P	P	P	P	P	P	P	P					9
Post office/carrier depot	P				P					P		P	P	P	P	P	P	P	P	P	P	P		17
Protection and emergency services	P								P	P		P	P	P	P	P	P	P	P	P	P	P		17
Social service facility												P	C	P	P	P	P	P	P	P				17
Education																								
College or university	C								C	C		P		P	P	C	P	P	P					8
Commercial school	C									C		P		P	P	P	C	P	P	P	P			8
Elementary or junior high school	C*		P*	P*	C*	C*	C*	C*	C*	C*		C*					C*	P*					69	7
Senior high school	C*		C*	P*	C*	C*	C*	C*	C*	C*		C*					C*	P*					73	7
Park and Park-Related																								
Boat dock, public <i>amended 95/2014</i>	C	C	C	P					C	C		C	C	C	C	C	C	C	C	C	C	C		0

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Cemetery, mausoleum, columbarium	C	C	C	C	C																			0
Community gardens	P	P	P	P	P	P	P	P	P	P	P		P	P			P	P	P					0
Park/plaza/square/playground	P	P*	P	P	P	P	P*	P*	P	P*		P*	P*	P	P	P	P	P	P	P	P	P	68	0
Other Public and Institutional																								
Day care centre	C*	C*	P*	P*	C*	C*	C*	C*	C*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		70	5
Hospital														C*	C*	C*	C*	P	C*	C*			71	5
Place of worship	C*				C*	C*	C*	C*	C*	C*	C*	P*	C*	P*	P*	P	P*	P	P	P	P		72	6
Cultural and Entertainment																								
Cultural Facilities																								
Cultural centre										C		C		C	P	P	C	P	P*	P*			76	12
Gallery/museum	C	C	P	P						P*		P	P*	P	P	P	P	P	P*	P*	P		77	9
Recreation and Entertainment, Indoor																								
Amusement enterprise, indoor			C	C								P*		P*	P	P	P*		P*	P	P		74	12

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category	
USE CATEGORY/TYPE																									
Auditorium/concert hall/theatre/cinema			P*	P								P		P*	P	P	P			P*	P*			75	11
Hall rental <i>amended 121/2008</i>			C	P								C		C	P	P	C			P	P				12
Private club, not licensed			C	C								C		C*	C	C	C			C*	C*			78	13
Sports or entertainment arena/stadium, indoor			C	P											P	P	C	P		P*	P*	C		79	11
Studio, radio/TV/motion picture broadcast and production												P		P	P	P	P			P	P	P			18
Recreation and Entertainment, Outdoor																									
Amusement enterprise, outdoor	C		C	C										C	P	P	C			P	P	P			11
Camping ground	C			C																					0
Golf course	C		C	P																					15
Race track	C			C											C	C					C	C	C		11
Sports or entertainment arena/stadium, outdoor <i>amended 95/2014</i>			C	P											C	C		C		C	C	C	C		11

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Commercial Sales and Service																								
Accommodation																								
Hostel												P	C	P	P	P	P	P						16
Hotel or motel												P	C	P	P	P	P	C	P	C	C			16
STRA									P	P		P	P	P			P							
Animal Sales and Service																								
Animal hospital or veterinary clinic	P											P	P*	P	P	P	P		P	P	P	P	81	20
Kennel	P												P*	P*	P*	P	P*		P	P	P	P	85	20
Food and Beverage Service																								
Craft brewery, distillery or winery														C*	P*	P*	C*		P	P	P		84.1	10
Drinking establishment			C	C						C		P*		P*	P	P	C		P*	P*	P*		84	22
Restaurant			C	P						P*		P	P*	P*	P	P	P		P	P	P		92	22
Office																								
Call centre												P		P*	P	P	P		P	P	P		87.1	19

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Office										P*		P	P*	P	P	P	P	P	P	P	P		87	18
Research institution												P			P	P		P	P	P	P			18
Personal Services																								
Personal services (unless otherwise listed) <i>amended 95/2014</i>										P*		P*	P*	P*	P	P	P	C	P	P	C*		89	20
Body modification establishment												C		P	P	P			P					20
Cheque-cashing facility												C*		C*	C*	C*			C*	C*			83	21
Funeral chapel or mortuary <i>amended 95/2014</i>														C	C	C			P	P	P			6
Medical/dental/optical/counselling clinic										P*		P	P*	P	P	P	P	P	P	P	P		86	20
Retail Sales																								
Retail sales (unless otherwise listed)										P*		P*	P*	P*	P*	P	P*		P*	P*			90	20
Auction room														C	P	P	P*		P*	P*	P	P	82	13

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

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ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category	
USE CATEGORY/TYPE																									
Landscape or garden supplies	P													P	P	P	P			P	P	P			20
Supermarket												P*		P*	P	P	P*			P*	P*			91	20
Restricted																									
Adult service or entertainment establishment																				C*	C*	C*	C*	80	20
Pawnshop														C*	C*	C*				C*	C*	C*		88	20
X-rated store														C*	C*	C*				C*	C*	C*	P*	93	20
Billboard Signs <i>amended 36/2013</i>																									
Billboard, Digital Moving Copy*																								98.1	
Billboard, Digital Static Copy														C*	C*						C*	C*	C*	98.1	0
Billboard, Poster														C*	C*						C*	C*	C*	98.1	0
Private Motor Vehicle Related																									
Auto/light truck/motorcycle, repair and service														P*	P*	P*	P*			P*	P*	P*	P*	94	20

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

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ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category	
USE CATEGORY/TYPE																									
Auto/light truck/motorcycle, sales and rental												P*		P*	P*	P*	P*			P*	P*	P*		95	20
Auto parts and supplies, sales												P*		P	P	P	P			P	P	P	P	95.1	20
Car wash														C	P	P	C			P	P	P	P		21
Drive-in or drive-through														P*	P*	P*	C*			P*	P*	P*		96	0
Fuel sales														P*	P*	P*	P*			P*	P*	P*	P*	97	21
Parking, structured												C		P	P	P	P			P	P	P	P		0
Parking, surface												C		C	P	P	P			P	P	P	P		0
Towing and storage facility	C																			C	C	P	P		10
Transportation, Utility and Communications																									
Transit and Transportation																									
Airport and associated facilities	C																					P	P		10
Bus depot														C	C	C	C	C		P	P	P	P		9

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Commercial marina	C		C	C										C	C	C	C		C	C	P	P		14
Railway yard																					P			0
Transit station									C	C	C	P	C	C	C	C	C	C	P	P	P	P		0
Utility																								
Utility facility, major	C																		C	C	P	P		23
Utility facility, minor	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	98	0
Communications <i>amended 49/2010</i>																								
Wireless communication, building-mounted tower	p*	p*	p*	p*	p*				p*	p*			p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	99	0
Wireless communication, freestanding tower	C*		C*	C*	C*									C*	C*	C*		C*	C*	C*	p*	p*	100	0
Industrial Uses																								
Industrial Service																								
Auction yard	C																				P	P		10
Cannabis production facility, designated																			P	P	P	P	100.1	10

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category	
USE CATEGORY/TYPE																									
Contractor's establishment <i>amended 95/2014</i>														P							P	P	P		10
Crematorium																						C	C		10
Fleet services														C	C	C				P	P	P	P		10
Heavy equipment sales, service, and rental	C																			C	C	P	P		10
Landscape/garden contractor or production	P				C										P	P					C	P	P		10
Wholesaling																				P	P	P	P		10
Manufacturing and Production																									
Heavy manufacturing																							P		10
Light manufacturing																				P	P	P	P		10
Mining and extraction	C																						P		10
Warehouse and Freight Movement																									
Freight or truck yard																					P	P	P		10
Grain elevator	P																					C	P		10

Table 4-1: Principal Use Table

amended 135/2016; 148/2016; 32/2021; 46/2022; 94/2022; 106/2023; 26/2024; 59/2025; 36/2026

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

** = must follow the regulations and standards listed in Schedule AC

*** = more than 4 dwelling units is a conditional use in R2

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY/TYPE																								
Mini-warehouse, self-storage															P*				P	P	P	P	101	0
Outside storage																					P*	P*	102	10
Warehouse																			P	P	P	P		10
Waste and Salvage																								
Garbage incineration and reduction	C																					P		10
Landfill/snow dump	C																					P		10
Recycling collection centre	P													P	P	P	P	P	P	P	P	P		10
Recycling plant																			P*	P*	P*	P	103	10
Waste transfer station																						P		10
Wrecking and salvage yard																						P*	104	10

Table 4-2: Accessory Use Table

amended 135/2016; 148/2016; 82/2017; 46/2022; 106/2023

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District | N/A=Not Applicable

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY / TYPE																								
Accessory uses, not listed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		N/A
Amusement devices			P	P						P		P	P	P	P	P	P	P	P	P	P	P		N/A
Apiary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	109.1	N/A
Aviary	C				C	C	C*	C*															109	N/A
Automated teller machine										P		P	P	P	P	P	P	P	P	P	P	P		N/A
Boarder or roomer	P*				P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				P*					110	N/A
Cannabis production facility, designated																			P	P	P	P	100.1	
Caretaker's residence	P*	P*	P*	P*	P*							P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	111	N/A
Day care		P*	P*	P*					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	112	N/A
Drive-in or drive-through														P*	P*	P*	P*		P*	P*	P*		96	N/A
Hall rental	C	C	C	P	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C	C			N/A
Home-based business, minor	P*				P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*	P*					113, 114	N/A
Home-based business, major	C*				C*	C*	C*	C*	C*	C*	C*	C*	C*	C*			C*	C*					113, 115	N/A
Micro brewery/distillery/winery <i>amended 148/2016</i>										C		P	C	P	P	P	C		P	P	P			N/A
Office/service area or building	P		P	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P		N/A

Table 4-2: Accessory Use Table

amended 135/2016; 148/2016; 82/2017; 46/2022; 106/2023

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District | N/A=Not Applicable

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY / TYPE																								
Outdoor dining/drinking area			p*	p*						p*		p*	p*	p	p	p*	p	p	p	p	p		116	N/A
Outside display and sales	P													p*	p*	p*	C*	C*	p*	p*	p*	p	117	N/A
Outside operations	P																	P			P	P		N/A
Outside storage	p*														p*	p*		p*	p*	p*	p*	p*	118	N/A
Parking, shared <i>added 148/2016</i>							p*	p*															120.1	N/A
Parking, structured									P	P		P		P	P	P	P	P	P	P	P	P		N/A
Recycling collection centre	p*		p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	119	N/A
Retail sales		P	P	P					C	P		P	P	P	P	P	P	P	P	P	P	P		N/A
Secondary suite, attached <i>amended 1/2013; 148/2016</i>	p*				p*	p*	p*	p*	p*	p*			p*	p*									120	N/A
Secondary suite, detached <i>amended 1/2013; 148/2016</i>							p*	p*															120	
Social service facility <i>amended 121/2008</i>							C	C	C	C		C	C	P	P	P	P	P	P	P	P			N/A
Stable, private	P				P																			N/A
STRA							P	P	P	P		P	P	P			P							
Wireless communication, building-mounted tower <i>amended 49/2010</i>										p*			p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	99	N/A

Table 4-3: Temporary Use Table

amended 135/2016

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District | N/A=Not Applicable

ZONING DISTRICT	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standards (Section)	Parking Category
USE CATEGORY / TYPE																								
Emergency residential shelter	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		N/A
Farmers' market	C*				C*					C*		P*	P*	P*	P*	P*	P*	P*	P*	P*			127	N/A
Fundraising event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		N/A
Real estate sales offices and model sales homes	p*				p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*					128	N/A
Seasonal sales	p*									C*		C*	p*	p*	p*	p*	p*	p*	p*	p*	p*		129	N/A
Special event (carnival, circus, fair, concert, or similar event)	P	C	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			N/A
Temporary construction trailer or building	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	130	N/A

USE SPECIFIC STANDARDS

63. Regardless of whether a use is allowed as a permitted or a conditional use, and regardless of the zoning district in which the use is located, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Residential and Residential-Related

Care Home

64. (1) A care home is permitted to a maximum of 6 persons.
(2) *repealed 148/2016*
(3) *repealed 148/2016*

Dwelling, Live-Work

65. (1) No live-work dwelling unit may be larger than 3,000 square feet.
(2) A minimum of 20 percent of the gross floor area of a live-work dwelling must be devoted to residential use, and a minimum of 25 percent of the gross floor area must be devoted to business activities.
(3) The business activity within a live-work dwelling must not include any activity that would be defined as an adult service or entertainment establishment if it occurred in a separate facility.

Neighbourhood Rehabilitation Home

66. A neighbourhood rehabilitation home is limited in RR2, R1 and R2 zoning districts to a maximum of 6 persons.
amended 148/2016; 31/2017

Single Room Occupancy

67. (1) In RMF, RMU, TOD, C1, C2, and CMU zoning districts the use is permitted to a maximum of 12 beds.
amended 135/2016

Dwelling, multi-family

- 67.1 (1) In TOD, C1 and C2 zoning districts, dwelling units must not be located on the first storey of any principal building.
added 95/2014; amended 135/2016; 148/2016; 31/2017
- (1.1) The first storey of a principal building may only be used for any use in the following use categories:
- (a) Public and Institutional;
 - (b) Cultural and Entertainment; and
 - (c) Commercial Sales and Service, except the Billboard Signs use sub-category.
added 148/2016 (entire subsection 1.1)

- (1.2) Any parking facility located below the second storey of a principal building must be screened in its entirety from all adjacent streets by a use referred to in subsection (1.1).
added 148/2016
- (2) Plans showing the location and design of the building, including building elevations, floor plans, landscaping, garbage enclosures, fencing, vehicular approaches, parking areas and lighting must be approved by the Director of Planning, Property and Development.
added 95/2014

Public and Institutional

Park/plaza/square/playground

68. In the PR1, R1, R2, RMU, TOD and C1 zoning districts, parks, plazas, square, playgrounds, and similar uses are subject to the following limitations:
amended 135/2016
- (1) The use may contain a maximum of 2 athletic playing fields.
- (2) The use may not contain a swimming pool.
- (3) Any skateboard park must be limited to 5,000 square feet of gross area.

Elementary or Junior High School

69. (1) Each elementary or junior high school must provide queuing spaces for the loading and unloading of passengers to accommodate 3 school buses and 5 passenger vehicles. Such queuing spaces may be located within the required front yard, as allowed in Table 5-7, Permitted Projections.
amended 95/2014
- (2) In the A, RR5, and RR2 zoning districts, elementary or junior high schools are limited to a maximum of 10,000 square feet of gross floor area.
added 95/2014

Day Care Centre

70. (1) Each day care centre must provide a drop-off/pick-up area to ensure the safety of persons and to ensure that vehicles dropping off or picking up do not interfere with smooth traffic flow on adjacent public streets.
amended 95/2014
- (2) In the A, RR5, and RR2 zoning districts, day care centres are limited to a maximum of 5,000 square feet of gross floor area.
added 95/2014

Hospital

71. Hospitals in C2, C3, C4, CMU, MMU and M1 zoning districts must have no more than 25 inpatient beds.

Place of Worship

72. (1) Places of worship located in an R1, R2, RMF, RMU, RMH, TOD, C1, C2, C3 or CMU zoning district must not exceed 40,000 square feet in gross floor area.
amended 95/2014; 148/2016; 31/2017
- (2) In the A, RR5, and RR2 zoning districts, places of worship are limited to a maximum of 10,000 square feet of gross floor area.
added 95/2014

Senior High School

73. (1) Each senior high school must provide queuing spaces for the loading and unloading of passengers to accommodate 3 school buses and 3 passenger vehicles. Such queuing spaces may be located within the required front yard, as allowed in Table 5-7, Permitted Projections.
amended 95/2014
- (2) In the A, RR5, and RR2 zoning districts, senior high schools are limited to a maximum of 10,000 square feet of gross floor area.
added 95/2014

Cultural and Entertainment

Amusement Enterprise, Indoor

74. (1) In the C2 and CMU zoning districts indoor amusement enterprise establishments shall not include drinking establishments.
- (2) In the TOD and MMU zoning district, indoor amusement enterprise establishments are limited to a maximum of 10,000 square feet of gross floor area, except fitness and wellness centres which are limited to a maximum of 40,000 square feet of gross floor area.
amended 135/2016

Auditorium/Concert Hall/Theatre/Cinema

75. In the PR2, C2, MMU, and M1 zoning districts, auditoriums, concert halls, theatres, cinemas, and similar uses are limited to a maximum of 40,000 square feet of gross floor area.

Cultural Centre

76. In the MMU and M1 zoning districts, cultural centres are limited to a maximum of 10,000 square feet of gross floor area.

Gallery/Museum

77. In the RMU, C1, MMU, and M1 zoning districts, museums are limited to a maximum of 10,000 square feet of gross floor area.

Private Club, Not Licensed

78. In the C2, MMU, and M1 zoning districts, private clubs (not licensed) are limited to a maximum of 10,000 square feet of gross floor area.

Sports or Entertainment Arena/Stadium, Indoor

79. In the MMU and M1 zoning districts, indoor sports or entertainment arenas/stadiums are limited to a maximum of 40,000 square feet of gross floor area.

Commercial Sales and Service

Adult Service or Entertainment Establishment

80. (1) No adult service or entertainment use may be located within 1,000 feet of:
- (a) any dwelling unit;
 - (b) any Parks and Recreation District or any park use in a Residential District;
 - (c) any other adult service or entertainment use;
 - (d) any place of worship; or
 - (e) any elementary, middle, or senior high school.
- (2) Sex objects and adult publications must not be visible from the street.
- (3) Signage indicating minimum age of admission must be clearly visible from the street.

Animal Hospital or Veterinary Clinic

81. In the C1 district, animal hospitals or veterinary clinics are limited to a maximum of 1,500 square feet of gross floor area.
amended 121/2008

Auction Room

82. In the CMU, MMU, and M1 district, auction rooms are limited to a maximum of 10,000 square feet of gross floor area and may not include outside storage areas.

Cheque-cashing Facility

83. No cheque-cashing facility may be located within 1,000 feet of another cheque-cashing facility or a pawnshop.

Drinking Establishment

84. In the TOD, C2, MMU, M1, and M2 zoning districts, drinking establishments are limited to a maximum of 5,000 square feet of gross floor area.
amended 135/2016

Craft brewery, distillery or winery

- 84.1 (1) The area dedicated to the production and storage of beer, wine or other liquor in a craft brewery, distillery or winery is limited to a maximum of 5,000 square feet of gross floor area.
added 148/2016
- (2) A minimum of 10% of the gross floor area of the craft brewery, distillery or winery must be dedicated to a tasting room or a commercial sales and service use that is associated with the craft brewery, distillery or winery.
added 148/2016

Kennel

85. In the C1, C2, C3, and CMU districts, a kennel is permitted only if all operations are conducted within an enclosed building.

Medical/Dental/Optical/Counselling Clinic

86. (1) In the C1 district medical/dental/optical/counselling clinics use are limited to a maximum of 1,500 square feet of gross floor area.
- (2) In the RMU district medical/dental/optical/counselling clinics use are limited to a maximum of 5,000 square feet of gross floor area.

Office

87. In the RMU and C1 district, office uses are limited to a maximum of 5,000 square feet of gross floor area.

Call Centre

- 87.1 In the C2 district, call centre uses are limited to a maximum of 40,000 square feet of gross floor area.

added 148/2016

Pawnshop

88. No pawnshop may be located within 1,000 feet of another pawnshop or a cheque-cashing facility.

Personal Service Uses (Unless Otherwise Listed)

89. (1) In the RMU, C1 and M2 zoning districts, a personal service use (unless otherwise listed) is limited to a maximum of 5,000 square feet of gross floor area.
amended 95/2014
- (2) In the RMU and C1 zoning districts, a personal service use (unless otherwise listed) is limited to operate between the hours of 9:00 am to 9:00 pm.
amended 95/2014
- (3) In the TOD and C2 zoning district, a personal service use is limited to a maximum of 25,000 square feet of gross floor area.
added 95/2014; amended 135/2016

Retail Sales Uses (Unless Otherwise Listed)

90. (1) In the RMU and C1 zoning districts, retail sales uses (unless otherwise listed):
- (a) are limited to a maximum of 5,000 square feet of gross floor area;
- (b) are limited to operate between the hours of 9:00 am to 9:00 pm.
- (2) In the TOD, C2, CMU, MMU, and M1 zoning districts a retail sales use is limited to a maximum of 40,000 square feet of gross floor area.
amended 135/2016
- (3) In the C3 zoning district a retail sales use is limited to a maximum of 120,000 square feet of gross floor area.

Supermarket

91. (1) In the TOD, C2, CMU, and M1 zoning districts supermarkets are limited to a maximum of 55,000 square feet of gross floor area.
amended 135/2016

- (2) In the MMU zoning district supermarkets are limited to a maximum of 10,000 square feet of gross floor area.

Restaurant

- 92. (1) In the RMU and C1 zoning districts, restaurants are limited to a maximum of 2,500 square feet of gross floor area and must not have a drive-in or drive-through facility
- (2) In the C2 zoning district, restaurants are limited to a maximum of 5,000 square feet of gross floor area.

X-Rated Store

- 93. No X-Rated store may be located within 1,000 feet of:
 - (1) Any dwelling unit as defined by and located within the jurisdiction of this By-law;
 - (2) Any Parks and Recreation District or any park use in a Residential District as defined by and located within the jurisdiction of this By-law;
 - (3) Any other adult X-rated store or adult entertainment or service use as defined by and located within the jurisdiction of this By-law;
 - (4) Any place of worship; or
 - (5) Any elementary, middle, or senior high school.

Private Motor Vehicle-Related

Auto/Light Truck/Motorcycle, Repair and Service

- 94. Auto, light truck, and motorcycle repair and service facilities must meet the use specific standards in section 95 with the following exceptions:
 - (1) The restriction on fence height contained in subsection 95 (1) only applies in required front yards.
 - (2) In voluntary front yards and in side and rear yards, fences that comply with sections 194 through 198 *Fences and Screening* are permitted.

Auto/Light Truck/Motorcycle, Sales and Rental

- 95. Auto/Light Truck/Motorcycle sales and rental establishments must comply with the following standards:
 - (1) Vehicle display area subject to compliance with section 172 (9) *Vehicle Display Areas*.
 - (2) All work on vehicles or equipment, including estimates, inspections, and repairs, washing, and vehicle preparation, must be conducted within an enclosed building meeting the requirements of this By-law.
 - (3) Any overhead service doors visible from an adjacent lot or site containing a residential use must remain closed when not being used for entry or exit of vehicles.
 - (4) A lot area for outside sales must be paved with concrete, asphalt, paving stones, or other impervious surface approved by the City, and must be graded and drained to dispose of all water accumulated within the area.

- (5) Vehicle or equipment displays must not be located within a required yard or on top of any building.
- (6) At least one permanent building must be erected for use as a sales or administrative office, having at least 200 square feet of gross floor area, constructed of wood, masonry, or other building material approved by the City, and set on a foundation.
- (7) All garbage containers must be fully enclosed by a brick/concrete and/or wood barrier that is at least 6 inches above the top of the garbage container.
- (8) In the TOD zoning district, all sales, rental and vehicle display must be entirely within an enclosed building; subsections (1) and (4) above do not apply.
added 135/2016

Auto Parts and Supplies, Sales

- 95.1 In the TOD zoning district, no outdoor displays or storage of merchandise is permitted.
added 135/2016

Drive-In or Drive-Through

96. Drive-in or drive-through facilities must comply with the following standards:
- (1) Existing parking or loading stalls must not be utilized as part of a drive-through lane.
 - (2) No drive-in or drive-through facility may be located on a lot or site adjacent to a lot containing a residential use unless the drive-in or drive-through facility is separated from the residential use by an intervening building, public lane, or public street.
 - (3) No portion of a drive-in or drive-through facility may be located in a required front yard.

Fuel Sales

97. Fuel sales uses must comply with the following standards:
- (1) No displays or storage of merchandise, parts or refuse may be located closer than 20 feet from the street or lane.
 - (2) All trash and refuse must be stored in a building or within an area enclosed by a wall or a solid fence at least 6 feet high.
 - (3) Screening adequate to buffer adjacent residential uses from noise and light must be installed and maintained along property lines where the use abuts a residential area.

Transportation, Utility and Communication

Utility Facility, Minor

98. Each above-ground minor utility facility must be located to minimize visibility from residential uses and public streets, and must be screened from view from adjacent public streets by shrubs with a minimum height at maturity of 3 feet.

Billboard Signs

- 98.1 All billboard signs must comply with the following standards:
added 36/2013 (entire subsection 98.1)

Height and Size

- (1) The height and size must not exceed the limits shown in Table 4-4 below:

TABLE 4-4: Height and Size

Maximum Height (ft)	Maximum Sign Surface Area (sq ft)
30 [Note a]	200
Note a: If the billboard sign is attached to a building or is free standing within 5 feet of a building, the maximum permitted height of the billboard sign is the height of the building wall.	

Roof Billboard Signs

- (2) No billboard sign is permitted on the roof of a building.

Separation Distance From Other Uses

- (3) Placement (including separation distance from other uses) must comply with Table 4-5 below:

TABLE 4-5: Placement Requirements

Residential	Park, Plaza, Square, Playground/ Top of Riverbanks	Historic Buildings and Hospitals [note c]
A billboard sign must not face an adjacent residential use unless the billboard sign is not visible from the adjacent residential use [note a]	There must be a minimum separation distance of 250 ft between a billboard sign and these uses unless the billboard sign is not visible from the Park, Plaza, Square, Playground/ Top of Riverbank	There must be a minimum separation distance of 150 ft between a billboard sign and a Historic Building or a Hospital unless the billboard sign is not visible from the Historic Building or Hospital. A billboard sign must not be mounted on a Historic Building
Notes: a. If an existing billboard, digital moving copy or a billboard, digital static copy sign faces and is visible from an adjacent residential use which is established within 100 ft of the billboard, digital moving copy or billboard, digital static copy sign after the sign is put in place, the sign must be turned off from 10:00 PM to 7:00 AM every day of the week. c. A Historic Building is a building on the "Buildings Conservation List" in the Historical Buildings By-Law.		

Separation Distance From Other Billboard Signs

- (4) A billboard, digital moving copy or a billboard, digital static copy sign must not be located closer than 500 ft from any other billboard sign which is on the same street and facing the same direction of traffic.

Separation Distance From Traffic Decision Locations

- (5) A billboard, digital moving copy or a billboard, digital static copy sign must not be located within Restricted Areas as depicted in illustrations 9.1, 9.2, and 9.3.

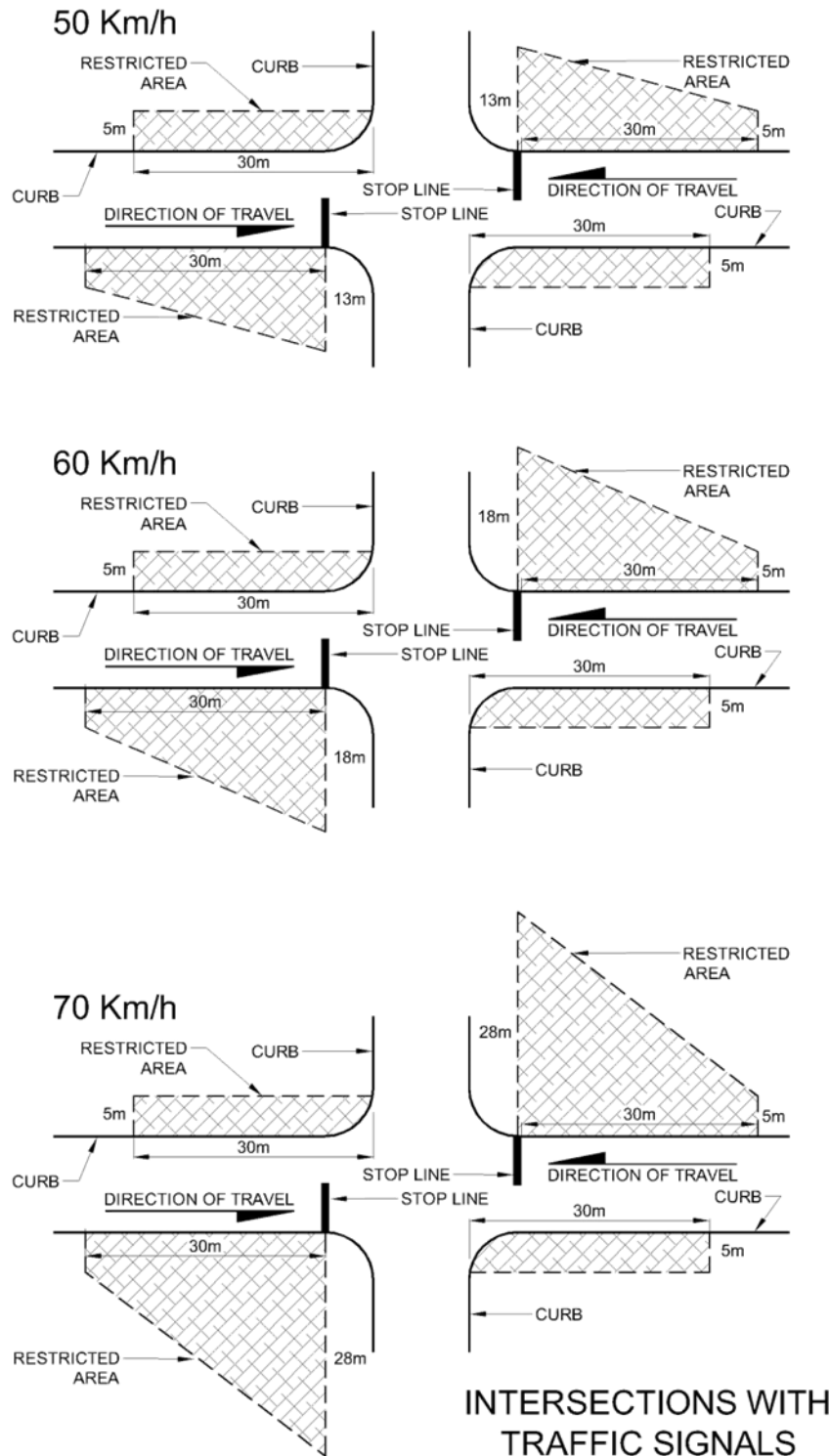


Illustration 9.1: Separation Distance From Intersections With Traffic Signals
amended 148/2016

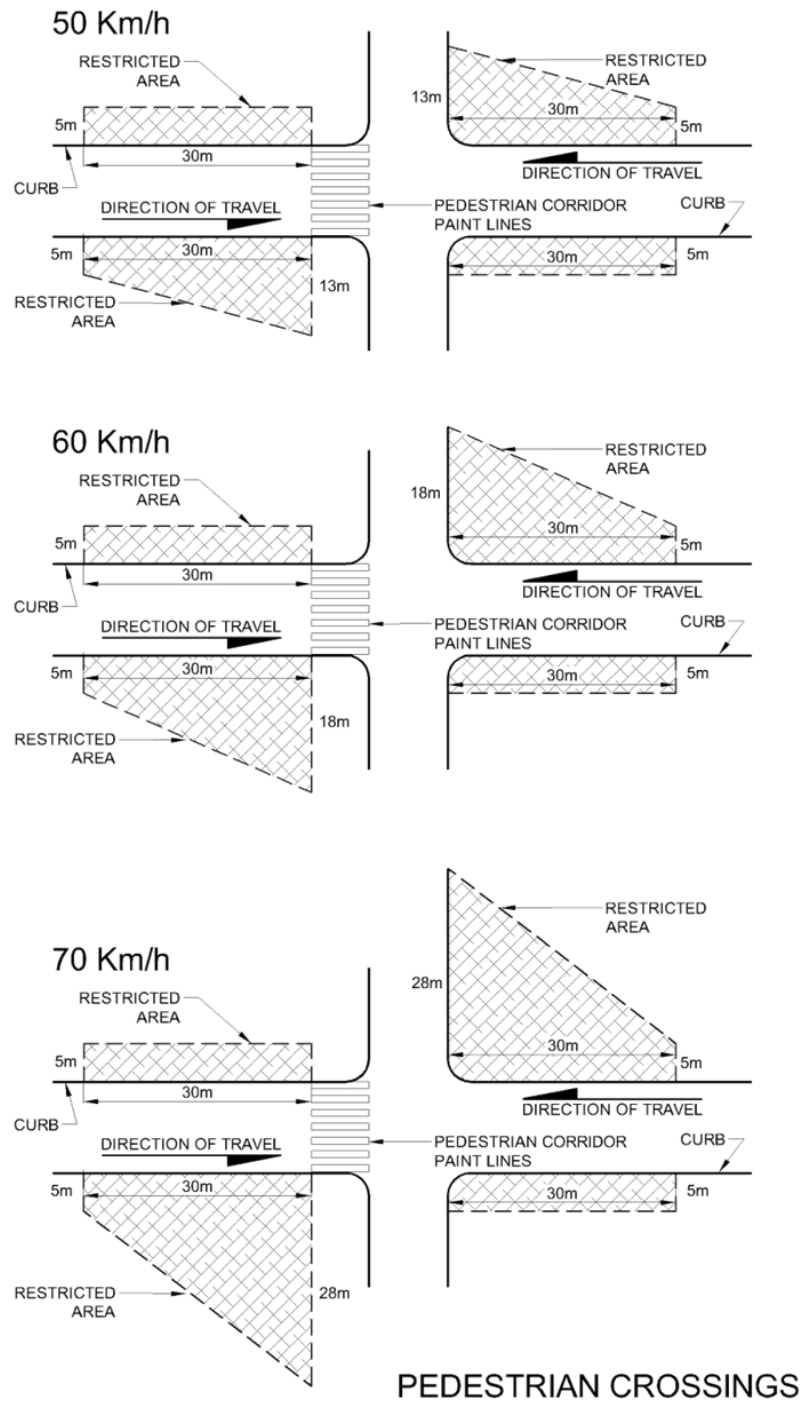


Illustration 9.2: Separation Distance From Pedestrian Corridors
amended 148/2016

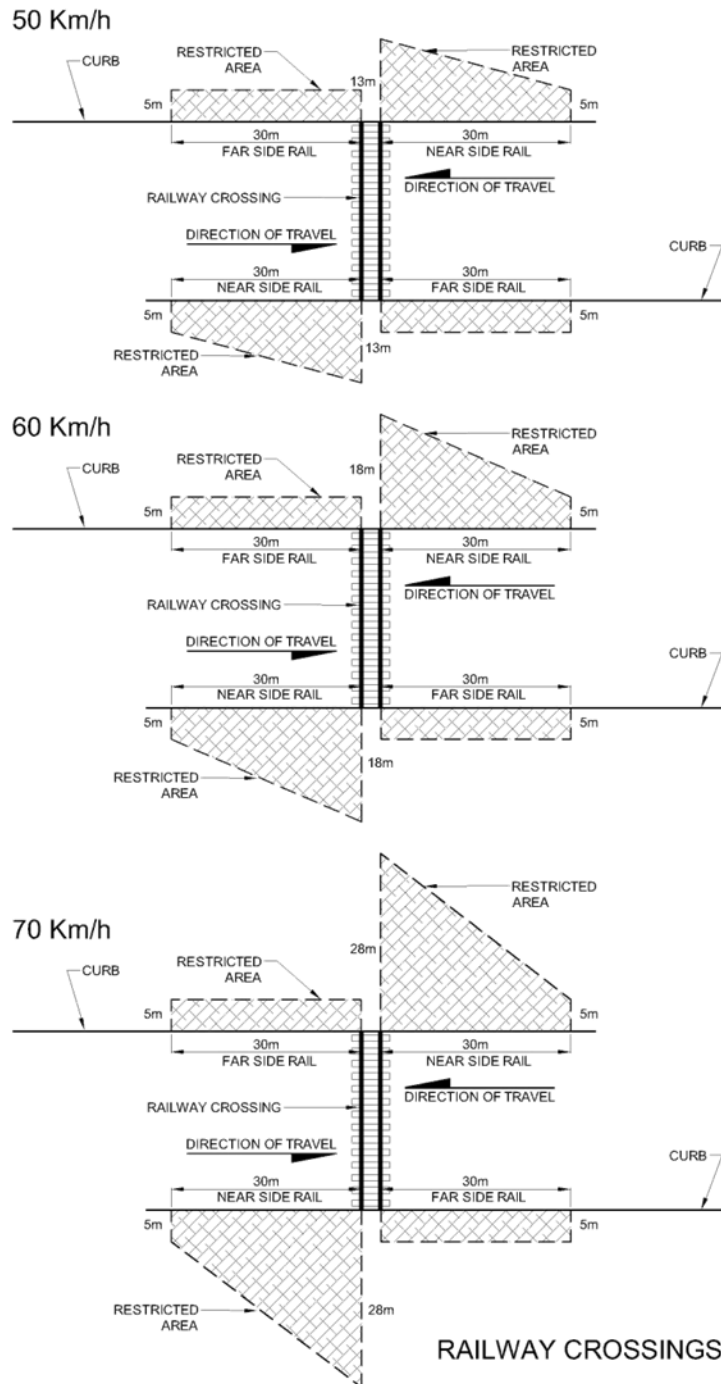


Illustration 9.3: Separation Distance From Railway Crossings
amended 148/2016

Operational Standards

- (6) Billboard signs must comply with the following standards for the display of sign messages:
- (a) must not display graphics which imitate or resemble any traffic control device;
 - (b) must have a minimum hold time of 6 seconds;
 - (c) must have a maximum transition time of .25 seconds;
 - (d) must not exceed a brightness level of .3 foot-candles above ambient light conditions;
 - (e) must utilize automatic dimming.
- added 36/2013 (entire subsection 98.1)*

99. *repealed 49/2010*

100. *repealed 49/2010*

Industrial Uses

100.1 ***Cannabis Production Facility, Designated:***
added 46/2022

- (1) Cultivating, propagating, harvesting and storing of cannabis is only permitted within a wholly enclosed building.
- (2) No portion of any building used to cultivate and/or store cannabis may be located within 300 feet of a lot line to a property containing:
 - a. any dwelling unit;
 - b. any Parks and Recreation Zoning District or any park use in a Residential District;
or
 - c. any elementary, middle, or senior high school.

Mini-Warehouse, Self-Storage

101. The outside storage of boats, RVs, cars, and/or buses is prohibited in the C3 district.

Outside Storage

102. Outside storage is subject to compliance with section 197, *Screening of Outside Storage Required*.

Recycling Plant

103. Recycling Plants with outside operations and/or storage are prohibited in MMU, M1, and M2 zoning districts.
amended 121/2008

Wrecking or Salvage Yard

104. Wrecking or Salvage Yards must comply with the following standards:

- (1) The site must be maintained in good condition, free of weeds, dust, trash, and debris.
- (2) The site must be screened by a solid fence at least 6 feet in height.
- (3) No materials or supplies shall be stored above the level of the screening fence.

Agricultural Uses

added 32/2021 (entire section)

Urban Agriculture, Outdoor

104.1 Outdoor Urban Agriculture uses must comply with the following use specific standards:

- (1) Only the following items may be cultivated, harvested, kept, sorted, cleaned and packaged as part of outdoor urban agriculture, for human consumption or use:
 - (a) fruits;
 - (b) vegetables;
 - (c) flowers;
 - (d) fibre;
 - (e) seeds;
 - (f) nuts;
 - (g) seedlings;
 - (h) herbs;
 - (i) honey;
 - (j) fungi; and
 - (k) plant cuttings
- (2) Items must be cultivated, harvested, kept, sorted, cleaned, and packaged on site according to all applicable health and governmental regulations.
- (3) Any person using pesticides must use them in accordance with the regulations set out in the Pest Control Products Act.
- (4) All accessory structures, including greenhouses, must comply with all standards applicable to the zoning district in which the accessory structure is located.
- (5) The outside storage of mechanical equipment or any related equipment or materials, including fuel, is not permitted in residential or commercial zoning districts.
- (6) Outdoor processing, other than washing and packaging, of goods produced on-site is not permitted in R1 and R2 zoning districts.
- (7) Accessory on-site sales related to the Urban Agriculture, Outdoor use, including "u-pick" style operations,
 - (a) is a permitted use only within PR2, PR3, C1, C2, C3, C4, CMU, EI, MMU, M1, M2, and M3 zoning districts; and
 - (b) must comply with all applicable Provincial regulations.

Urban Agriculture, Indoor

added 32/2021

- 104.2 In Commercial, Institutional and Manufacturing zoning districts, the floor area dedicated to the cultivation, harvesting, storage, processing, and packaging of plant and/or animal products must comply with the Maximum Floor Area Ratio of the applicable zoning district.

ACCESSORY USES AND STRUCTURES

Purpose

105. This section authorizes the establishment of accessory uses.

Director's Determination

106. If a question arises as to whether a proposed accessory use or structure is included within those use categories or use types listed in Table 4-1, the Director must make the determination as described in section 61, *Classification of Uses*.

General Standards

107. All accessory uses and structures must comply with the following standards:
- (1) All principal uses allowed in a zoning district are deemed to include the accessory uses, structures, and activities allowed for that district, as set forth in Table 4-2.
 - (2) All accessory uses and structures must comply with all other applicable provisions of this By-law (including, without limitation, the use specific standards in Part 4 and the dimensional and operating standards in Part 5).
 - (3) Accessory uses must comply with all standards of this By-law applicable to the principal use with which they are associated. Parking requirements must be met for the principal use.
 - (4) No accessory structure may be erected except as authorized by the dimensional standards in Part 5.
 - (5) Temporary accessory uses and structures are governed by the temporary use permit procedures and standards set forth in sections 121 through 130, *Temporary Uses and Structures*.

Additional Standards for Specific Accessory Uses

108. The accessory uses listed in sections 109 through 120 must comply with the general standards of section 107, *General Standards*, as well as the use specific standards of sections 109 through 120.

Aviary

109. In residential zoning districts, other than the RR5 and RR2 districts, aviaries are not permitted except for flightless birds.

Apiary

added 82/2017

- 109.1 (1) The maximum size of an apiary permitted on a zoning lot is:
- (a) two (2) beehives and one (1) nucleus hive where the total area of the zoning lot is 6000 square feet or less; and
 - (b) four (4) beehives and one (1) nucleus hive where the total area of the zoning lot is greater than 6000 square feet.
- (2) All beehives and nucleus hives on a zoning lot must be located within an area surrounded by a fence that is at least six (6) feet in height and is secured with a gate.
- (3) All beehives and nucleus hives must be set back at least twenty (20) feet from any property line unless they are located within an area surrounded by a fence that is:
- (a) solid and opaque; or
 - (b) includes a hedge, or other vegetative obstruction, which is at least five (5) feet in height and covers the entire length of the fence.
- (4) Beehives and nucleus hives are exempt from the requirements under subsections (2) and (3) if they are located:
- (a) on the rooftop of a building; or
 - (b) on an elevated terrace, deck or balcony, if the terrace, deck or balcony in question is located at least eight (8) feet above grade.

Boarder or Roomer

110. Limited to no more than 2 boarders or roomers per dwelling unit.

Caretaker's Residence

111. Limited to no more than one caretaker's residence per principal non-residential use on the premises.

Day Care

112. The day care facility must provide a pick-up/drop-off area, which may be a driveway, to ensure the safety of people when entering and leaving the premises.

Prohibited Home-Based Businesses

113. The following home-based businesses are prohibited in all zoning districts:

- (1) Adult entertainment;
 - (2) Dating and escort service;
 - (3) Massage therapy unless the resident providing the service is licensed as such by the License Branch of the City of Winnipeg;
 - (4) Body modification;
 - (5) On-site painting, body repairs, detailing, or other repair of automobiles, trucks, boats, trailers, or other motorized vehicles;
- amended 148/2016*

- (6) Vehicle towing operations;
- (7) Dispatch centres for auto-oriented services;
- (8) Sales of firearms or ammunition;
- (9) Any business utilizing radio transmission equipment; and
- (10) Any business engaged in the sales and rental of autos, light trucks, motorcycles, boats, trailers or other motorized vehicles; and
amended 148/2016
- (11) Retail sales.
added 148/2016

Home-Based Business, Minor

114. In addition to all standards applicable in the zoning district where the use is located, the following conditions apply to all minor home-based businesses, as defined in Part 2. Any Home-Based Business not able to meet any one of the following conditions is considered a Major Home-Based Business and is subject to the standards under section 115, *Home-Based Business, Major*.

- (1) All home-based businesses must be operated in accordance with all plans and documents approved as part of the application.
- (2) The operators of the home-based business must be residents of the dwelling unit.
- (3) A minor home-based business must not have non-resident employees.
- (4) More than one home-based business per dwelling may be permitted, provided that all applicable regulations are satisfied.
- (5) An accessory structure may be used for conducting a home-based business, provided that the structure complies with all other requirements of this By-law.
- (6) The cumulative size of all home-based businesses within a dwelling unit or accessory building must not exceed 25 percent of the total gross floor area of the dwelling unit and accessory building or 400 square feet, whichever is less.
amended 148/2016
- (7) Work or activity must be conducted entirely within the residential unit or accessory building.
- (8) No home-based businesses may have any outdoor storage of any items related to the business, including without limitation, materials, inventory, or equipment, unless such items are stored in an enclosed accessory building meeting the requirements of this By-law.
- (9) There must be no exterior indication of the existence of the home-based business, and no indoor display of the business visible from the outside, except that a home-based business may have one non-illuminated identification sign not exceeding 2 square feet in area, provided the sign is attached to and parallel with a wall of the principal or accessory building.

- (10) *repealed 121/2008*
- (11) Clients, customers, and suppliers are not permitted to visit the home-based business with the exception of day cares.
- (12) If the home-based business is a day care, the use must comply with the following additional requirements:
 - the hours of operation must be limited to between 7:00 am and 7:00 pm;
 - no other home-based businesses may be conducted within the premises;
 - limited to no more than 8 persons;
amended 121/2008
 - limited to a single family dwelling; and
 - must provide a pick-up/drop-off area, which may be a driveway, sufficient to ensure the safety of people when entering and leaving the premises.

Home-Based Business, Major

- 115. In addition to all standards applicable to the zoning district where the use is located, the following conditions apply to all major home-based businesses, as defined in Part 2.
 - (a) All home-based businesses must be operated in accordance with all plans and documents approved as part of the application.
amended 95/2014
 - (b) The operators of the home-based business must be residents of the dwelling unit.
added 95/2014
 - (2) A major home-based business may have a maximum of two non-resident employees or business partners working on the premises.
 - (3) A major home-based business may provide instructional classes for not more than 4 pupils at a time.
 - (4) If the home-based business is a bed and breakfast, the use must comply with the following additional requirements:
 - (a) the operator of the business must reside on the premises and must use it as their principal residential dwelling;
 - (b) the maximum number of guest rooms is the number of bedrooms existing in the structure, minus one for occupancy by the owners/operator of the facility;
 - (c) no cooking facilities are permitted in guest rooms;
 - (d) guests may reside at the Bed and Breakfast for a maximum of 2 weeks;

- (e) bed and breakfast facilities are not subject to the restriction that home-based businesses occupy no more than 25 percent of the gross floor area of the principal building; and
 - (f) a minimum of 2 parking spaces must be provided per 3 guest rooms.
- (5) If the major home based business is a day care the use must comply with the following additional requirements:
- (a) the hours of operation must be limited to between 7:00 am and 7:00 pm;
 - (b) no other home-based businesses may be conducted within the premises;
 - (c) Limited to no more than 12 persons; and
amended 121/2008; 95/2014
 - (d) *repealed 95/2014*
 - (e) Must provide a pick-up/drop-off area, which may be a driveway, sufficient to ensure the safety of people when entering and leaving the premises.
- (6) There must be no exterior indication of the existence of the home-based business, and no indoor display of the business visible from the outside, except that a home-based business may have one non-illuminated identification sign not exceeding 2 square feet in area, provided the sign is attached to and parallel with a wall of the principal or accessory building.
- (7) Notwithstanding subsections 113(5) and (10), all existing Conditional Use Orders for auto dealers and auto repair operations, are not affected by the By-law. Conditional Use Orders with expiration dates shall be allowed to continue to operate in compliance with the conditions contained in their respective Orders until January 1, 2025, at the discretion of the Director of Planning, Property and Development.
- (8) The cumulative size of all major home-based businesses within a dwelling unit or accessory building must not exceed 25 per cent of the total gross floor area of the dwelling unit and accessory building, if applicable, or 800 square feet, whichever is less.
added 148/2016

Outdoor Dining/Drinking Area

amended 26/2024 (entire section)

116. (1) An outdoor dining/drinking area is limited to a maximum area of 1,000 square feet.
- (2) Any sound projected or emitted from loudspeakers or any other sound amplifying equipment located within the outdoor dining/drinking areas must not be projected or emitted beyond the perimeter of the outdoor dining/drinking area so as to be audible from any adjacent property.
- (3) Signs or banners located on or around the outdoor dining/drinking area are prohibited.
- (4) An outdoor dining/drinking area must not be enclosed with opaque walls.
- (5) The hours of operation of an outdoor dining/drinking area must not extend beyond 11:00 p.m Monday through Friday, and 12:00 a.m. on Saturday and Sunday.

Outside Display and Sales

117. (1) Outside display area not exceeding 10 percent of gross floor area is permitted in all C2, C3, C4, CMU, MMU, and M1 districts.
- (2) An outside display area associated with a landscape or garden supply establishment may not exceed 25 percent of the maximum permitted gross floor area in the C2, C3, C4, MMU, M1 and M2 districts.
- (3) *repealed 121/2008*

Outside Storage

118. (1) Accessory outside storage in the A, C3, C4, MMU, M1 and M2 districts is subject to compliance with section 197, *Screening of Outside Storage Required*.
amended 148/2016
- (2) In C3 and MMU zoning districts, outside storage is limited to 25 percent of gross floor area.

Recycling Collection Centre

119. No more than 10 percent of the parking lot in which the recycling collection centre is located may be devoted to the use, and the use must not make the number of available parking spaces lower than the minimum required by this By-law.

Secondary Suite

120. A secondary suite may be created accessory to a single-family dwelling, subject to the following standards:
- (1) Secondary suite, attached
- (a) Only one entrance to the dwelling from the street may be located on the façade that faces the street, unless the dwelling contained an additional street-facing entrance prior to the creation of the secondary suite;
- (b) Lots containing secondary suites must contain a minimum of 2 off-street parking spaces;
- (c) The maximum size of the secondary suites may be no more than 33 percent of the floor area of the dwelling, or 800 square feet, whichever is less;
amended 148/2016
- (d) No secondary suite shall have a floor area less than 350 square feet.
- (e) A secondary suite shall not be utilized as a home-based business, a care home, a short term rental accommodation or a neighbourhood rehabilitation home.
added 148/2016; amended 106/2023
- (2) Secondary suite, detached
- (a) *repealed 26/2024*
- (b) The minimum site area shall be no less than 3,500 square feet;
- (c) If the suite is at grade, the maximum height of the building containing the suite is 15 feet. If the suite is located above the garage, the maximum height of the building containing the suite is 25 feet;
- (d) The maximum floor area of the secondary suite shall be 600 square feet;

- (e) No secondary suite shall have a floor area less than 350 square feet;
- (f) A secondary suite must be separated from the principal dwelling by a minimum of 10 feet;
- (g) The minimum side yard setback shall be the same as for the principal dwelling;
- (h) *repealed 26/2024*
- (h.1) subject to clause (h.2), the minimum rear yard setback for that portion of the accessory building used as a secondary suite is 25 feet;
added 26/2024
- (h.2) the minimum rear yard setback for that portion of the accessory building used as a secondary suite is 5 feet where:
added 26/ 2024
 - (i) the rear lot line abuts a public lane; or
 - (ii) the secondary suite has no entrance, balcony or window facing the rear lot line;
- (i) A lot containing a secondary suite must contain a minimum of 2 off-street parking spaces;
- (j) A secondary suite must be no greater than 150 feet from the nearest curb on the front street and an unobstructed pathway, a minimum of 30 inches in width, must be provided between the front property line and the secondary suite;
- (k) Subdivision of land which results in a separate land title for the secondary suite will not be permitted;
- (l) No roof decks are allowed above the floor area of a secondary suite;
amended 148/2016
- (m) A secondary suite shall not be utilized as a home based business, a care home, a short term rental accommodation or a neighbourhood rehabilitation home;
amended 106/2023
- (n) The owner must include a site plan with the application to the City, which site plan must provide the following:
 - (i) a lot grading plan,
 - (ii) the location and details of the proposed sewer and water connections, and
 - (iii) *repealed 26/2024*and

- (o) The maximum lot coverage for all accessory structures on the site, including the detached secondary suite, shall be no greater than (i) 484 square feet or (ii) 12.5% of the total lot area, to a maximum of 880 square feet.
amended 1/2013 (all of subsections 1 and 2); 148/2016
- (p) the secondary suite must be located entirely within the rear yard behind the principal building;
added 26/2024
- (q) no windows, except for clerestory windows, balconies or entrances are permitted facing the interior side lot line where the interior side yard setback is 8 feet or less;
added 26/2024
- (r) all habitable areas of the secondary suite must be located above grade; and
added 26/2024
- (s) plans showing the location and design of the secondary suite, including building elevations, floor plans, materials, exterior lighting, windows, doors, balconies, patios, outdoor spaces, fencing, landscaping and parking areas, must be
added 26/2024
 - (i) submitted prior to or in conjunction with an application for a development permit for the secondary suite; and
 - (ii) approved by the Director prior to issuance of the development permit.

120.1 The following standards apply for all shared parking:

- (1) Lots containing shared parking must be a minimum of 25 feet in width.
- (2) A maximum of 1 shared parking space is allowed on lots between 25 and 49 feet in width.
- (3) A maximum of 2 shared parking spaces is allowed on lots 50 feet in width or wider.
- (4) Shared parking spaces must meet all required parking regulations and standards identified in section 172.
- (5) Shared parking spaces must be accessible from a paved public lane or street.
- (6) Shared parking spaces on zoning lots containing residential uses must be located behind the rear wall of the principal building.
- (7) Onsite advertising for shared parking spaces is not permitted.
added 148/2016 (entire section 120.1)

TEMPORARY USES AND STRUCTURES

Purpose

121. This section allows for the establishment of specifically enumerated uses for a temporary period of time provided that the proposed temporary use complies with the requirements of this section and all other provisions of this By-law.

Director's Determination

122. If a question arises as to whether a proposed temporary use or structure is included within those use categories or use types listed in Table 4-3, the Director must make the determination as described in section 61, *Classification of Uses*.

Temporary Use Permits

Permit Required

123. Subject to section 124, no temporary use or structure may exist without an approval pursuant to the *Development Procedures By-law*.

Permit Exemptions

124. The following temporary uses are exempt from the requirement for an approval in section 123, provided that the proposed temporary use complies with the general requirements of section 125, *General Requirements for All Temporary Uses and Structures*:
- (1) Garage or yard sales up to a maximum of 2 weekends per year, for a maximum of 3 days each; and
 - (2) Temporary car washes lasting no more than 2 consecutive days, 7 times per year.

General Requirements for All Temporary Uses and Structures

125. An approval issued for a temporary use or structure is issued subject to the following general requirements, unless otherwise specified in this By-law:
- (1) The temporary use or structure must not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.
 - (2) The temporary use or structure must not have adverse impacts on nearby residential neighbourhoods.
 - (3) The temporary use must comply with all applicable general and specific regulations of this section unless otherwise expressly stated.
 - (4) The temporary use or structure must not result in permanent alterations to the site.
 - (5) Unless otherwise stated in this By-law or in the terms of the permit, the temporary use must cease to operate 30 days after approval of the permit.
 - (6) All temporary signs associated with the temporary use or structure must be removed when the activity ends.
 - (7) The temporary use or structure must not violate any applicable conditions of approval that apply to a principal use on the site.
 - (8) If the property is undeveloped, it must contain sufficient land area to allow the temporary use or structure to occur, as well as any parking and traffic movement that may be associated with the temporary use, without disturbing sensitive or protected resources such as floodplains.
 - (9) Tents and other temporary structures must be located so as not to interfere with the normal operations of any permanent use located on the property.

- (10) A temporary use is not permitted unless sufficient off-street parking is adequate to accommodate anticipated parking needs associated with the temporary use.

Additional Standards for Specific Temporary Uses

126. In addition to complying with section 125, the temporary uses listed in sections 127 through 130 must comply with the standards set out in those sections.

Farmers' Market

127. Farmers' markets are limited to between April 1st to October 31st.

Real Estate Sales Offices and Model Sales Homes

128. (1) All real estate sales offices and model sales homes must meet all dimensional standards and parking requirements set forth in Part 5 as applicable to principal structures in the zoning district where the temporary structure is located.
- (2) No real estate sales office or model home must be used as a dwelling during the time it is being used as a real estate sales office or model home.

Seasonal Sales

129. Seasonal sales areas:
- (1) Must not reduce the number of required off-street parking or loading spaces below the minimums required by this By-law;
- (2) Obstruct any vehicular circulation route into or through the property; and
- (3) Are limited to a maximum of 60 days in each calendar year.

Temporary Construction Trailer or Building

130. Temporary construction trailers or buildings must be removed from the premises within one month after completion of construction.

PART 5: DEVELOPMENT AND DESIGN STANDARDS

APPLICATION

131. This Part of the *Zoning By-law* provides development and design standards applicable to all development in the City, except that area covered by the *Downtown Winnipeg Zoning By-law*, unless the application of a development or design standard is specifically limited to certain types or categories of development. Where specific design or development standards apply in different zoning districts, they apply to the zoning districts designated on the Zoning Maps in Schedule B to this By-law.

131.1 This Part does not apply to communication facilities.
added 49/2010

DIMENSIONAL STANDARDS

Standards for All Districts

132. The following standards apply to all development under the jurisdiction of this By-law:

- (1) The owner has a continuing obligation to maintain the minimum yards and other open spaces required in this By-law.
- (2) The minimum yards and other open spaces required by this By-law for one use may not serve to satisfy the requirements of this By-law for minimum yards and other open spaces for any other use.
- (3) Yards and other open space required for a use must be located on the same zoning lot as the use.
- (4) The owner may provide lots with larger lot areas, frontages, or yards than the minimum amounts required by Tables 5-1 through 5-6, as applicable, but may not exceed any maximum established by Tables 5-1 through 5-6, as applicable, or any maximum imposed as a condition of any rezoning, Variance or Conditional Use Order.
- (5) 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.
added 121/2008
- (6) 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) abuts a public street; or
 - (b) abuts an unimproved street which, under an Agreement with the City, is to be improved to serve that lot; or
 - (c) is deemed to abut a public street pursuant to the non-conformity provisions of this By-law.
added 26/2009
- (7) Building heights may be limited by "The Building Height Control Area: Legislative Core – Winnipeg Public Works Act Restrictions".
added 95/2014

Agriculture and Park Districts

General

- 132.1 No more than one single-family detached dwelling is permitted on any zoning lot in an 'A' zoning district.

added 148/2016

Principal Buildings

133. (1) No person may erect a principal building in the A, PR1, PR2, or PR3 zoning districts, except for major utility facilities and minor utility facilities, unless;
- (a) the principal building complies with the dimensional standards in Table 5-1; or
 - (b) an alternative dimensional standard is authorized by sections 159 or 160, *Permitted Projections*, or the requirements of sections 155 through 158, *Additional Yard Requirements*, or by another provision of this By-law, or by a Variance Order.
- (2) In Table 5-1, the contents of each cell set out the dimensional requirement, in feet unless otherwise stated, identified at the top of its column for the zoning district identified at the far left of its row. "NA" means "not applicable". Notes within Table 5-1 have legal effect and indicate special situations that affect the application of dimensional standards to specific zoning districts.

TABLE 5-1: Agriculture and Park District Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Side Yard (Ft.) [note a]	Maximum Height of Bldg. (Ft.)
A	40 acres	300	100	25	25	30
PR1	NA	NA	20	25	8	30
PR2	NA	NA	20	25	10	NA
PR3	NA	NA	20	25	10	NA

NOTES:

- a. Side yard requirements do not apply when land is used for a permitted recreational use without a structure

Accessory Structures

134. No person may erect an accessory structure, except for those related to public utilities, unless:
- (1) The accessory structure complies with the same dimensional standards applicable to a principal building on the lot; or
 - (2) An alternative dimensional standard is authorized by sections 159 and 160 regarding permitted projections, sections 155 through 158, regarding required yards, or by another provision of this By-law, or by a Variance Order, with the following exception:
 - (a) in the A zoning district, the maximum height of a detached garage is 13 feet.

Residential Districts

General

135. With the exception of an alternative development pattern allowed under Section 140, no person may erect and the owner of property may not permit to be erected more than one principal building on any zoning lot in the RR2, RR5, R1 and R2 zoning districts.
amended 121/2008; 95/2014
136. In the R1 zoning 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 up to 5 feet so long as the required front yard is not reduced to less than 18 feet measured from the front lot line to the front wall of a private garage or the edge of a carport nearest the public street.

Single and Two-Family Zoning Districts

137. (1) No person may erect and the owner may not permit to be erected a principal building on lands in the RR5, RR2, R1, R2, or RMH, zoning districts, except for public utility facilities, unless:
- (a) the principal building complies with the dimensional standards in Table 5-2; or
 - (b) an alternative dimensional standard is authorized by sections 159 and 160 regarding permitted projections, sections 155 through 158, regarding required yards, subsection (b) below, by another provision of this By-law, or by a Variance Order.
- (2) In Table 5-2, the cells in each row specify a dimensional requirement for development for each zoning district noted in the far right column in relation to the requirement set out at the top of the column in which the cell is contained, and notes indicate special situations that affect the application of dimensional standards to specific zoning districts. Except where otherwise specified in the cells, the requirements set out in each cell are expressed in feet, in the case of length and in square feet, in the case of area. In the case of "maximum lot coverage" the requirement is expressed as a percentage of the total area of the lot.

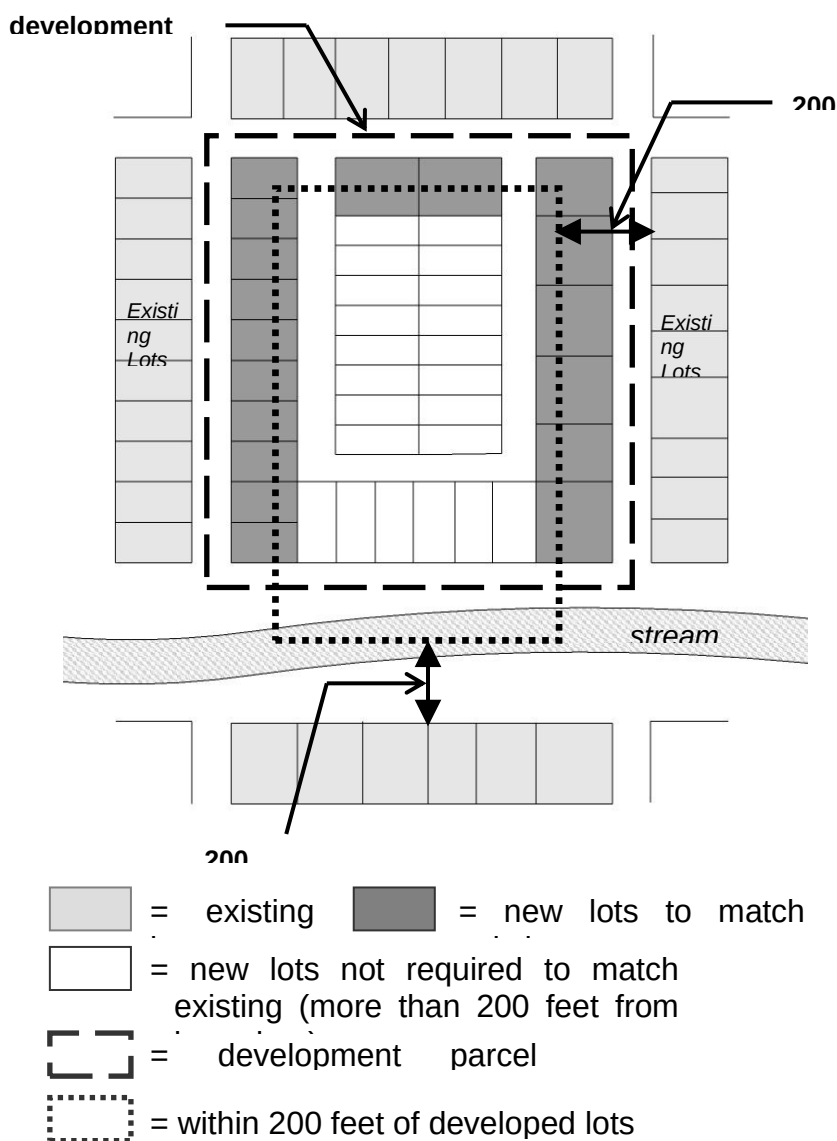
TABLE 5-2: Dimensional Standards for the RR5, RR2, R1, R2 and RMH Zoning Districts

amended 121/2008; 146/2008; 148/2016; 26/2024

Zoning District and Designation	Minimum Lot Area (Sq. Ft.) [Notes a, e, f] <i>amended 95/2014; 26/2024</i>	Minimum Lot Width (Ft.) (Note e) <i>amended 95/2014</i>	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Side Yard (Ft.) [Note b]	Minimum Reverse Corner Street Side Yard (Ft.)	Maximum Height of Bldg. (Ft.)	Maximum Lot Coverage (%)
Principal Residential Structure								
RR5	217,800	300	25	25	25	25	35	30
RR2	87,120	180	50	25	25	25	35	30
R1-Estate	20,000	25	30	25	10	20	35	30
R1-Large	5,500	25	20	25	4	10	35	40
R1-Medium	3,500	25	15 [note c & d]	25	4	4	35	45
R1-Small	2,500	25	15 [note c & d]	25	3 each, or 2 & 4	4	35	45
RMH	See section 147, <i>Residential Mobile Home Park District-Specific Standards</i>							
R2	5,000 (2,500 per dwelling unit for two-family; 800 per dwelling unit for multi-family)	25	20	25	4	4	35	NA
Principal Non-Residential Structure								
RR5	25,000	25	100	25	25	30	35	50
RR2	25,000	25	50	25	25	30	35	50
R1, R2	20,000	25	20	25	25	30	35	50
NOTES: a. Where the lot is serviced by a private sewage disposal system with a septic field, the minimum lot area is that required by the <i>Sewer By-law</i> (7070/97) or that shown in dimensional standards table, whichever is greater. In other cases where residential uses are not served by municipal water and/or sewer, the minimum lot area is 11,000 sq. ft. b. Where the width of the lot is less than 40 feet, the side yards may be reduced to 10% of the width of the lot but must not be less than 3 feet for principal residential structures <i>amended 95/2014</i> c. Portions of the front façade that do not include garages or carports must have a minimum front yard of 15 feet; where a driveway leads from the street to a garage or carport located on the front façade of the house, such driveway must be a minimum of 18 feet in length, unless the provisions of subsection 140(2), <i>Auto Courts</i> , apply. Driveway length is measured between the garage door or the edge of the carport closest to the street and the front property line. d. If the house has rear access to a public lane and does not have a driveway providing access from the public street to a garage or carport, the minimum front yard is 10 feet, unless the provisions of subsection 140(3), <i>Loop Lanes</i> , apply. e. Section 138, Special Boundary Conditions, applies to the minimum lot area and lot width for the subdivision of new lots in all R1 and R2 zoning districts <i>added 95/2014</i> f. for any lot in the R2 zoning district, the minimum lot area is 4,000 sq. ft. (2,000 sq. ft. per dwelling unit for two-family) where the lot has rear access to a public lane <i>added 26/2024</i>								

Special Boundary Conditions

138. (1) If an undeveloped parcel of land is located in the R1 or R2 zoning districts, or proposed for rezoning to the R1 or R2 zoning districts, and abuts an existing R1 or R2 zoning district, or is separated from an R1 or R2 zoning district by a street right-of-way, railroad right-of-way, or waterway, the undeveloped parcel must not be subdivided unless the width/square footage of the proposed lot(s) within 200 feet (measured from the edges of the proposed subdivision) of the adjacent R1 or R2 zoning district is not less than the average lot width/square footage of existing developed lots in residential use in the adjacent R1 or R2 areas along such shared boundary, but in no case may be less than 35 feet.
- (2) Other lots proposed to be created within the undeveloped parcel must comply with Table 5-2. (Illustration 10 provides an example of this requirement.)



(A) **Illustration 10: Special Boundary Conditions**

Front Yard Building Alignments

139. Where a new single-family dwelling, two-family dwelling, multi-family dwelling or addition to a dwelling is proposed within a street block or a portion of a street block where at least 80 percent of the lots have been developed with principal residential structures, and the front yard required by Table 5-2 is inconsistent with the majority of existing front yards for developed single- and two-family multi-family dwellings on the street block, the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block. In the case of a corner lot, either the average of the setback for the two nearest properties on the same block or for all the properties facing the same street on the same block may be used for calculating the allowed setback. (Illustration 11 provides an example of the application of this provision.)

amended 95/2014; 148/2016; 31/2017

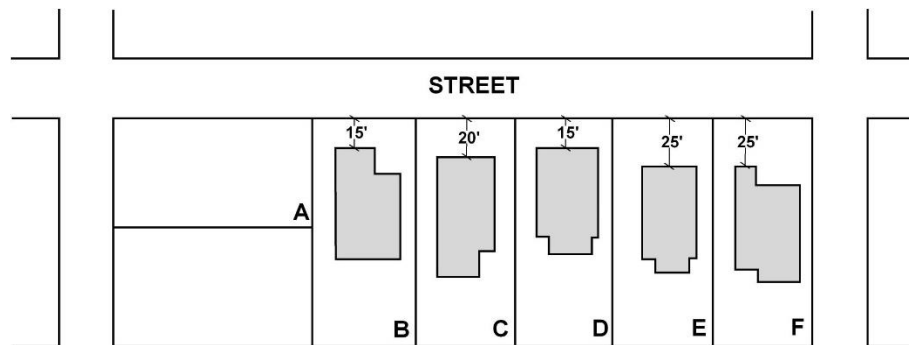


Illustration 11: Front Yard Building Alignments

In this example, lots "B" through "F" are included in the street block for purposes of measuring front yard building alignments. Lot "A" is not included, as the front of this lot is on a different street. Setback averaging is measured to the bulk of the buildings.

amended 121/2008

The minimum required front yard setback in this example is 25 feet. An addition to the front of lot "E" would require the averaging of the setbacks of lots "D" and "F", the two closest buildings on the same block face. In this example the resulting setback would be 20 feet – the average of lot "D" (15 feet) and lot "F" (25 feet). An addition to the front of lot "F" would be based on the average of the two closest buildings on the same block face; in this case, lots "D" and "E" or the average of all the lots facing the same street ("B" through "F").

Alternative Development Patterns

140. (1) As an alternative to organizing each single-family lot with separate access to a public street, the owner of land in the R1 or R2 zoning districts may develop an auto court pursuant to the standards in subsection (2) below or a loop lane pursuant to the standards in subsection (3) below. An owner may only create flag lots pursuant to the standards in subsection (4) below. All dimensional standards in Table 5-2 continue to apply unless modified by the standards in subsections (2) through (4) below.

Bare Land Condominium – Auto Courts

- (2) Up to 4 single-family dwelling units may share a single driveway access to a public street through the use of an auto court layout (see Illustration 12) that complies with the following conditions:

- (a) the minimum width of the surface of an auto court must be 20 feet;

- (b) shared driveways must be surfaced with concrete, asphalt, or paving stone, or a combination of those materials;
- (c) individual driveways leading from the shared driveway to each dwelling unit must be at least 20 feet long, as measured between the front of the garage or carport and the closest edge of the shared driveway;
- (d) the design of the auto court must permit a passenger vehicle to back out of an individual driveway and turn 90 degrees using the individual drive or intersecting street;
- (e) the auto court design must comply with all off-street parking requirements applicable to single-family dwellings. In addition, each auto court design must provide one-half off-street parking space per dwelling unit, in a location other than a private driveway; and
amended 121/2008
- (f) the maintenance and repair of shared driveways is the responsibility of the homeowner's association unless such driveways are constructed to City street standards and the City accepts responsibility for maintenance and repair during the development approval process.

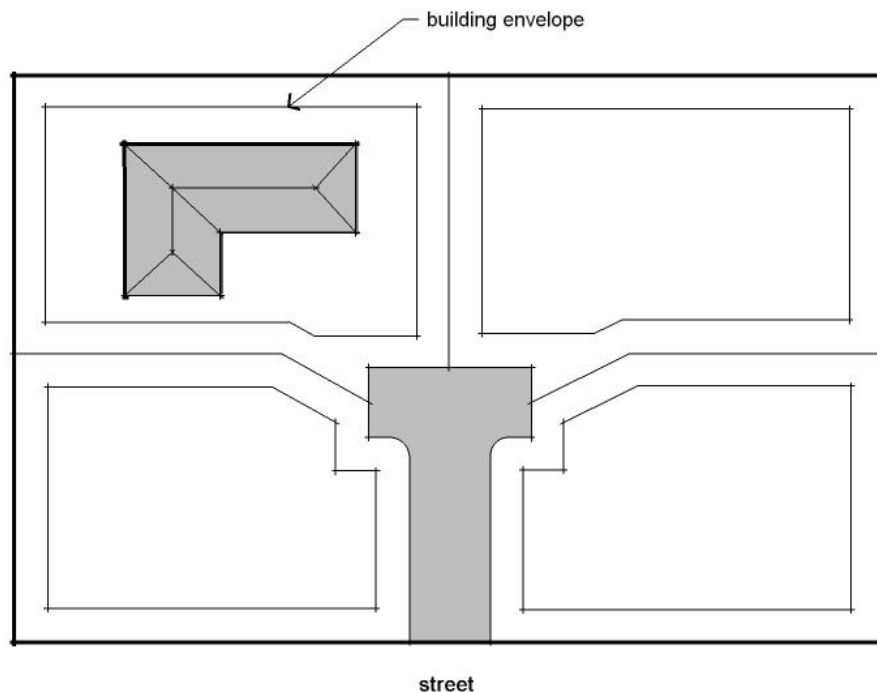


Illustration 12: Auto Courts

Bare Land Condominium – Loop Lane

- (3) Up to 7 single-family dwelling units may share access to a public street through the use of a loop lane layout (see Illustration 13) that complies with the following conditions:
 - (a) the surface of the loop lane must be at least 16 feet wide, and must be surfaced with concrete, asphalt, or paving stone, or a combination of those materials;

- (b) no portion of the loop lane may extend more than 250 feet from the public street to which the loop lane gives access;
- (c) the common area surrounded by the loop lane must be at least 60 feet wide;
- (d) individual driveways leading from the loop lane to each home must be at least 20 feet long, as measured from the closest edge of the loop lane;
- (e) traffic on the loop lane must be one-way only and must be adequately signed as a one-way drive;
- (f) design of the loop lane must permit a passenger vehicle to back out of an individual driveway and turn 90 degrees using only the individual driveway, the loop lane, or the intersecting public street;
- (g) the loop lane design must comply with all off-street parking requirements applicable to single-family dwellings. In addition, each loop lane court design must provide one-half off-street parking space per dwelling unit, in a location other than a private driveway; and
amended 121/2008
- (h) the maintenance and repair of the loop lane surface and the common area surrounded by the loop lane is the responsibility of the owner unless the loop lane is constructed to City street standards and the City accepts responsibility for maintenance and repair during the development approval process.

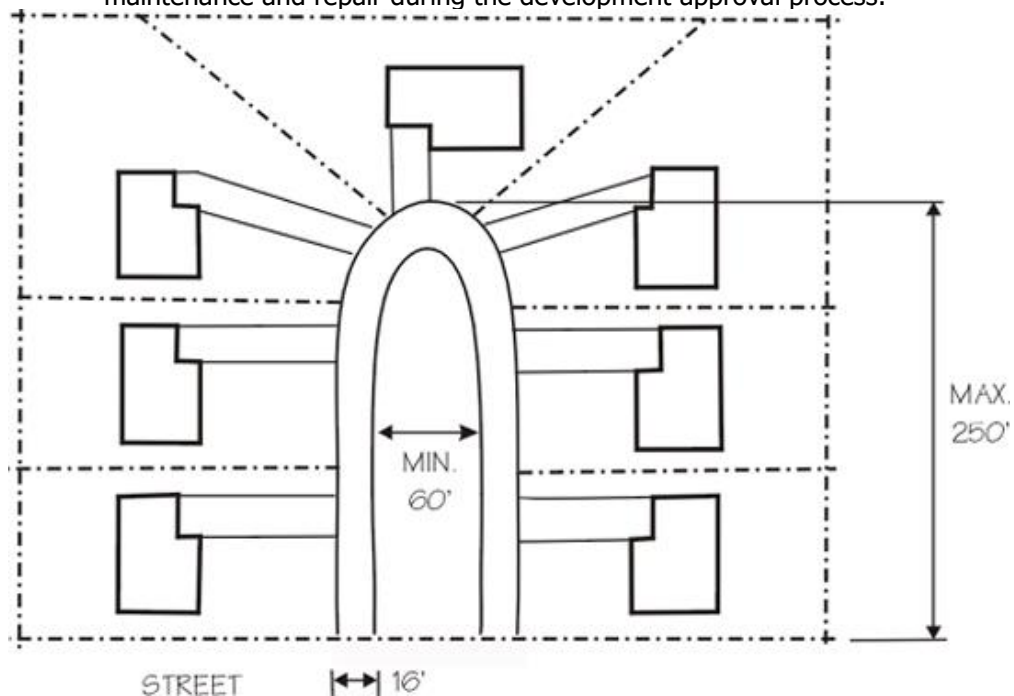


Illustration 13 : Loop Lanes

Flag Lots

- (4) The creation of new flag lots is prohibited unless:
- (a) the lands proposed for flag lot access are located in an R1 or R2 zoning district;
 - (b) the lands proposed for flag lot development are located more than 150 feet from the nearest existing or planned public street or lane; and
 - (c) the Director determines that there is no feasible alternative way to provide access to such lands.
- (5) Where flag lots have been created prior to the effective date of this By-law, or are permitted pursuant to subsection (4) above, the following standards apply:
- (a) the minimum width of the strip of land used to provide driveway access to the buildable portion of the flag lot shall be 25 feet; and
 - (b) within the access strip, the owner must erect and maintain a property address sign meeting the standards of sections 178 through 187, *Signs* and 189(4) *Avoiding Interference with Traffic/ Pedestrian Safety*, within 20 feet of the right-of-way of the public street or lane; and
 - (c) the lands adjacent to the intersection of the access driveway and the right-of-way of the public street or lane must comply with the standards of section 189(4), *Avoiding Interference with Traffic/Pedestrian Safety*.

Splitting Two-Family Lots

141. Notwithstanding Table 5-2, the owner of a lot that has a two-family dwelling located on it may split the lot into 2 lots provided that:

amended 95/2014

- (1) The new lot line must 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 and any applicable accessory structure must 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 or the structure, the location of that new lot line must be determined by the conditions of any subdivision approval issued.
amended 95/2014
- (2) Each of the 2 lots created must have frontage on a street.
- (3) The permitted use of each lot created must be for a semi-detached dwelling unit and permitted accessory uses only.
amended 148/2016
- (4) Each lot created must provide one parking space with access to this required parking space being directly from either a public lane or a street; however, the parking space must not be permitted in the front yard.

- (5) Each lot created must provide yards not less than the R2 zoning district minimum yard requirements; except that the minimum side yard along the new lot line may be zero feet in width. (See Illustration 14.)

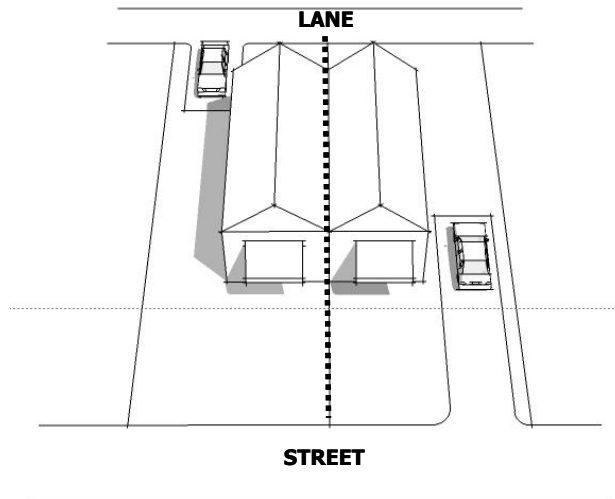


Illustration 14: Splitting Two-Family Lots

Splitting a Lot Containing a Row Dwelling

- 141.1 The owner of a lot on which a row dwelling is located may split the lot such that one or more of the dwelling units within the row dwelling are located on separate individual lots, provided that the lots created conform with the provisions of section 145.
added 148/2016

Accessory Structures

142. (1) No person may erect an accessory structure, including but not limited to parabolic antennas and swimming pools, but excluding those related to public utilities, unless (i) the accessory structure meets the dimensional standards in this subsection (4), or (ii) an alternative dimensional standard is authorized by sections 159 and 160 regarding permitted projections, sections 155 through 158, regarding additional yard requirements, by another provision of this By-law, or by a Variance Order.
- (2) The following regulations apply to detached accessory structures except for detached secondary suites, detached dwellings and detached secondary suites or dwellings located above a garage:
amended 1/2013;
replaced 59/2025
- (a) if a detached accessory structure is located behind the rear wall of the principal building, the following regulations in Table 5-3 apply:

TABLE 5-3: Dimensional Standards for Accessory Structures

Minimum Side Yard	Minimum Reverse Corner Side Yard	Minimum Rear Yard	Maximum Lot Coverage	Maximum Height of Building
2 ft. maximum 1 ft. overhang excluding eavestrough but no closer than 0.5 feet	As required for principal building maximum 2 ft. overhang excluding eavestrough	2 ft. maximum 1 ft. overhang excluding eavestrough	484 sq. ft. or 12.5% of total lot area to a maximum of 880 sq. ft.	13 ft. Note [a]
Note a: If the accessory structure is a secondary suite, detached, the standards in Section 120 apply.				

amended 95/2014

- (b) if a detached accessory structure is not located to the rear of the rear wall of the principal building, the minimum yards of the principal building apply to that portion of the structure not to the rear of the rear wall of the principal building;
amended 95/2014
- (c) the minimum separation space between a detached accessory building and any other building on the lot must be 3 feet, clear of all projections;
- (d) open decks 2 feet or less in height are permitted in any side yard or rear yard;
amended 95/2014
- (d.1) for decks greater than 2 feet in height, the dimensional standards of the principal building apply;
added 95/2014
- (e) accessory structures under 108 square feet in floor area (other than swimming pools or hot tubs) are permitted in any side or rear yard; and
amended 95/2014
- (f) where a lawfully-constructed detached accessory structure that conforms with this By-law exists on a lot, such structure does not become non-conforming due to the subsequent construction of an addition to the principal building that complies with the standards of this By-law.
- (3) Notwithstanding any other regulations regarding the location of accessory structures, no accessory structure may be located in such a way as to impair access to a required parking space in the side or rear yard.
- (4) Where a structure is attached to the principal building by a roof, an open or enclosed structure, a floor or a foundation, it is considered to be part of the principal building and is subject to the dimensional standards for the principal building, excepting that any portion of a private garage located to the rear of the rear wall of the principal building is subject to only the minimum yard requirements in Table 5-3 above.
amended 148/2016
- (5) Unenclosed above-ground swimming pools must meet the same minimum yard requirements as other detached accessory buildings. Unenclosed in-ground swimming pools must provide a minimum 5 foot side yard and 5-foot rear yard.

Multiple-Family Districts

General Dimensional Standards

143. No person may erect a principal building on lands in the RM zoning districts, except for public utility facilities, unless (i) the principal building complies with the dimensional standards in Table 5-4 or (ii) an alternative dimensional standard is authorized by sections 159 and 160 regarding permitted projections, sections 155 through 158, regarding additional yard requirements, by subsection (2) below, by another provision of this By-law, or by a Variance Order. In Table 5-4, each row indicates a zoning district and each column indicates a dimensional requirement for development.

TABLE 5-4: Dimensional Standards for Multi-Family Districts
amended 135/2016; 12/2017; 26/2024

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-S	9,000 [note d]	1,250	20 / NA	25	4	5 / NA	8	NA / 35
RMF-M	9,000	800	25 / NA	25	8 [note b]	20 / NA	8	NA / 70
RMF-L	20,000	400	25 / NA	25	8 [note b]	20 / NA	8	NA / 150
RMU	9,000	500	20 / NA	25	5 [note b]	20 / NA	8	NA / 100
TOD	NA	200	NA / 10 [note c]	25	5 [note b]	NA / 10 [note c]	8	30 / 200
Single-family residential structures must meet the requirements of the R1-M zoning district								
Two-family residential structures must meet the requirements of the R2 zoning district								
Principal Non-Residential Structures								
RMF-S, RMF-M, RMF-L	20,000	NA	25 / NA	25	8	20 / NA	NA	NA / 35
RMU	9,000	NA	20 / NA	25	5	20 / NA	NA	NA / 39
TOD	NA	NA	NA / 10	25	0	NA / 10	NA	30 / 200
NOTES: a. For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet. b. In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet. c. In the TOD zoning district, up to 50% of the length of the ground floor façade of any building, to a maximum continuous length of 25 feet, may have a maximum yard of 15 feet for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity. d. The minimum lot area for a lot in the RMF-S zoning district where the rear lot line abuts a public lane is 5,000 square feet. <i>added 26/2024</i>								

Front Yard Building Alignment

144. Where a multi-family dwelling building or addition to a multi-family dwelling building is proposed within a street block or a portion of a street block, and the front yard required in the relevant zoning district is inconsistent with the existing front yards of a majority of the principal buildings on the street block, the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block. In the case of a corner lot, either the average of the setback for the two nearest properties on the same block or for all the properties facing the same street on the same block may be used for calculating the allowed setback. (See Illustration 11.)

Splitting a Lot Containing A Row Dwelling

145. The owner of a lot on which a row dwelling is located may split the lot such that one or more of the dwelling units within the row dwelling are located on separate individual lots, provided that:
- (1) The new lot lines are straight lines between the front and rear lot lines, located in such a manner that the party walls of the dwelling units form part of the new lot lines. Where a new lot line cannot form a straight line due to an irregularly shaped lot or structure, the location of that new lot line may be determined by the Director.
amended 148/2016
 - (2) Each of the new lots created has frontage on a street.
amended 148/2016
 - (3) The area of each new lot created is not less than the minimum lot area per dwelling unit permitted under the dimensional standards for the zoning district in which the lot is located.
amended 148/2016
 - (4) The permitted use of each new lot created is a dwelling unit within the row dwelling with permitted accessory uses only.
amended 148/2016
 - (5) Each new lot created provides at least 1 parking space with access directly from a public lane or a street.
amended 148/2016
 - (6) Minimum side yards along party walls established by the lot split may be 0 feet in width.
amended 148/2016
 - (7) Each end unit in a grouping of single-family attached dwellings must meet the minimum side yard or corner side yard requirement, as applicable, of a two-family structure in the same zoning district. (See Illustration 15.)
amended 148/2016

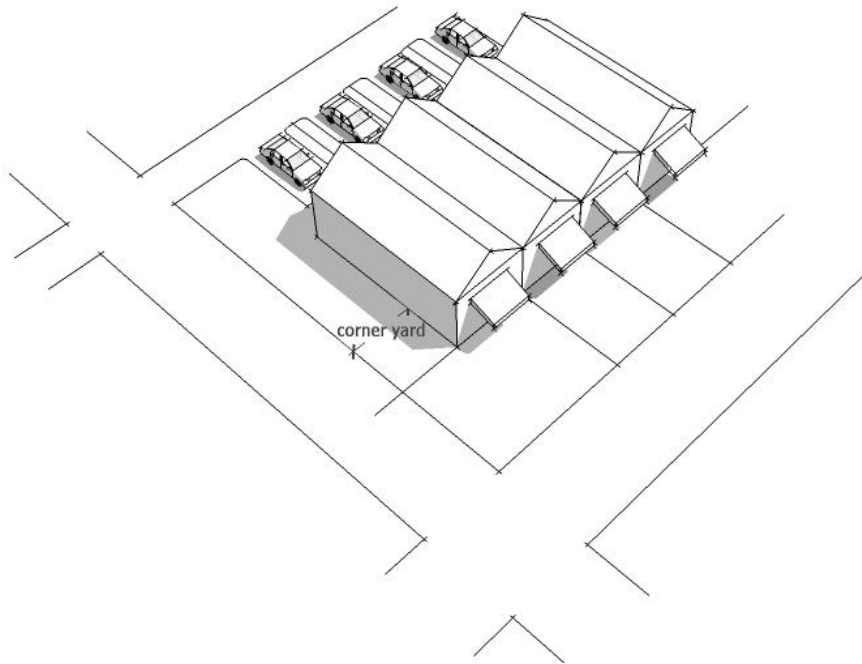


Illustration 15: Splitting a Lot Containing Attached Dwellings

Side yard(s) for end unit(s) must meet the dimensional standards of the district. Side yards at party walls are zero feet.

Accessory Structures

146. No person may erect an accessory structure, including but not limited to parabolic antennas and swimming pools, but excluding those related to public utilities, unless (i) the accessory structure meets the dimensional standards in this section 146 or (ii) an alternative dimensional standard is authorized by sections 159 or 160 regarding permitted projections, sections 155 through 158, regarding additional yard requirements, by another provision of this By-law, or by a Variance Order.

(1) Structures accessory to a principal multi-family structure in TOD, RMF-M, RMF-L and RMU zoning districts must meet the same dimensional requirements applicable to the principal building, except that:

amended 148/2016; 31/2017

(a) no accessory structure may be located in the required front yard, except that not more than 4 feet in height of the walls of an underground parking structure may exist in a required front yard, where the front yard and side yards adjacent to those walls are landscaped slopes to the tops of those walls, and the roof of that underground parking structure is fully landscaped.

(b) a detached parking structure must comply with the yard standards applicable to the principal multi-family residential structure and have a maximum height of 13 feet.

amended 148/2016; 31/2017

- (c) unenclosed in-ground swimming pools must comply with the same front, side, and reverse corner side yard requirements applicable to the principal multi-family structure, but may have a reduced rear yard requirement of 8 feet.
- (d) open decks 2 feet or less in height are permitted in any side yard or rear yard.
added 121/2008
- (2) Structures accessory to a principal multi-family dwelling within an RMF-S zoning district and structures accessory to a principal single-family or two-family dwelling unit must meet the standards set out in section 142.
amended 148/2016

Residential Mobile Home Park District-Specific Standards

147. All development or redevelopment in the Mobile Home Park District must meet the following standards.

- (1) A buffer area must 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 must be 25 feet; and
 - (b) minimum width of buffer area adjacent to any other mobile home park property boundary must be 15 feet.
- (2) The required buffer area must 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 Director;
 - (b) the buffer area may be crossed by an access right-of-way from a street to the internal roadway system; and
 - (c) the buffer area must contain no use other than those permitted above.
- (3) The following minimum separation distances must be provided:
 - (a) the minimum distance between mobile homes must be 10 feet;
 - (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 must be 5 feet; and
 - (c) 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 must be 5 feet.
- (4) A porch, carport or any addition must be considered as part of the mobile home for the application of the above separation requirements.

- (5) A mobile home park must contain a storage compound containing a minimum of 100 square feet of storage area for each mobile home space in the mobile home park and must be located as shown on plans submitted pursuant to the above-noted requirements.
- (6) A mobile home park must contain a common recreational area that:
 - (a) contains a minimum of 7 ½ percent 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.
- (7) A mobile home park must have internal roadway system rights-of-way as follows:
 - (a) the main spine or collector road of the internal roadway system must have a right-of-way a minimum of 50 feet in width; and
 - (b) other roadways of the internal roadway system must have a right-of-way a minimum of 33 feet in width.
- (8) The internal roadway system must have a concrete or asphalt driveway a minimum of 25 feet in width.
- (9) A walkway, where provided, must have a minimum width of 10 feet.
- (10) A mobile home space must 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.
- (11) Accessory structures (other than parabolic antennas) must not be located in the following yard areas:
 - (a) front yard – 5 feet
 - (b) rear yard – 2 feet
 - (c) interior side yard – 2 feet
 - (d) corner side yard – 10 feet

- (12) Dimensional Standards
- (a) minimum number of spaces – 50
 - (b) minimum width of site – 300 feet
 - (c) minimum area per mobile home space – 2,800 square feet
 - (d) minimum width per mobile home space – 40 feet
- (13) Parabolic antennas must meet the requirements applicable to the R1 district.

Commercial and Institutional Districts

General Dimensional Standards

148. No person may erect a principal building or an accessory structure on lands in the C1, C2, C3, C4, CMU, or EI zoning districts, except for public utility facilities, unless (i) the principal building complies with the dimensional standards in Table 5-5 or (ii) an alternative dimensional standard is authorized by sections 159 and 160 regarding permitted projections, sections 155 through 158, regarding additional yard requirements, by another provision of this By-law, or by a Variance Order. In Table 5-5, each row indicates a zoning district, each column indicates a dimensional requirement for development, and notes indicate special situations that affect the application of dimensional standards to specific zoning districts. Development must comply with all dimensional standards applicable to the zoning district where the property is located.

TABLE 5-5: Dimensional Standards for Commercial and Institutional Zoning Districts
amended 121/2008

Zoning District	Minimum/ Maximum Front Yard (Ft.) [note a]	Minimum Rear Yard (Ft.) [note b] <i>amended 95/2014</i>	Minimum Interior Side Yard (Ft.) [note b]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
Non-Residential Structures						
C1	0 / 10 [note f][Note g] <i>amended 31/2017</i>	0	0	0	39	1.0
C2	0 / NA [Note g] <i>amended 31/2017</i>	25 [note c]	0	0	49	3.0
C3	25 / NA	25	0	25	49	1.5
C4	[Note d] / NA	[Note d] <i>amended 95/2014</i>	[Note d]	[Note d]	NA	5.0 [Note e]
CMU	0 / NA [Note g] <i>amended 31/2017</i>	25	0	0	60	3.0
EI	25 / NA	25	0	25	100	3.0
Single-family residential structures must meet the requirements of the R1-M zoning district						

TABLE 5-5: Dimensional Standards for Commercial and Institutional Zoning Districts
amended 121/2008

Zoning District	Minimum/ Maximum Front Yard (Ft.) [note a]	Minimum Rear Yard (Ft.) [note b] <i>amended 95/2014</i>	Minimum Interior Side Yard (Ft.) [note b]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
Two-family residential structures must meet the requirements of the R2 zoning district						
Multi-family residential structures in the C1 district must meet the requirements of the RMF-S zoning district; Multi-family residential structures in the C2, CMU or EI districts must meet the requirements of the RMF-M zoning district.						
NOTES: a. Where a maximum front yard requirement applies, a minimum of 50 percent of the ground floor front façade of the principal structure must meet the maximum front yard requirement; other portions of the front façade may be located further from the street. (See Illustration 16.) b. Where a side or rear lot line in a commercial or institutional zoning district abuts a side or rear lot line of an R1 or R2 zoning district, a yard of 10 feet must be provided along the side or rear lot line in the commercial or institutional zoning district. The 10 foot side yard must be landscaped pursuant to sections 188 through 193, <i>Landscaping and Buffering</i> , and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind. c. No rear yard is required for lots in the C2 district located in the Urban Infill Areas on Map 1 in Schedule C <i>amended 148/2016</i> d. Principal buildings must be located 125 feet from the zoning district boundary of any residential zoning district, and 50 feet from any other zoning district boundary. Secondary "liner" or "pad site" buildings that are not the principal building on a site must comply with yards applicable to the C3 district. Fuel sales kiosks must be located at least 50 feet from each property boundary. e. Maximum FAR is increased to 6.0 if the property is located within 400 meters of a transit stop served by regular daily service. f. Maximum front yard in the C1 district applies only in Urban Infill Areas as identified on Map 1 in Schedule C. <i>amended 148/2016</i> g. A minimum front yard of 10 feet must be provided to open parking or loading areas and to queuing spaces. <i>Added 148/2016</i>						

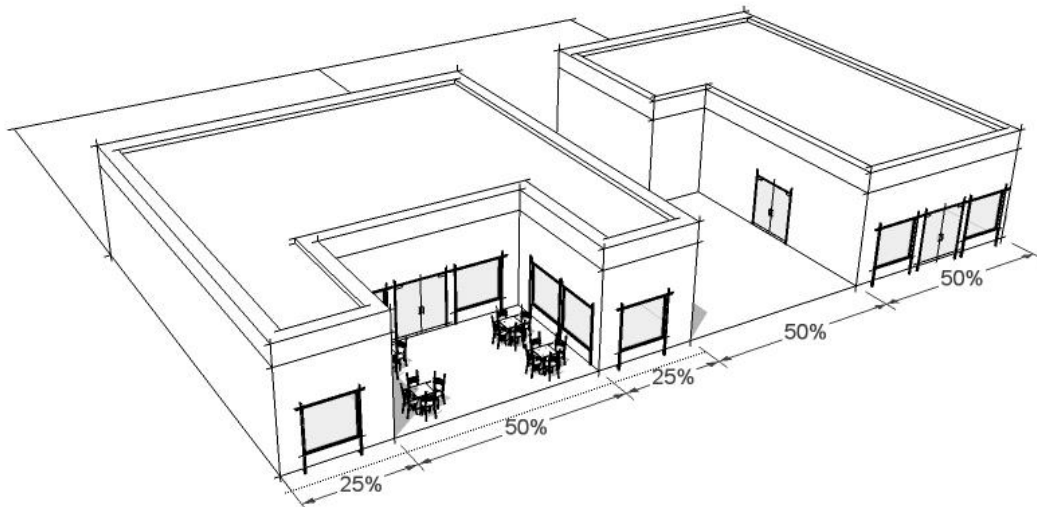


Illustration 16: Maximum Front Yard in C1 District

In Urban Infill Areas identified on Map 1 in Schedule C within the C1 district, a minimum of 50 percent of the ground floor front façade must be located within 10 feet of the front property line. The illustration demonstrates two possible ways that a building may be designed to meet that standard.

Amended 121/2008; 148/2016

Educational and Institutional District

Master Plan Required

149. Prior to the approval of any development application and/or construction of a building on land within an EI district, the owner of the land is required to prepare and submit a Master Plan, addressing current and proposed development, for any development or redevelopment that meets one or more of the following characteristics:

- (1) Any development with a multi-building campus;
- (2) Any development with more than 100,000 square feet of combined floor area in all principal and accessory structures; or
- (3) Any development on a site of more than 10 acres, but not including elementary, middle, or high schools.

Contents of Master Plan

150. If a Master Plan is required pursuant to section 149, *Master Plan Required*, above, the following information should be included in that Master Plan:

- (1) The location of each existing and each proposed building and structure, the use or uses to be contained in that building, the approximate size, and approximate location of entrances and loading points of the building;
- (2) The location of major outside facilities for waste disposal;
- (3) The location of access points to public streets, parking areas, loading areas, and public transportation points;
- (4) All pedestrian walks, malls and open areas for use by tenants or members of the public;
- (5) The location, size, and height of all freestanding signs;
- (6) The types of surfacing, such as paving, turfing or gravel, to be used at the various locations;
- (7) The location of major utilities;
- (8) Typical floor plans and elevations of proposed buildings and structures, if available;
- (9) Features included to minimize any impacts on adjacent properties, including but not limited to transitions in building height, building size, location of parking areas, and landscaping and screening; and
- (10) Land for future development.

Effect and Amendment of Master Plan

151. A copy of the plan must be deposited with the Director and this plan will guide the issuance of all permits and the construction, location, use and operation of all land, buildings and structures included within this plan. Minor changes to the location of structures and buildings may be permitted without amendment to the plan. A change which causes any of the following circumstances to occur is considered major change and will require amendment to the plan:
- (1) A change in the character of the development;
 - (2) An increase in the ratio of the total gross floor area to the total site area;
 - (3) An increase in the intensity of use;
 - (4) A reduction in the originally approved separations between buildings;
 - (5) An increase of the problems of circulation, safety and utilities;
 - (6) An increase of the external effects on adjacent property;
 - (7) A reduction in the originally approved yards from property lines;
 - (8) An increase in ground coverage by structures or buildings;
 - (9) A reduction in the ratio of off-street parking and loading space to gross floor area in buildings;
 - (10) A change in the subject, size, lighting, flashing, animation or orientation of originally approved signs; or
 - (11) A proposal to develop vacant land.

Manufacturing Districts

General Dimensional Standards

152. No person may erect a principal building or an accessory structure on lands in the MMU, M1, M2, M3 or MP zoning districts, except for public utility facilities, unless (i) the principal building complies with the dimensional standards in Table 5-6 or (ii) an alternative dimensional standard is authorized by sections 159 and 160 regarding permitted projections, sections 155 through 158, regarding additional yard requirements, by another provision of this By-law, or by a Variance Order. In Table 5-6, each row indicates a zoning district, each column indicates a dimensional requirement for development, and notes indicate special situations that affect the application of dimensional standards to specific zone districts. Development must comply with all dimensional standards applicable to the zoning district where the property is located.

TABLE 5-6: Dimensional Standards for Manufacturing Zoning Districts
amended 121/2008

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building (Ft.)	Maximum Floor Area Ratio
MMU	NA	NA	20	0	15	20	85	2.0
M1	NA	NA	25	0	0	15	50	2.0
M2	NA	NA	25	0	0	15	100	2.0
M3	NA	NA	25	0	0	15	150	3.0
NOTES: a. Where the rear or side lot line abuts the side or rear lot line of an R1, R2 or RMF zoning district, a 25 foot yard must be provided along the side or rear lot line. The side or rear yard must be landscaped pursuant to sections 188 through 193, <i>Landscaping and Buffering</i> , and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind.								

Yards for Uses without Structures

153. No person may cause a lot in a manufacturing zoning district to be occupied for a permitted use without a structure, unless the yards required by Table 5-6 are provided and maintained.

Planned Development Overlay Districts

154. Dimensional standards for PDO-1 and PDO-2 districts must be established at the time of approval of those districts, and are set forth in section 57, *Planned Development Overlay Districts*, and accompanying schedules.

Additional Yard Requirements

Lots Adjacent to Storm Water Retention Basins

155. Notwithstanding the minimum yards required by sections 132 through 154, owners of lots adjacent to storm water retention basins must provide and maintain the following additional minimum rear or side yards:
- (1) If the property has been the subject of a zoning or subdivision agreement between the City and the owners of the lands, the yards required by those agreements are not affected by the enactment of this By-law and continue to apply to those lands until those agreements are terminated by the parties. Copies of such zoning and subdivision agreements may be obtained from the Planning, Property and Development Department. Maps illustrating the lots that are subject to this provision are included in Schedule H.
 - (2) If the property has not been the subject of a zoning or subdivision agreement or a zoning by-law stating a specific minimum yard requirement from a storm water retention basin, then the following minimum yard requirements apply:
 - (a) 50 feet measured from a rear or side lot line to any temporary use or structure and open swimming pool;
amended 95/2014
 - (b) 75 feet measured from a rear or side lot line to any detached accessory building;
amended 95/2014

- (c) 93.2 feet measured from a rear or side lot line to any principal building; and
amended 95/2014
- (d) The Director of Water and Waste may reduce any one or more of the minimum yard requirements set out in clauses (a), (b) and (c), if he/she concludes the safety of people and property would not be unduly compromised by such reduction.
added 95/2014

Special Yards

156. Notwithstanding the minimum yards requirements imposed by sections 132 through 155, special yard requirements, set out in Schedule I, are hereby imposed on the properties described in Schedule I to address one or more of the following concerns: Right-of-way widening, buffering, noise attenuation, adjacency to retention ponds, building alignments, and design standards along designated Image Routes.

Lots Adjacent to Greater Winnipeg Gas Easement

157. Notwithstanding the minimum yard requirements imposed by sections 132 through 156, additional yard requirements between the Greater Winnipeg Gas Easement and all habitable buildings, set out in Schedule J, are hereby imposed on the owners of lots described in Schedule J.

Additional Area-Specific Yard Requirements

158. Owners of the properties listed in Schedule K are required to provide and maintain additional yards. Details of each required additional yard may be obtained from the Planning, Property and Development Department. Maps illustrating impacted lots are provided in Schedule K.

PERMITTED PROJECTIONS

Permitted Projections into Required Front, Side, and Rear Yards

159. Notwithstanding the required front, side, and rear yard requirements in sections 132 through 158, owners may permit the building elements, landscaping and site elements, and other features listed in the far left column of Table 5-7 to project into required front, side, and rear yards of properties falling within the zoning districts set out in the second column of Table 5-7 to the extent and with the restrictions set out in cells located in the 3 columns to the right of Table 5-7. Projections that are not listed for a particular zoning district are not allowed unless otherwise approved by the Director in accordance with section 19, *Permitted Projections*. Where maximum heights are stated in Table 5-7, those height limits apply to such elements and features when located in required yard areas. In addition, all elements and features located outside of required yard areas are subject to maximum heights stated in Tables 5-1 through 5-6, as applicable, unless a projection is allowed pursuant to section 160.

TABLE 5-7: Permitted Projections

amended 121/2008; 135/2016; 148/2016; 32/2021

Features	Zoning District – Use Designation	Projections Permitted		
		Front Yard	Side Yard	Rear Yard
Building Elements				
Alcoves, bay windows, vestibules, and similar additions creating interior floor area, limited to one storey (See Illustration 17.)	A	Maximum depth 5 feet		
	RMF and TOD Districts, and multi-family uses in C1, C2, C3, C4 or CMU Districts	Maximum depth = 5 ft. Maximum floor area = 50 sq. ft. in any yard		
	All Others	Maximum depth = 5 ft; Maximum floor area = 50 sq ft	Maximum depth = 2 ft; No closer than 1 ft to property line; Maximum floor area = 20 sq ft	Maximum depth = 5 ft Maximum floor area = 50 sq ft
Balcony required under a Fire Protection By-law; unenclosed fire escape	RR5, RR2, R1, R2 Districts and Single- and Two-Family Uses in C1, C2, C3, C4, or CMU Districts	Not permitted for new construction; Those existing on effective date of this By-law may be replaced	Not permitted for new construction; Those existing on effective date of this By-law may be replaced	Maximum depth = 4 ft; Maximum area = 48 sq ft
	RMF District and multi-family uses in TOD, C1, C2, C3, C4 or CMU Districts	Maximum depth = 4 ft Maximum area = 48 sq ft		
	Other Uses in TOD, C1, C2, C3, C4, CMU Districts	Not permitted	Maximum depth = 2 ft	Maximum depth = 5 ft; Maximum area = 50 sq ft

TABLE 5-7: Permitted Projections

amended 121/2008; 135/2016; 148/2016; 32/2021

Features	Zoning District – Use Designation	Projections Permitted		
		Front Yard	Side Yard	Rear Yard
Other balconies	All Districts	Maximum depth of 4 inches per foot of yard but not exceeding 5 feet		
Brick facing	All Districts	Maximum depth = 5 in		
Exterior wall finish, excluding brick facing	All Districts	Maximum depth = 3 in		
Incidental building architectural features	A, RMF and TOD Districts and multi-family uses in C1, C2, C3, C4 or CMU Districts	Maximum depth = 5 ft		
	All Other	Maximum depth = 5 ft	Maximum depth = 2 ft; For yards less than 4 feet, eaves may project 4 inches per foot; Other features: no closer than 1 ft to property line	Maximum depth = 5 ft For yards less than 4 feet, eaves may project 4 inches per foot
Roofs over exterior entrances (may not be enclosed except by railing)	All Districts	Maximum depth = 5 ft; Maximum width = 50% of front façade of principal building;	No closer than 4 inches per foot of side yard; No closer than 1 ft to side lot line	Maximum depth = 5 ft; Maximum width = 50% of façade of principal building;
Landscaping and Site Features				
Arbours, trellises, trees, shrubs and similar horticultural landscape features	A	Permitted		
	All Others	Permitted. If placed to create fence effect then fence height limitations apply. Single, two-family, and multi-family uses in C1, C2, C3, C4, and CMU Districts must comply with fence height limitations of R1, R2, and RMF Districts, respectively.		

TABLE 5-7: Permitted Projections

amended 121/2008; 135/2016; 148/2016; 32/2021

Features	Zoning District – Use Designation	Projections Permitted		
		Front Yard	Side Yard	Rear Yard
Basketball hoops	RR5, RR2, R1, R2, RMU Districts, and Single- and Two-Family Uses in C1, C2, C3, C4, and CMU Districts	Not closer than 10 ft to front or side lot line	Not permitted	Not closer than 10 ft to side lot line, or rear lot line where there is no abutting lane
Bicycle racks	All districts	Permitted		
Clotheslines, clothesline poles	All Districts	Not Permitted	Maximum height = 7 ft No closer than 2 ft to side lot line	Maximum Height = 7 ft No closer than 2 ft to side lot line; No closer than 2 ft to rear lot line if abutting a residential property with no intervening lane
Flag poles, lighting fixtures, lamp posts, and similar features	All Districts	Permitted		
Garbage and recycling enclosures	RR5, RR2, R1, R2, RMU and TOD Districts, and Single- and Two-Family Uses in C1, C2, C3, C4, and CMU Districts	Not Permitted	Not Permitted	Permitted when adjacent to a lane no closer than 2 ft to side lot line Maximum height = 6.5 ft
	All Others	Not Permitted	Not Permitted	Maximum height = 13 ft
Growing areas for Urban Agriculture, Outdoor	Permitted	Permitted		
Open landings and terraces	All Districts	Maximum height = 4 ft May not be enclosed except by railing		

TABLE 5-7: Permitted Projections

amended 121/2008; 135/2016; 148/2016; 32/2021

Features	Zoning District – Use Designation	Projections Permitted		
		Front Yard	Side Yard	Rear Yard
		Maximum depth = 5 ft unless maximum height equal to or less than 1 foot; Maximum area = 36 sq. ft.	No closer than 2 ft to side lot line if height exceeds 2 ft, permitted if 2 ft in height or less; Maximum area = 36 sq. ft. <i>amended 95/2014</i>	Permitted; Maximum area = 36 sq ft
Open parking or loading area, and queuing spaces	A, PR1, PR2, PR3, R1, R2, RMF, RMU, RR5, RR2, TOD, C1, C2, C3, CMU, E1, MMU, M1, M2, M3	Not Permitted	Not permitted, except when accessory to a single-family detached dwelling or a two-family dwelling	Permitted
	C4	Permitted		
Public utility transformers and pedestals	All Districts	Permitted		
Swimming pool equipment	RR5, RR2, R1, R2, RMU Districts, and Single- and Two-Family Uses in C1, C2, C3, C4, and CMU Districts	Minimum distance from filters, pumps, heaters, or related equipment to an operable window of a habitable room on an adjoining lot = 10 ft (measured laterally)		
Walks and steps	All Districts	Permitted		
Wheelchair landings and ramps	All Districts	Permitted		
Driveways	All Districts	Permitted		

TABLE 5-7: Permitted Projections

amended 121/2008; 135/2016; 148/2016; 32/2021

Features	Zoning District – Use Designation	Projections Permitted		
		Front Yard	Side Yard	Rear Yard
Queuing areas for student drop-off (Elementary, Junior High, and Senior High schools)	All Districts	Permitted		
Other				
Air conditioning unit and/or compressor	repealed 95/2014			
Permitted Signs	All Districts	Minimum distance to lot line = 5 ft		

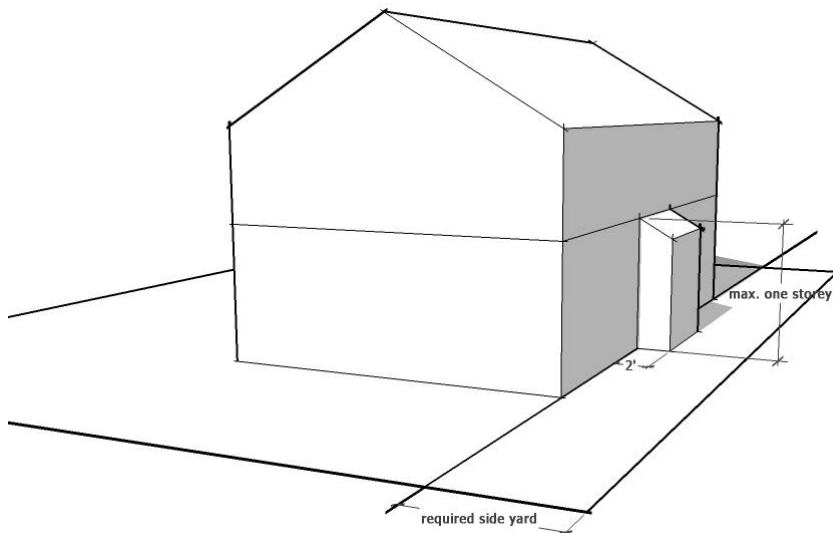


Illustration 17: Permitted Side Yard Projection

An alcove, bay window, or similar building element may project into a required yard. The amount of projection depends on the zoning district and yard. In most zoning districts, such a projection may extend a maximum of 2 feet into the yard, provide a total of 20 square feet of interior space, and is limited to a single storey.

Permitted Projections Through Maximum Height Limits

160. Notwithstanding the maximum height limits established in sections 132 through 159, building elements, site elements, and other features may project above maximum height limits as shown in Table 5-8 below. If a projection is not listed for a particular zoning district it is not allowed. These projections are permissible only:

- (1) For structures in any Parks and Recreation zoning district, the RMF zoning district, any mixed-use district, any commercial and institutional zoning district, or any manufacturing zoning district; and
amended 121/2008; 135/2016; 148/2016; 31/2017
- (2) For lots in the A, RR5, RR2, R1, or R2 zoning districts containing a permitted principal non-residential use.

TABLE 5-8: Permitted Projections through Maximum Height Limits
amended 95/2014

Feature	Restrictions on Projection (if any)
Radio, television and parabolic dish receiving antennas of the type normally used for home radio and television receivers	May not extend higher than 3 ½ feet above the highest point on the roof of the principal building. Parabolic antennas attached to the roof of a building may not extend higher than 1 ½ feet above the nearest point on the roof. Other antennas 30 ft.
Flagpoles, provided that no flagpole is used as a sign or attention-attracting device. The flag must be of a government and/or a country.	Maximum 13 ft in R1 and R2 districts.
Elevator penthouses, other non-habitable penthouses, water reservoirs, and necessary mechanical appurtenances	Must not extend more than 20 feet above the supporting roof; penthouses must be used for no purpose other than the enclosure of tanks, elevators and necessary mechanical appurtenances; the aggregate area of all penthouses must not exceed one-third of the area of the supporting roof.
Guard railings and parapets	Must not exceed 5 feet when measured from the roof
Gables, cupolas, skylights, spires, and similar architectural features	Must not extend more than 10 feet above the roof
Spires with a cross-section of less than 5 percent of the footprint of the principal building	The height of the spire may be equal to the height of the principal building without the spire.
Chimneys and flues	

PARKING AND LOADING

Parking Spaces Required

161. (1) Each owner must provide the amounts of accessory off-street parking spaces shown in Table 5-9 for all principal and accessory uses unless the requirements in that table are modified by another provision of this By-law.
- (2) In the C1 and C2 zoning district, within those areas identified on the Urban Infill Area Map 1 contained in Schedule C, owners are required to provide the amounts of accessory off-street parking spaces shown in Table 5-9 only in the event of new construction, expansion, or redevelopment of the property, but not in the event of a change in use.
amended 31/2017

- (3) Where Table 5-9 requires the applicant to provide more than 250 off-street automobile parking spaces, the owner must not provide surface accessory off-street parking spaces in an amount exceeding 125 percent of the minimum number required. This provision does not apply to parking class 24 (shopping centres), and does not apply to structured parking for any use. This provision shall apply at the time of development or redevelopment of the property; if the tenancy or use of the property is later changed to a use with lower parking requirements, the fact that surface parking exceeds 125 percent of the minimum parking requirements of the new use will not create a non-conformity.
- (4) Notwithstanding the parking class that would otherwise apply, if the development meets the definition of a shopping centre, then the requirements of parking class 24 shall apply.
- (5) Despite subsection 168(2), accessory off-street parking is not required for any use on a lot located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C.
added 26/2024

TABLE 5-9: General Accessory Parking Requirements

amended 121/2008; 49/2010; 36/2013; 95/2014; 148/2016; 31/2017; 26/2024; 36/2026

Parking Category	Use Type	Parking Spaces Required	Additional Parking Requirements	
			Bicycle Parking Sec. 169	Queuing Spaces Sec. 170
0	~~Advertising Sign~~ Billboard, Digital Moving Copy/ Billboard, Digital Static Copy/ Billboard, Poster Agricultural cultivation Agricultural grazing and feeding Apiary Aviary Boat dock, public Camping ground Cemetery, mausoleum, columbarium Community gardens Drive-in or drive through Feedlot Mini warehouse, self storage Park/Plaza/Square/Playground Parking, surface Parking, structured Railway yard Transit station Utility facility, minor ~~Wireless communication, —building-mounted tower~~ ~~Wireless communication, freestanding tower~~ Stable or riding academy	No off-street parking required		
1	Dwelling, single-family, detached Dwelling, two family Three-unit dwelling Four-unit dwelling Dwelling, live-work Dwelling, row Mobile home	1 per dwelling unit; maximum of 6 spaces per unit		

TABLE 5-9: General Accessory Parking Requirements

amended 121/2008; 49/2010; 36/2013; 95/2014; 148/2016; 31/2017; 26/2024; 36/2026

Parking Category	Use Type	Parking Spaces Required	Additional Parking Requirements	
			Bicycle Parking Sec. 169	Queuing Spaces Sec. 170
2	Housing for multi-family dwellings managed as communal living facilities whose residents are likely to have lower auto ownership, as determined by the Director Single room occupancy	1 per 5 dwelling units or beds		
3	Dwelling, row, with common parking area Other multi-family	1.5 per dwelling unit. Ten percent of the required parking spaces must be unassigned guest parking, designated as such, to the satisfaction of the Director, and readily available to the entrance of the building served.	YES	
3A	Affordable housing unit within a two-family, three-unit dwelling, four-unit dwelling, multifamily dwelling, including a dwelling, row with common parking area	0.15 per affordable housing unit. No visitor parking required. Accessible parking stalls calculated on full parking requirement. Must provide proof of affordability to the satisfaction of the Director	YES – 0.5 per affordable housing unit	
4	Dormitory	1 for every 3 bedrooms in a dormitory, sorority, or fraternity associated with a college or university	YES	
5	Assisted living facility Care home Day care centre Hospital Neighbourhood rehabilitation home	1 guest parking space per 10 residents or resident care beds but not less than 1 space, plus 1 for every 3 employees on the maximum shift	YES	
6	Place of worship Funeral chapel or mortuary	1 for each 5 seats in the principal assembly area, but not less than 10 spaces (for parish hall see parking group 12)		
7	Elementary or junior high school Senior high school	1 for each 2 faculty members plus 1 for each 4 employees, plus one for each 10 students for senior high schools	YES	
8	College or university Commercial school	1 for each 5 classroom seats	YES	
9	~~Craft brewery, distillery or winery~~ Gallery/museum Library Bus depot	1 for each 1,000 square feet of gross floor area, but not less than 2 spaces	YES	
10	Airport and associated facilities All industrial uses Craft brewery, distillery or winery Towing and storage facility	1 for each 1,000 square feet of gross floor area, but not less than 2 spaces		

TABLE 5-9: General Accessory Parking Requirements

amended 121/2008; 49/2010; 36/2013; 95/2014; 148/2016; 31/2017; 26/2024; 36/2026

Parking Category	Use Type	Parking Spaces Required	Additional Parking Requirements	
			Bicycle Parking Sec. 169	Queuing Spaces Sec. 170
11	Amusement enterprise, outdoor Auditorium/concert hall/theatre/cinema Race track Sports or entertainment arena/stadium, indoor Sports or entertainment arena/stadium, outdoor	1 per 6 persons maximum occupancy load	YES	
12	Amusement enterprise, indoor Cultural centre Hall rental Community/recreation centre	1 for each 100 square feet of floor area	YES	
13	Auction room Private club, not licensed	1 for each 250 square feet of floor area, but not less than 4 spaces per establishment		
14	Commercial marina	2 per boat slip		
15	Golf course	3 per hole or 1 per 100 square feet in clubhouse, whichever is greater		
16	Hostel Hotel or motel	2 for every 3 guest rooms plus 1 for every 8 seats in all auxiliary rooms including restaurant and drinking establishments, banquet halls and meeting rooms	YES	
17	Jail/detention centre Post office/carrier depot Protection and emergency services Social service facility	1 for each 550 square feet, inclusive of assembly and conference rooms but not less than 2 spaces	YES	
18	Office Research institution Studio, radio/TV/motion picture broadcast and production	1 for each 750 square feet of floor area, but not less than 2 spaces per tenant	YES	
19	Call centre	1 for each 400 square feet of floor area	YES	
20	Animal hospital or veterinary clinic Auto/light truck/motorcycle, repair and service Auto/ light truck/motorcycle, sales and rental Auto parts and supplies, sales Kennel Landscape or garden supplies Personal services (as shown in Table 4-1) not listed separately in this table Restricted uses (as shown in Table 4-1) not listed separately in this table Retail sales (as shown in Table 4-1) not listed separately in this table Supermarket	1 for each 250 square feet of floor area over 2,000 square feet (1 space minimum)	YES	

TABLE 5-9: General Accessory Parking Requirements

amended 121/2008; 49/2010; 36/2013; 95/2014; 148/2016; 31/2017; 26/2024; 36/2026

Parking Category	Use Type	Parking Spaces Required	Additional Parking Requirements	
			Bicycle Parking Sec. 169	Queuing Spaces Sec. 170
21	Cheque-cashing facility Fuel sales Car wash	Without drive-through facility: 1 for each 330 square feet of floor area over 2,000 square feet (1 space minimum); With drive-through facility: 1 for each 500 square feet of floor area over 2,000 square feet (1 space minimum), plus 1 for every 3 employees on the maximum shift	YES	YES
22	Restaurant Drinking establishment	Without drive-through facility: 1 for each 100 square feet of floor area With drive-through facility: 1 for each 150 square feet of floor area	YES	YES
23	Utility facility, major	1 for every 5,000 square feet of floor area		
24	Shopping centre	1 per 250 square feet of floor area, as reduced by subsections 171(2), <i>Urban Infill Areas</i> (as applicable), and 171(3), <i>Combination of Uses</i> , as applicable	YES	

Calculation of Off-Street Parking Requirements

Fraction of a Parking Space

162. 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 of a parking space may be disregarded, but a fraction of one-half or more of a parking space must be counted as one parking space.

Requirements Based on Floor Area

163. Where parking requirements are based on the "floor area" of the use, the term "floor area" means the gross floor area of the premises excluding:
- (1) Any area used for parking within the principal building; and
 - (2) Any area used for incidental service storage, installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses.

Places of Public Assembly

164. In places of public assembly, the following applies:
- (1) Where those in attendance occupy benches, pews, or other similar seating facilities, each 20 inches of such seating facilities are counted as 1 seat;

- (2) Where both fixed seats and an open assembly area are combined, the requirements for each must be computed separately and added together; and
- (3) 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 must be determined on the basis of 1 seat for every 6 square feet of assembly area.

Outdoor Dining/Drinking Areas

165. Where a restaurant or drinking establishment provides an outdoor dining/drinking area, additional accessory off-street parking is not required for that area. The creation or maintenance of an outdoor dining/drinking area is prohibited where such outdoor dining/drinking area reduces the number of accessory parking spaces below the minimum number required by Table 5-9.

Parking Area Devoted to Transit Support

166. An existing accessory parking area may be modified to accommodate a transit centre, bus loop, upgraded bus stop, or park-and-ride facility, even though the result of the modification may reduce the number of remaining accessory off-street parking spaces below the number required by Table 5-9.

Accessible Parking Spaces

167. (1) Out of the total number of required off-street parking spaces, the owner must provide a portion of those spaces so as to be accessible to persons with disabilities. Each such space:
- (a) the width of each required accessible space must be at least 10 feet;
 - (a.1) the width of van accessible parking spaces must be a minimum of 8 feet and must have an adjacent loading and maneuvering area at least 8 feet wide;
added 95/2014
 - (b) must be located within 200 feet of major building entrances used by residents, employees, or the public; and
 - (c) must include signage reserving the space for use by persons with disabilities.
- (2) At least 1 curb ramp must be located within 100 horizontal feet of the auto parking space closest to each entrance to a principal or accessory building that is not a service entrance.

Minimum Required Accessible Spaces

168. Except single- and two-family residential dwelling units and mobile home parks, the owner must provide at least the number of accessible spaces shown in Table 5-10 below, based on the total minimum number of parking spaces required by Table 5-9.
- 168.1 Despite section 168, for any use on a lot located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C, the minimum number of required accessible parking spaces is based on the requirements in Table 5-10 where the use complies with the minimum parking requirements listed in Table 5-9.

Table 5-10: Minimum Required Accessible Parking Spaces
amended 95/2014; 148/2016

Total Required Parking Spaces per Table 5-9	Minimum Number of Accessible Parking Spaces Required	Minimum Number of Van Accessible Parking Spaces Required as Part of the Total Number of Accessible Parking Spaces
1 to 25	1	0
26 to 50	2	1
51 to 75	3	1
76 to 100	4	2
101 to 150	5	2
151 to 200	6	2
201 to 300	7	2
301 to 400	8	3
401 to 500	9	3
501 to 1,000	2 percent of total	4
1,001 to over	20, plus 1 for each 100 over 1,000	4 plus 1 for each 100 over 1,000

Bicycle Parking

169. Where Table 5-9 indicates that bicycle parking is required, the owner must provide 1 lockable bicycle space per 10 required automobile parking spaces except where Table 5-9 provides otherwise. Required bicycle parking must be located with convenient access to major building entrances, within a visible, high traffic area outside of pedestrian paths of travel, and be well-lit.

amended 95/2014; 26/2024

169.1 Despite section 169, for any use on a lot located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C, the owner must provide the minimum number of bicycle parking spaces shown in Table 5-10.1 and in accordance with the following requirements:

- (a) for any residential and residential-related use or any Office use, a minimum of 85%, and a maximum of 90%, of required bicycle parking spaces must be long-term bicycle parking; and
- (b) for any use other than a residential and residential-related use, where the minimum number of bicycle parking spaces showing in Table 5-10.1 is 10 spaces or more, a minimum of 10% of the required bicycle parking spaces must be long-term bicycle parking.

added 26/2024 (entire section 169.1)

Table 5-10.1
added 26/2024

Use	Minimum number of Bicycle Parking Spaces
Any Public and Institutional use, Cultural and Entertainment use, Commercial Sales and Service use, Private Motor Vehicle-Related use or Industrial use, where the use is less than 25,000 square feet of floor area	2.0 spaces for the first 3,000 square feet of floor area and 1.0 space per each additional 1,500 square feet of floor area
Any Public and Institutional use, Cultural and Entertainment use, Commercial Sales and Service use, Private Motor Vehicle-Related use or Industrial use, where the use is 25,000 square feet or more of floor area	18.0 spaces for the first 25,000 square feet of floor area and 1.0 space per each additional 4,455 square feet of floor area
Any Residential and Residential-Related use	1.0 space per dwelling unit or per 3 beds in a group living use, whichever is greater

Vehicle Queuing Spaces

170. (1) In addition to those accessory off-street parking spaces listed in Table 5-9, if any, the owner of property containing any of the uses listed in the first column of Table 5-11 must provide the number of automobile queuing spaces indicated in the second column of the table for any drive-through facility. The location of the queuing spaces is to be measured from the point indicated in the third column in the table.

TABLE 5-11: Vehicle Queuing Space Requirements

Use	Minimum Queuing Spaces	Measured From
Car wash – automatic	3	2 before the entrance to wash, plus one between vehicle exit from each bay and the point of vehicular egress to the public street
Car wash – self-service	2 per bay	One before the entrance to each bay, plus one between vehicle exit from each bay and the point of vehicular egress to the public street
Bank or lending institution, cheque-cashing facility, or automated teller machine (ATM) with drive-through facility	3	Teller window or ATM machine
Restaurant with drive-through facility	6	3 before order box 3 between order box and pick up window
Other use with accessory drive-through facility	2	Pick-Up Window

- (2) The owner must provide required vehicle queuing spaces so that no queuing space blocks or interferes with the smooth flow of traffic to and from (i) required off-street parking spaces or (ii) the driving aisles providing access to those spaces, or (iii) any adjacent street or public lane through an approved access point.
- (3) Each required queuing space must have minimum dimensions of 16 feet in length and 8 feet in width.

Adjustments to Parking Requirements

171. (1) At the owner's option, the accessory off-street parking requirements set forth in Table 5-9 may be adjusted downward through the use of the provisions set forth in this section 171. No adjustment may reduce the total number of accessible parking spaces or bicycle parking spaces below the number required in sections 168 and 169.

Urban Infill Areas

amended 26/2024 (entire subsection)

- (2) Within the urban infill areas as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C, the number of off-street parking spaces required for the following uses designated in Table 4-1 are as follows:
- (a) 1 parking space per dwelling unit for a multi-family dwelling, including dwelling, row with common parking area; and
 - (b) where the lot is located with frontage on a public transit route with regular daily service, 80% of the minimum number of parking spaces shown in Table 5-9 for the following uses:
 - (i) any "commercial sales and service" use;
 - (ii) any "public and institutional" use;
 - (iii) any "cultural and entertainment" use; and
 - (iv) any "industrial" use.

Combination of Uses

- (3) Where principal uses from different sub-categories of uses listed in Table 4-1 are located within a single 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 is reduced to 80 percent of the aggregate of the accessory off-street parking spaces required for each use established on the zoning lot pursuant to Table 5-9. This adjustment may be combined with the adjustment in clause (2) above if applicable.

Parking Management Plan

- (4) An applicant may propose to the Director a parking management plan prepared by a professional traffic engineer or parking consultant, documenting that a lower amount of automobile parking is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets or public lanes: because of unique patterns of peak hour use, the proximity of other public parking areas, proximity to major public transportation routes, the provision of enhanced bike parking, the use of a car share program, or other factors, without the imposition of additional parking management tools.

Amended 95/2014

- (5) If the Director concludes that the proposed parking management plan will provide automobile parking adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and public lanes, the Director may approve the parking management plan and may reduce the amount of required off-street parking required to conform with the approved plan.

Transit-Oriented Development

- (6) Within the TOD zoning district, the parking spaces required under Table 5-9 shall be the maximum amount of accessory parking permitted on a property. The minimum accessory parking requirement shall be 50% of the amounts shown in Table 5-9. No further reductions are made for Urban Infill Areas or for Combination of Uses, per subsections (2) and (3) above. Parking reductions do not apply to bicycle parking.

added 135/2016

Development Standards for Parking Areas

172. (1) The following provisions shall apply to all new development after the effective date of this By-law:

Dimensions of Parking Spaces

- (2) The owner must provide all required accessory off-street parking spaces and parking driveways so that they meet the dimensions and standards shown in Table 5-12, except for required accessible parking spaces, which must meet the standards of section 167. Parking space dimensions and driveway widths are determined based on the angle of parking, shown in the first column.

TABLE 5-12: Minimum Required Parking Space Dimensions

amended 121/2008; 148/2016

Angle of Parking [note a]	Minimum Dimensions of Parking Space [note c]	Minimum One- Way Parking Aisle Width (Ft.)	Minimum Two- Way Parking Aisle Width (Ft.)
75 to 90 degrees	8 feet wide by 20 feet long; or 10 feet wide by 18 feet long, or any combination in between where the sum of the width and length equals 28 feet 7 feet high [note b]	20	20
50 to 74 degrees		18	20
Less than 50 degrees		12	20
Parallel	8 feet wide by 23 feet long; by 7 feet high	12	20
NOTES: a. The angle of parking must be measured between the centre line of the parking space and the centre line of the parking aisle. b. A maximum of 25 percent of the total number of parking spaces for non-residential uses, and a maximum of 33 percent of the total number of parking spaces for multi-family residential uses, may be reduced in length to 16 feet and designated for small cars only. c. Width must be increased to 10 feet if long dimension is immediately adjacent to a fence or wall.			

Layout

- (3) The owner must provide all required accessory off-street parking spaces and parking driveways so that they meet the following standards:
- (a) an accessory off-street parking area must be provided with a parking driveway, with a minimum width of 8 feet for one-way traffic and a minimum width of 16 feet for two-way traffic, having access to a street or, where permitted, to a public lane;
- amended 148/2016; 31/2017*

- (a.1) notwithstanding clause(a), accessory off-street parking spaces associated with a dwelling, multiple family, may be accessed directly from an adjacent lane provided that the lane is surfaced in accordance with subsection (4) and that the parking spaces have a minimum length of 23 feet;
added 95/2014
- (b) where the sill of a window to a habitable room is located 5 feet or less from grade, no parking space may be permitted within 10 feet of the window;
- (c) parking areas must incorporate pedestrian connections in accordance with section 206.1 and must be designed to minimize the need for pedestrians to cross parking aisles or to walk behind parked cars on the parking surface;
amended 95/2014
- (d) parking areas must be designed to avoid the creation of isolated parking spaces in which an automobile cannot be seen from either:
 - (i) an entrance to the principal building; or
 - (ii) from at least 2 other parking spaces located more than 50 feet away from the subject space; (See Illustration 18.)

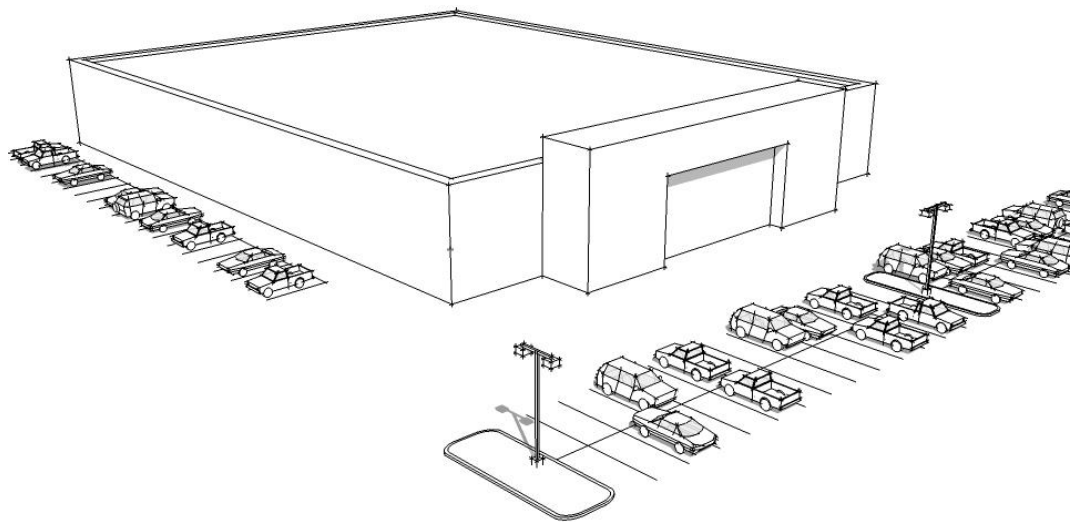


Illustration 18: Parking Visibility

For safety reasons, isolated parking spots are not permitted. All spaces must be visible from a building entrance or from other spaces located 50 feet or more away from the subject space. In this example, the spaces on the side of the building are permitted because they can be seen from other spaces in the lot.

- (e) the owner must provide every parking space perpendicular and adjacent to a fence or a required landscaped yard or berm or street with either:

A wheel stop located at least 2½ feet from the front limit of the parking space;
or

A bumper guard fence located along the front limit of the said parking space.

- (f) Within the TOD zoning district and for any building located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C,, accessory parking is restricted to locations below grade, above the first floor of a building, or behind a building or within a building such that the parking is separated from a public street by other land uses, such as residential or commercial.
added 135/2016; amended 26/2024

Surfacing

- (4) The following standards apply to the surfacing of required parking areas:

- (a) the owner must provide all parking areas and driveways accessory to single and two-family dwellings with an all-weather, adequately drained, hard surface of compacted crushed stone, asphalt, concrete, paving stones, or similar materials approved by the City, constructed and maintained so loose material is not dislodged and thrown or carried onto adjoining public streets or lanes.
amended 148/2016
- (b) the owner must surface all parking areas and driveways accessory to all other uses and all non-accessory parking areas, with asphalt, concrete, paving stones, or other surface approved by the City.
amended 148/2016

Landscaping

- (5) All required parking spaces accessory to a multi-family residential or a non-residential use must comply with the requirements of sections 188 through 193, *Landscaping and Buffering*.

Lighting

- (6) All required parking spaces accessory to a multi-family residential or a non-residential use must comply with the lighting requirements of sections 199 through 204, *Lighting*.

Principal Use Parking Areas

- (7) Principal use parking areas that do not comply with the provisions of subsections (2), (3), or (4) above regarding surfacing, landscaping, or lighting, must comply with those standards no later than 5 years following the effective date of this By-law.

Additional Standards for Single- and Two-Family Dwellings

- (8) (a) in any zoning district, the owner must limit parking accessory to single and two-family dwellings to a maximum of 6 vehicles, which may include:
- (i) a maximum of 4 passenger vehicles;
 - (ii) a maximum of 1 travel trailer or 1 motor home; and
 - (ii.1) a recreational vehicle; and
added 121/2008
 - (iii) a maximum of 1 truck having a registered gross vehicle weight less than 10,000 lbs.; and
amended 95/2014
 - (iv) with conditional use approval, a maximum of 1 truck with a registered gross vehicle weight greater than 10,000 lbs., provided that the truck (a) is parked further from the street than the front wall of the structure, and (b) is either parked in an enclosed structure or shielded from view from adjacent properties through the use of landscaping meeting the side and rear yard buffering requirements of sections 188 through 193, *Landscaping and Buffering*.
amended 121/2008; 95/2014
- (b) a maximum of 2 vehicles may be parked on a driveway in the front yard leading to a parking space in the principal building or in a side or rear yard; or a maximum of 4 vehicles, provided they are parked in tandem.
amended 121/2008; 95/2014
- (c) between May 15 and October 31, a maximum of 1 recreational vehicle, travel trailer, or motor home may be parked on a driveway in the front yard leading to a parking space in the principal building or in a side or rear yard.
amended 121/2008
- (d) a large vehicle must not remain on a parcel unless actively engaged in loading or unloading. Only one large vehicle may remain on a parcel while actively engaging in loading or unloading.
added 95/2014

Vehicle Display Areas

- (9) If a parking area is used as a vehicle display area for the exhibition, sale, or rental of automobiles, light trucks, motorcycles, boats, recreational vehicles, off-road vehicles, or similar items, the owner must comply with the following additional provisions. In the event of a conflict between these provisions and the provisions of subsection (1) through (6) above, these provisions govern:
- (a) a bumper guard fence not exceeding 27 inches and not less than 18 inches in height must be erected where the display area abuts upon a public right-of-way or an adjacent property; or

- (b) an ornamental metal fence, or other fence as approved by the Director, not exceeding 4 feet and not less than 2 feet in height must be erected where the display area abuts upon a public right-of-way or an adjacent property, and wheel stops must be located at least 2½ feet inside the said fence.
Amended 148/2016
- (c) the maximum height of a fence in a required or voluntary yard is 4 feet unless the fence is set back 10 feet from the lot line, public right-of-way or an adjacent property.

Loading Spaces Required

173. In Table 5-13, uses listed in the first column must provide off-street loading spaces. The number of required spaces is dependent on the size of the use, measured in floor area, as shown in the second column. The owner of each property containing any of those uses must provide and maintain accessory off-street loading spaces in accordance with the third column of Table 5-13:

TABLE 5-13: Minimum Accessory On-Site Loading Space Requirements
amended 121/2008

Use	Floor Area	Number of Loading Spaces Required
College or university Library Museum Private club, not licensed Places of worship Assisted living facility	Less than 10,000 square feet	0
	10,000 square feet to 199,999 square feet	1
	200,000 square feet or more	1 additional for each 200,000 square feet or fraction thereof in excess of 200,000 square feet
Cheque-cashing facility Commercial school Hall rental Medical/dental/optical/counselling clinic Office Personal service uses Research institution	Less than 20,000 square feet	0
	20,000 square feet to 199,999 square feet	1
	200,000 square feet or more	1 additional for each 200,000 square feet or fraction thereof in excess of 200,000 square feet
Auditorium/concert hall/theatre/cinema Funeral chapel or mortuary Hospital Sports or entertainment arena/stadium, indoor	Less than 10,000 square feet	0
	10,000 square feet to 199,999 square feet	1
	200,000 square feet or more	1 additional for each 200,000 square feet or fraction thereof in excess of 200,000 square feet
Uses not elsewhere classified and primarily concerned with the handling of goods	Less than 20,000 square feet	1
	20,000 square feet to 59,999 square feet	2
	60,000 square feet to 99,999 square feet	3
	100,000 square feet or more	1 additional for each 50,000 square feet or fraction thereof in excess of 100,000 square feet

Development Standards for Loading Spaces

Dimensions of Loading Spaces

174. The owner must provide all required accessory off-street loading spaces so that they meet the dimensional standards in Table 5-14 below.

TABLE 5-14: Required Loading Space Dimensions
amended 121/2008

Uses	Minimum Length (Feet) [note a]	Minimum Width (Feet)	Minimum Vertical Clearance from Floor or Grade (Feet)
Uses listed in Table 5-13 and not classified as "commercial" or "industrial" uses in Table 4-1.	25	10	14
Uses listed in Table 4-1 as "commercial sales and service" or "industrial" uses, but excluding those classified in Table 4-1 as "manufacturing and production" or "warehouse and freight movement" uses	33	12	14
"Manufacturing and production" or "warehouse and freight movement" uses	50	12	14
NOTES: a. The dimensions of the accessory off-street loading spaces must not include driveways, entrances, or exits from such accessory off-street loading spaces.			

Loading Area Surfacing

175. All off-street loading areas must be surfaced with asphalt, concrete, paving stones, or other impervious surface approved by the Director.

Loading Area Lighting

176. All required loading spaces must comply with the lighting requirements of sections 199 through 204, *Lighting*.

Parking and Loading Spaces after Reconstruction

177. For any structure or use in existence on the effective date of this By-law that is subsequently 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 must be restored or continued in operation except that, if the original parking or loading spaces were provided in numbers or dimensions greater than that required by this By-law, restored or continued parking spaces may meet the minimum requirements contained in this By-law.

SIGNS

General Provisions

178. The following standards apply to signs:

Compliance with Sign Regulations Required

- (1) No person may commence or cause to be commenced on site the construction, erection, alteration, relocation, or repair, other than normal maintenance, of any sign, except in compliance with the provisions of sections 178 through 187, *Signs*, unless exempted by this By-law. For purposes of this subsection (1), normal maintenance includes a change of sign copy if the sign face is damaged.

Development Permit Required

- (2) No person may commence or cause to be commenced on site the construction, erection, alteration, relocation, or repair, other than normal maintenance, of any sign, unless a development permit has been approved, or unless exempted by this By-law.

Unspecified Signs

- (3) The Director may permit signs of types that are not specified in this By-law under the sign type regulations that most nearly reflect the characteristics of the unspecified sign, as determined by the Director.

Abandoned Signs

- (4) 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.

Adjacent Lots in Related Use

- (5) Where adjacent lots are in related use, the lots have cross-access easements and/or shared parking agreements so that they have the appearance and function of a single lot development, signage that is accessory to a principal use on any of the lots will not be considered advertising signage simply because it is erected on another of the lots.

Signs Not Subject to this By-law

179. The following types of signs are not subject to the provisions of this By-law:

- (1) Signs installed by the City for traffic control, public transit, parking, street names and direction;
- (2) Street decorations installed by or authorized by the City;
- (3) Signs required to be erected or maintained by law or governmental order;
- (4) Window signs, unless such signs occupy more than 50 per cent of a window surface (calculated between mullions) on any façade of the principal building in which case they are treated as fascia signs; and

amended 148/2016

- (5) Election signs during Federal, Provincial, Municipal, and School Board election periods and up to 7 days after the election.

Signs Permitted in All Districts Without a Development Permit

180. An owner may erect or maintain the following signs in all zoning districts without first obtaining a development permit, provided such signs are not illuminated, flashing, scintillating or animated, unless otherwise noted:

- (1) Official public notice signs;
- (2) One fascia or free-standing real estate sign, per zoning lot (i.e., for sale or lease sign), illuminated or non-illuminated, not exceeding 32 square feet in sign surface area, with a maximum height of 12 feet. The sign must be removed within 15 days of conclusion of the purpose for which the sign is erected;
- (3) Non-illuminated construction signs not exceeding 108 square feet in total sign surface area, to be located within the zoning lot, or attached to a fence or hoarding, with a maximum height of 12 feet. The sign must be permitted from the date a development application is made until 80 percent of the building(s) is/are occupied, or a Zoning Compliance Certificate is issued confirming compliance with all rules, agreements and orders;
- (4) Temporary signs not exceeding 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, with a maximum height of 12 feet. The signs must be removed within 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;
- (5) Non-advertising memorial signs, commemorative plaques and corner-stones of bronze, brass, stone or other non-combustible materials when built into or attached to the walls of a building or other structure provided they 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;
- (6) Bulletin boards not exceeding 18 square feet in sign surface area;
- (7) For a single-family dwelling and each dwelling unit of a two-family dwelling, one illuminated or non-illuminated fascia sign up to a maximum of 2 square feet in sign surface area indicating the address, name of occupant, or a permitted use;
- (8) For each use other than a single- or two-family dwelling, one identification fascia sign with illuminated or non-illuminated letters or logo, up to a total of 4 square feet in sign surface area identifying the civic address and the name of the building; and

any A-board sign that meets all regulations of section 184, is located in close proximity to the entrance of the business to which the sign pertains and is taken inside the business to which the sign pertains at the close of the business hours of that business; and

added 8/1/2020

- (9) Any sign that cannot be seen from off the premises.

Signs Permitted in Accessory Off-Street Parking and Loading Areas

181. The owner may erect and maintain the following types of signs for accessory off-street parking areas in the RMF zoning district, the commercial and institutional zoning districts, and the manufacturing zoning districts, and on any lot containing a permitted non-residential principal use in the A, RR5, RR2, R1, and R2 zoning districts:
- (1) One illuminated or non-illuminated sign designating each entrance and exit, limited to a maximum of 6 square feet in sign surface area per sign and a maximum height of 6½ feet above curb or grade; and
 - (2) Illuminated or non-illuminated directional signs for control of traffic movement; limited to a maximum of 6 square feet in sign surface area and a maximum height of 6½ feet above curb or grade; and
 - (3) Illuminated or non-illuminated parking area 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.), limited to a maximum of 6 square feet in sign surface area and a maximum height of 6½ feet above curb or grade; and
 - (4) Warning signs, provided that the sign surface area must not exceed 6 square feet.

Regulations for Specific Types of Signs

182. The following standards apply only to the specific types of signs listed below:

Signs Obstructing Views

- (1) No sign, including a mobile sign, may be erected, re-erected, or altered that may interfere with, obstruct the view of, or be confused with any authorized traffic signal, warning sign, or other regulatory or information device.

Flashing, Scintillating and Rotating Signs

- (2) (a) flashing signs, scintillating signs, rotating signs or beacons are not permitted in any zoning district except the C2, C3, C4, CMU, MMU, M1, M2 and M3, zoning districts.
- (b) a Conditional Use Order is required for the erection of a flashing sign or scintillating sign that has copy height of more than 9 inches, or any rotating sign or beacon.
- (c) flashing features, scintillating features, rotating features and beacons are not permitted on mobile signs.
amended 36/2013 (entire subsection)

Illuminated Signs in Certain Yards

- (3) No owner may place an illuminated sign, in a yard in a commercial and institutional or manufacturing zoning district that abuts a lot line in an agricultural or residential district, or on a wall overlooking such a lot line.

Roof Signs

- (4) Roof signs, other than signs on mansard style roofs, are not permitted. On mansard roofs, roof signs may be attached to the sloping portions of the roof, but must not extend beyond the parapet height, and must not be located on the horizontal portion of the roof.

Fascia Signs

- (5) Fascia signs may have an emblem, logo, or other unique features projecting above the building wall if the sign projection is not more than 2 feet above the building wall or parapet wall and the total projection does not exceed 25 square feet. The area of the projection must be counted towards the total sign area allowed.

Freestanding Signs

- (6) Up to 10 percent of the maximum permitted sign area of any freestanding sign may be installed on the support structure for the sign face.

Projecting Signs

- (7) The minimum height above-grade to the bottom edge of projecting signs must be 9 feet.
Amended 121/2008

Accessory Signs

183. The owner may erect and maintain accessory signs to all sites and uses other than single and two-family dwellings, and excepting billboards, subject to the following standards:
amended 148/2016

Location

- (1) Each free-standing accessory sign must be set back from each side lot line of an adjoining use, and/or from the centre line of an abutting right-of-way, a distance equal to at least 50 percent of the height of that sign.

District-Specific Regulations

- (2) All signs, accessory to any use, must be consistent with the standards shown in Table 5-15.1. In Table 5-15.1, the first column indicates a zoning district or districts. The second column indicates the sign type. The third and fourth columns indicate dimensional requirements for each sign type. Signs must comply with all dimensional standards applicable to the zoning district where the property is located.
amended 36/2013

TABLE 5-15.1: District-Specific Sign Regulations

amended 121/2008; 36/2013; 31/2017

District	Type [note a]	Maximum Height	Permitted Surface Area Per Zoning Lot
A	Free-standing	25 feet above grade	100 sq. ft.
	Attached to building	Wall height	25% of building wall
RR5, RR2, R1, R2	Free-standing or attached to building	20 feet for lot containing a permitted non-residential principal use	48 sq. ft. per lot containing a permitted non-residential principal use [note c]
	Attached to building	Wall height	1.5 sq. ft. per dwelling unit
PR1, RMF, RMU, RMH	Free-standing	8 feet above grade [note b]	48 sq. ft. maximum [note c]
	Attached to building	wall height	25% of building wall – 48 sq. ft. maximum
PR2, PR3, TOD, C1, M1 <i>amended 135/2016</i>	Free-standing	8 feet above grade [note b]	48 sq. ft. maximum [note c]
	Attached to building	Wall height	25% of building wall maximum

TABLE 5-15.1: District-Specific Sign Regulations
amended 121/2008; 36/2013; 31/2017

District	Type [note a]	Maximum Height	Permitted Surface Area Per Zoning Lot
EI, C2, CMU, MMU, M2, M3	Free-standing	20 feet above grade	1.25 sq. ft. per foot of frontage to a maximum of 323 sq. ft.
	Attached to building	Wall height	25% of building wall maximum
C3, C4	Free-standing	30 feet above grade	1.25 sq. ft. per foot of frontage to a maximum of 323 sq. ft. per frontage [note d]
	Attached to building	Wall height	25% of building wall maximum
NOTES: a. Signs "attached to buildings" include fascia signs, projecting signs, awning signs, marquee signs, and canopy signs. b. Maximum height of a sign accessory to a school or community centre is 20 feet c. Maximum sign surface area of a sign accessory to a school, community centre or religious institution is 100 square feet if a bulletin board or digital reader board is included. d. No individual sign may exceed a sign surface area of 323 square feet. e. Maximum size of digital static copy signs in all C2 PDO-1 Neighbourhood Main Streets, PR1, PR2, PR3, RMF, RR5, RR2, R1, R2, RMU, CMU, EI zoning districts, and all digital reader boards in TOD, C1 and A zoning districts, is 16 square feet. <i>amended 36/2013; 135/2016; 148/2016; 31/2017</i>			

Digital moving copy signs, digital reader boards, digital static copy signs, and digital static copy, 24-hour hold signs

183.1. The following standards apply to digital moving copy signs, digital reader boards, digital static copy signs, and digital static copy, 24-hour hold signs:

District-Specific Regulations

- (1) All digital signs accessory to any use must be consistent with locations shown in Table 5-15.2.

Table 5-15.2: Digital Accessory Sign Locations
added 36/2013; amended 95/2014; 148/2016; 31/2017

District	Digital Reader Boards	Digital Static Copy Signs	Digital Moving Copy Signs
C1, A, TOD	Allowed	Not allowed	Not allowed
C2, C3, C4, M1, M2, M3, MMU	Allowed	Allowed	Not allowed
CMU, EI, C2 PDO-1 Neighbourhood Main Streets, RMU	Allowed	Allowed	Not allowed
PR1, PR2, PR3, RMF, RR2, RR5, R1, R2	Allowed [note a]	Allowed [note a] [note b]	Not allowed
NOTES: a. For schools, community centres, golf courses and religious institutions only. <i>Amended 95/2014</i> b. Must be turned off from 10:00 PM to 7:00 AM every day of the week.			

Maximum Number of Signs

- (2) Maximum number of free-standing digital signs allowed per lot is 1, except in:
 - (a) C3 districts, where the maximum is 2; and
 - (b) C4 districts, where the maximum is the greater of 1 per frontage or 2.

Operational Standards

- (3) Digital moving copy signs, digital reader boards, digital static copy signs, and digital static copy, 24-hour hold signs must comply with the following standards for the display of sign messages:
 - (a) must not display graphics which imitate or resemble any traffic control device;
 - (b) must have a minimum hold time of 6 seconds except in all PR, RMF and R districts, where a hold time of 60 seconds is required;
 - (c) must have a maximum transition time of 0.25 seconds;
 - (d) must not exceed a brightness level of 0.3 foot-candles above ambient light conditions; and
 - (e) must utilize automatic dimming.

Separation Distance From Traffic Decision Locations

- (4) (a) Digital moving copy signs, digital reader boards and digital static copy signs must not be located within Restricted Areas as depicted in illustrations 18.1, 18.2, and 18.3.
- (b) A digital static copy, 24-hour hold sign must not be located within Restricted Areas as depicted in illustrations 18.1, 18.2, and 18.3 unless the Director of Public Works first provides written approval.
added 36/2013 (entire subsection 183.1 including diagrams)

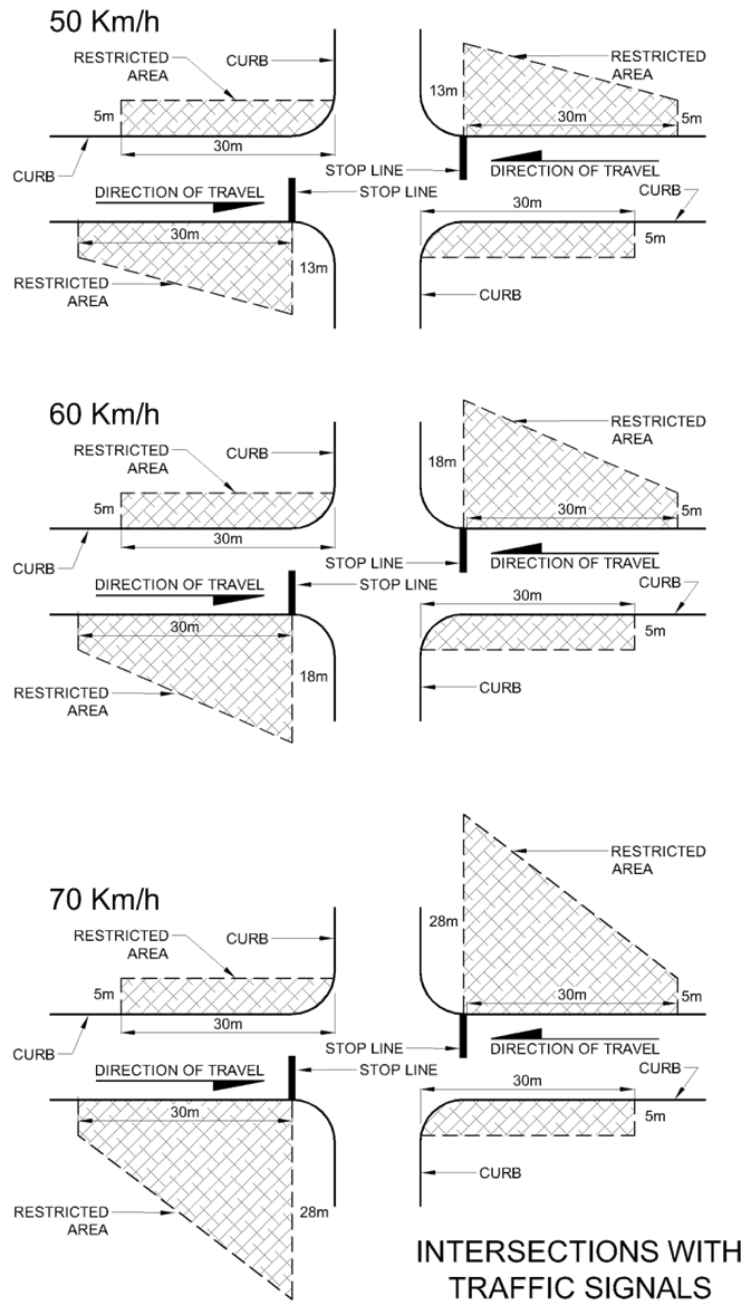


Illustration 18.1: Separation Distance From Intersections With Traffic Signals
added 36/2013, amended 148/2016

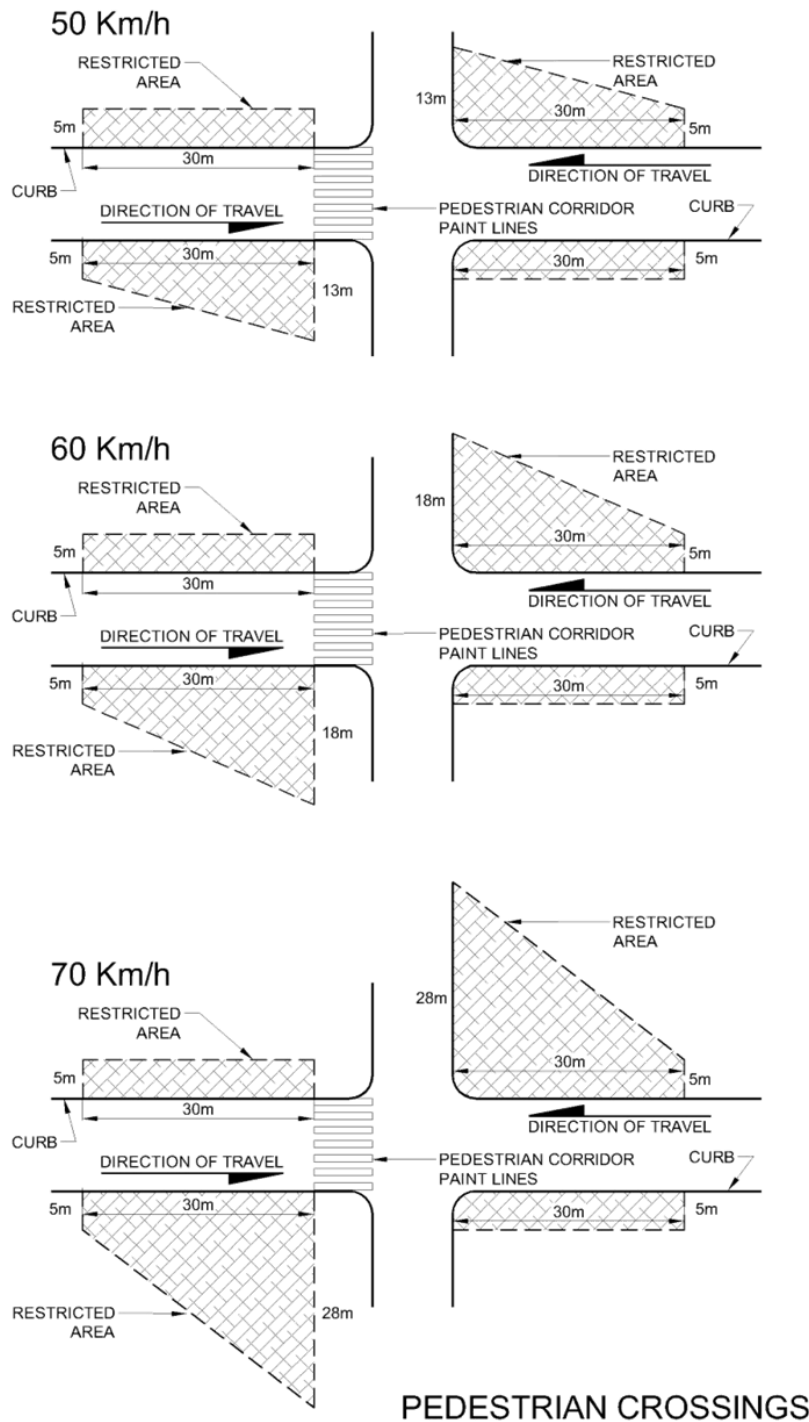


Illustration 18.2: Separation Distance From Pedestrian Corridors
added 36/2013, amended 148/2016

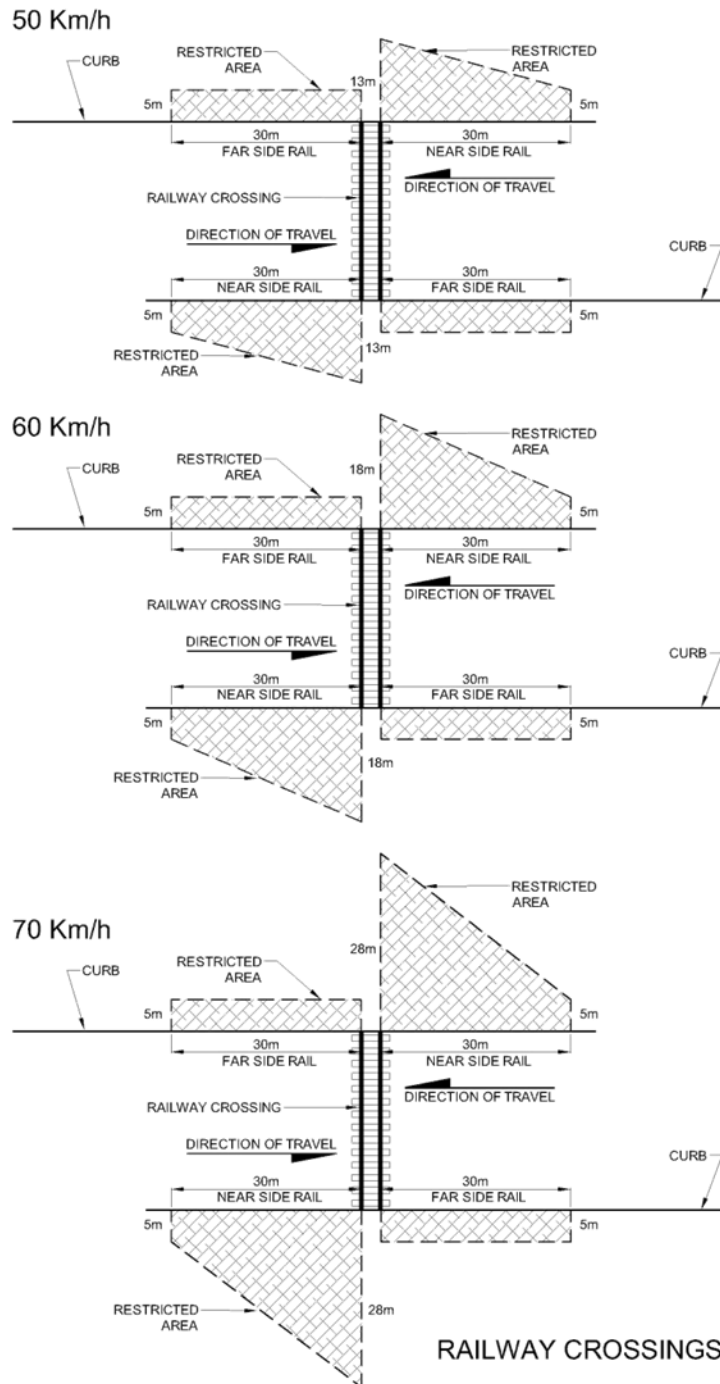


Illustration 18.3: Separation Distance From Railway Crossings
added 36/2013, amended 148/2016

Mobile

Signs

184. (1) An owner of property may only place, maintain, or permit the placement or maintenance of mobile signs on the owner's property if the placement and maintenance of such signs complies with the provisions of this section:

Permit Required

- (2) (a) an owner, agent, firm, corporation or person having charge or control of a mobile sign must not locate, erect, place or display a mobile sign on a zoning lot, a lot or a site, unless:
- (i) the mobile sign has an identification number issued by the Director permanently affixed to the end of the sign between a height of between 3 feet and 6 feet above grade; and
 - (ii) a mobile sign permit has been issued by the Director for that numbered sign setting out the expiry date of that permit.
- (b) a mobile sign must be removed from a zoning lot, a lot, or a site upon the expiry date of the mobile sign permit.
- (c) the Director must issue a mobile sign permit 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 *Planning, Development and Building Fees By-law 166/2004*.
- (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.
- (e) where a digital moving copy sign, a digital reader board, a digital static copy sign or a digital static copy 24-hour hold sign in respect of a use, lessee or tenant is located on a zoning lot, a mobile sign in respect of that use, lessee or tenant is not permitted on the zoning lot.
amended 36/2013; 81/2020

(3) ***Length of Time for Display***

amended 81/2020

- (a) ***Small mobile signs***
subject to issuance of a mobile sign permit, an owner is authorized to locate or erect, or permit to be located or erected, a small mobile sign on a zoning lot, lot or site for a period of time that does not exceed the time limits identified in Table 5-15.3.

Table 5-15.3: Length of Time for Display

<i>Type</i>	<i>Maximum Length of Time for Display. Per calendar year</i>
Flag, pole mounted	No maximum
Flag, zip-tie	90-days
Banner	90-days
Inflatable	(2) 14-days periods
Feather	(2) 14-days periods
A-board	No maximum

(b) ***Standard mobile Signs***

subject to issuance of a mobile sign permit, an owner is authorized to locate or erect, or permit to be located or erected, a standard mobile sign on a zoning lot, lot or site for no more than three periods of 90 consecutive days, with a minimum of 30 consecutive days between such periods where the sign is removed from the zoning lot, lot or site.

(4) ***Maximum Number of Signs***
amended 81/2020

- (a) The number of temporary signs located or erected on a zoning lot, lot or site must not exceed:
- (i) 1 standard mobile sign per use located on the zoning lot, lot or site, to a maximum of 2 standard mobile signs; and
 - (ii) 1 banner sign, 1 inflatable sign or 2 feather signs.
- (b) Despite clause (a), the maximum number of A-board signs permitted on a zoning lot, lot or site is 1 A-board sign per individual use located on the zoning lot, lot or site.

(5) **Table 5-15.4 : Mobile Sign Dimensional Standards**
amended 81/2020

Mobile sign type		Maximum sign surface area	Maximum height
Standard	Character and Graphic	50 sq. ft.	9 ft. [note a]
Small	Flag, pole mounted	3 ft. x 8 ft.	N/A
	Flag, zip-tie	3 ft. x 5 ft.	[note b]
	Banner	50 sq. ft.	N/A
	Inflatable	2 ft. diameter	15. ft.
	Feather	2 ft. width	15. ft.
	A-board	2 ft. x 3 ft.	N/A
NOTES: a. Including any sign toppers or logos. b. Must be mounted within the bottom half of a pole.			

(6) **Separation Distance from other Signs**
amended 81/2020

A standard mobile sign must not be located within 65 linear feet, measured along the street, of another standard mobile sign, unless otherwise approved in writing by a designated employee.

(7) **Separation Distance from Traffic Decision Locations**
amended 81/2020

A standard mobile sign or a small mobile sign must not be located within Restricted Areas as shown in Illustrations 18.1, 18.2 and 18.3.

(8) **Location of Signs**
amended 81/2020

- (a) Standard mobile signs must not be located within 10 linear feet, and feather signs or inflatable signs must not be located within 15 linear feet, of an exit or entrance driveway which gives access to a zoning lot, lot or site, measured from the nearest part of the exit or entrance driveway.
- (b) Inflatable signs must be mounted to the ground and must be separated by a minimum distance equivalent to the inflatable sign's height from any public or private street, lane, sidewalk, pathway or active transportation route.

- (c) A standard mobile sign or a small mobile sign must be fully contained within the zoning lot, lot or site on which it is located and must not encroach on the street, except where the zoning lot, lot or site is located with frontage on Nairn Avenue between Watt street and the east limit of Panet Road, where the applicable district regulations apply.
- (d) A standard mobile sign or a small mobile sign must comply with the following standards:
 - (i) where the mobile sign is located on a zoning lot, lot or site within a commercial and institutional zoning district or a manufacturing zoning district that abuts an agricultural zoning district or a residential zoning district, the mobile sign must comply with the yard requirements of the abutting agricultural zoning district or residential zoning district;
 - (ii) a mobile sign must not be located within a residential zoning district;
 - (iii) a mobile sign must not be located within an agricultural zoning district unless the mobile sign relates to permitted non-residential use;
 - (iv) a mobile sign must not be located within any landscaped area required pursuant to a zoning agreement, including any schedule thereto, or under a variance order or a conditional use order made in accordance with The City of Winnipeg Charter;
 - (v) despite subclauses (i) through (iv), and subject to the issuance of a mobile sign permit, a school, government building, community club, park, golf course, curling club or church is permitted to locate on mobile sign on a zoning lot, lot or site under its control for no more than 2 periods of no longer than 14 consecutive days and for the sole purpose of advertisement of a special event; and
 - (vi) off-site mobile signs are permitted in all commercial, institutional and manufacturing zoning districts, except for any C1, CMU or MMU zoning district.
- (9) **Lettering Regulations**
amended 81/02020
 - (a) All lettering on a mobile sign must be black, white and a maximum of 2 other colours, on a black or white sign background
 - (b) Despite the above, a sign topper is permitted to contain graphic display copy.
- (10) **Copy Restrictions**
amended 81/02020

Digital moving copy signs, digital reader boards, digital static copy signs and digital static copy, 24-hour hold signs are prohibited on mobile signs.

(11) **Condition of Mobile Signs**

amended 81/02020

All standard mobile signs and small mobile signs must be maintained in a state of good repair, as determined by and to the satisfaction of a designated employee, and must not be broken, damaged, dented, torn, frayed, unsightly, faded in colour, hazardous or otherwise in disrepair. Any standard mobile sign that is not located on a trailer or vehicle must be mounted either in-ground or on-ground if the footings are flush with the ground.

Measurement of Sign Surface Area

Signs Attached to Building

185. Sign surface area is calculated as follows for signs attached to a building:

- (1) Sign surface area includes the entire area of the smallest rectangle that encloses the extreme limits of any writing, representation or emblem forming part of the display, and also includes 10 percent of the area of the wall outside of that rectangle where a colour or material is applied that is a colour or material in that fascia sign (see Illustration 19);

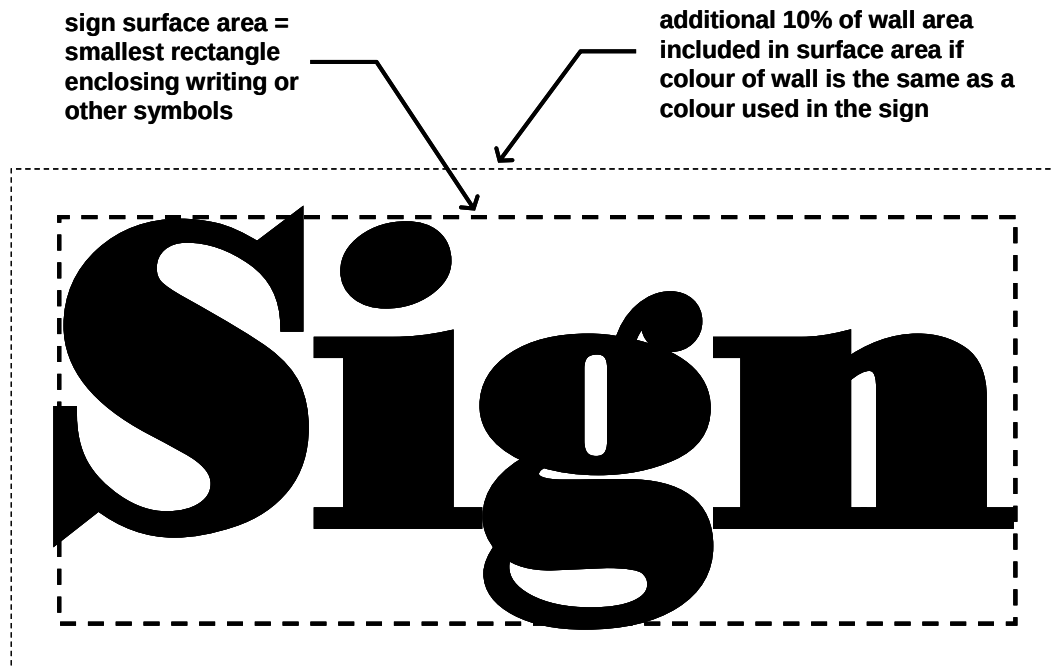


Illustration 19: Surface Area for Signs Attached to Buildings

- (2) Sign surface area does not include non-illuminated signs visible through windows in the building façade, provided that such signs do not exceed 30 percent of the glazed surface on any façade of the building. Allowable window signage is not transferable to the glazed surface on another façade of the building;
- (3) In calculating wall area for purposes of determining maximum sign surface area, only the first storey or 15 feet (whichever is lower) of the building may be used. Allowable sign surface area is not transferable to another wall;

amended 148/2016

- (4) Readograph or bulletin board sign areas are not included in calculation of sign surface area provided that they comply with the following:
 - (a) are a maximum of 25 percent of the overall size of the sign;
 - (b) incorporate the same background colour as the sign;
amended 121/2008
 - (c) do not exceed 15 square feet in area; and
 - (d) are designed as an integral part of the sign (not an add on).

Free-Standing and Mobile Signs

186. Sign surface area is calculated as follows for free-standing and mobile signs:

- (1) Sign surface area includes the entire area of the smallest rectangle that 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;
- (2) Sign surface area includes the total area of all faces exhibited or intended for display, except where two faces are parallel and located back-to-back, sign surface area includes the area of only one such face, and if the two parallel, back-to-back faces are not equal, then the sign surface area is the larger of such faces (see Illustration 20);
- (3) The maximum allowed surface area for free-standing signs is not transferable to any frontage other than that from which its maximum size was calculated pursuant to Table 5-15, *District-Specific Sign Regulations*;
- (4) Readograph or bulletin board sign areas are not included in calculation of sign surface area provided that they comply with the following:
 - (a) is a maximum of 25 percent of the overall size of the sign;
 - (b) incorporates the same background color as the sign;
 - (c) does not exceed 15 square feet in area; and
 - (d) is designed as an integral part of the sign (not an add on).

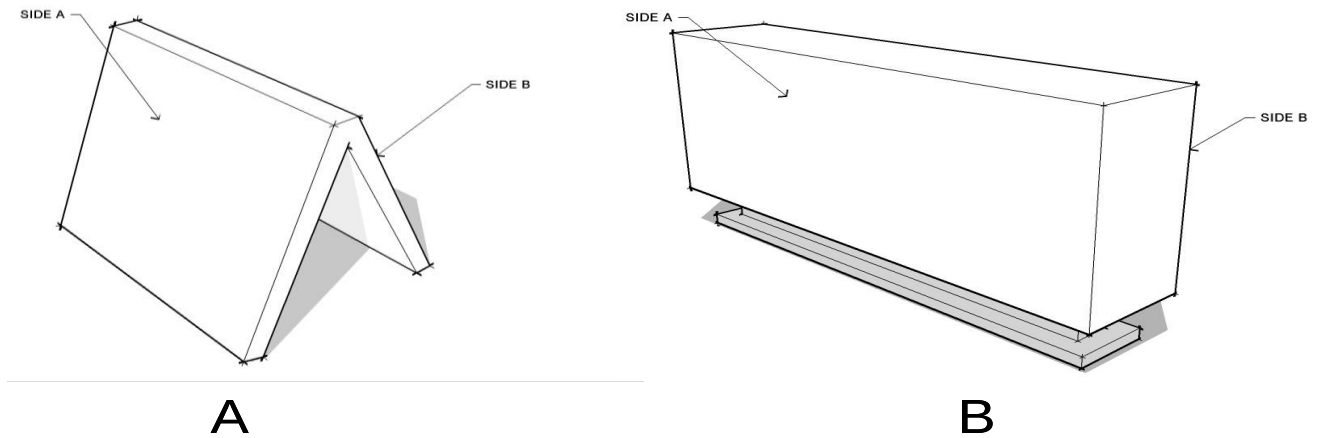


Illustration 20: Surface Area Measurement for Freestanding Signs

The two sides of sign "A" are back-to-back but are not parallel. As such, both sides are included in the surface area calculation. The two sides of sign "B" intended to include copy (the larger faces) are back-to-back and parallel. As such, only one side is included in the surface area calculation.

187. **Three-Dimensional Sign**
When a three-dimensional sign has no easily measurable faces the sign surface area of said sign is half the sum of the area of the vertical faces of the smallest right-angled rectangle encompassing the sign. (See Illustration 21).

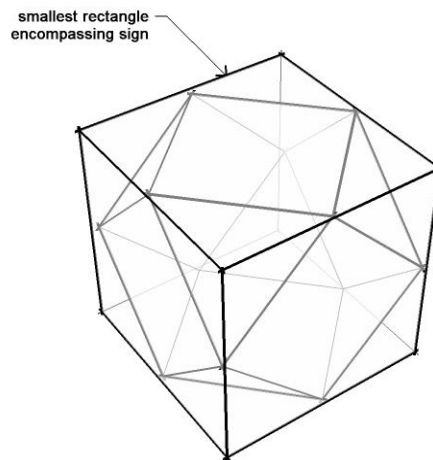


Illustration 21: Three Dimensional Sign

LANDSCAPING AND BUFFERING

Intent

188. The intent of sections 188 through 193, *Landscaping and Buffering*, is to specify landscaping and buffering requirements for all land uses except single- and two-family residential dwelling units and mobile home parks, and to provide for landscape techniques to achieve compatibility between abutting and adjacent uses, including public and private streets. These regulations are designed to provide flexibility, taking into account the high percentage of already-developed properties and the wide variation in the size of existing lots.

General Landscaping and Buffering Standard

Landscape Plan Required

189. (1) A landscaping plan must be submitted as a part of any development application subject to this section, unless the Director determines that compliance with the provisions of these sections 188 through 193 can be documented without the use of such a plan. Each landscaping plan must comply with the provisions of this section 189. A landscaping plan may be combined with other required application materials if compliance with this section 189 can be clearly demonstrated in the combined materials.

Plant Materials

- (2) (a) plant material must be able to withstand local climatic conditions.
- (b) plant material must be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock".
- (c) plant materials located within 20 feet of a public street must be of a salt-tolerant species.

Minimum Plant Sizes

- (3) Plant materials must comply with the following:
- (a) deciduous trees located within 5 feet of a walkway, path, or pathway: 2½ inch caliper, and of species that normally have lower branches at least 6 feet above grade at maturity.
- (b) deciduous trees not located within 5 feet of a walkway, path, or pathway: 1¾ inch caliper.
- (c) coniferous trees: 6 feet high at the time of planting.
- (d) all shrubs: 2 gallon container, and of species that can remain healthy when trimmed so as to maintain a height of not more than 30 inches at maturity.
- (e) groundcover, annuals, and perennials: no minimum size.

Avoiding Interference with Traffic/Pedestrian Safety

- (4) All required plantings must comply with the following:
- (a) all required plantings within 30 linear feet of an intersection between any combination of public streets, public lanes, railroad rights-of-way, or driveways (except those accessory to single-and two-family dwellings) must be limited to species that will not block sightlines between persons on such public streets, public lanes, railroad rights-of-way, or driveways, between a height of 30 inches and a height of 6 feet above grade; and
- (5) Required landscape or buffer areas must not be used to accommodate accessory off-street parking or loading, storage of materials, or commercial or industrial activities of any kind.

Landscaping and Buffering Required

Requirement

190. (1) The following areas of each lot must be landscaped by the owner pursuant to the standards of this section. In the event that standards for the landscaping of two or more of the following areas overlap, or are inconsistent, the standard requiring more landscaping governs.

Street Edge Landscaping

- (2) All required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage.
- (3) Required trees may be clustered to provide visual interest as long as other requirements of this By-law are met.
- (4) Lot frontage areas occupied by curb cuts or driveways must be included when calculating linear frontage planting requirements, and any trees that would otherwise be required in such areas must be planted in remaining lot frontage areas unless prohibited by minimum spacing requirements for the species being used.

Building Foundation Landscaping

- (5) Outside of the Urban Infill Areas, as shown on Map 1 in Schedule C, building foundation landscaping is required for all principal buildings. At least 1 shrub must be planted per each 10 lineal feet of each façade facing a public right-of-way or containing a principal building entrance. Foundation plantings may be clustered to provide interest. Foundation planting is not required along any portion of the sides or rears of buildings. (See Illustration 22).

amended 148/2016

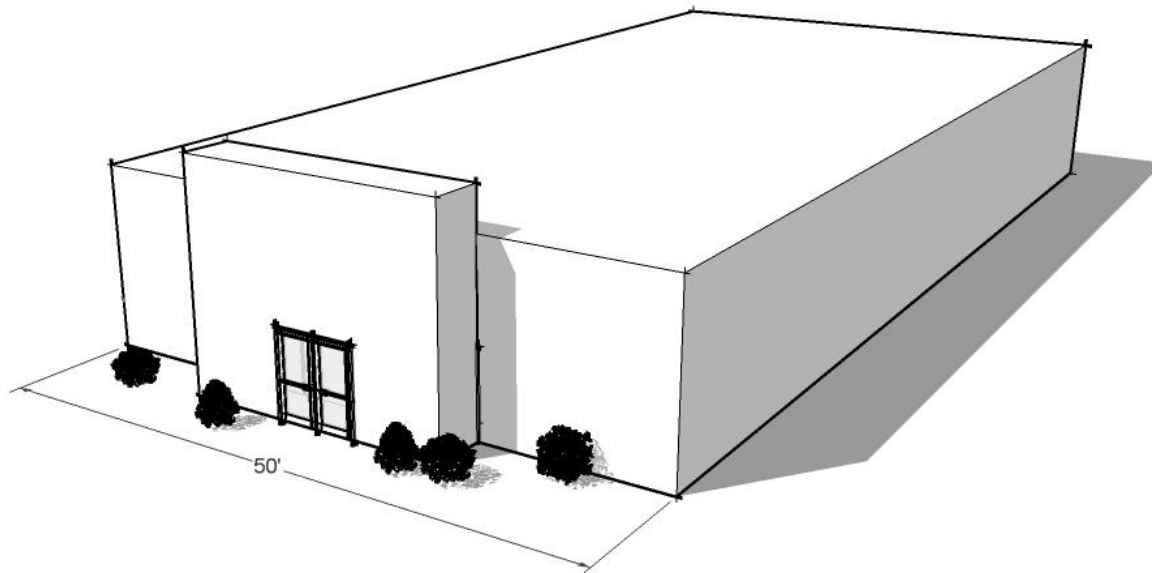


Illustration 22: Building Foundation Landscaping

Parking Lot Interior Landscaping

- (6) The following landscaping of areas internal to parking lots is required for all parking areas within the Urban Infill Areas, as shown on Map 1 in Schedule C that contain more than 50 automobile parking spaces and all parking areas outside the Urban Infill Areas having more than 20 automobile parking spaces:

amended 148/2016

- (a) in addition to landscaping installed to meet any other requirements of this section, 5 percent of the gross parking lot area must be landscaped;
- (b) one tree must be provided for each 300 square feet of parking lot interior landscape area within the area required in subsection (6)(a) above; and one shrub must be installed for each 100 square feet of parking lot interior landscape area within the area required in subsection (6)(a) above;
- (c) internal landscape areas must be dispersed on the site so as to break up the expanse of pavement;
- (d) where landscaping is provided within landscape islands, those islands must be a minimum of 5 feet wide; and
- (e) required trees and shrubs within a required landscaped area may be clustered to create visual interest.

Side and Rear Site Edge Buffering

- (7) A landscaped buffer must be installed along side or rear lot lines to reduce the impacts of traffic movements, light, noise, dust, and odours on adjacent properties in the following two situations:

Buffering of Residential Uses from Non-Residential Impacts

- (a) a landscaped buffer must be installed where a side or rear lot line of a lot in a commercial or institutional or manufacturing zoning district abuts a lot in a single, two-family or multi-family residential zoning district. The required buffer must comply with Option 1 or Option 2 below:
 - (i) Option 1: Site edge buffering must have a landscaped area with at least 1 deciduous or coniferous tree for every 35 linear feet of lot line and 3 shrubs per 20 linear feet of lot line where the abutting condition exists. A landscaped berm a minimum of 2½ feet in height with a rise-to-run ratio not exceeding 1:3 may be integrated into this option. The height of planted materials (together with any berm provided) must be at least 6 feet in height at the time of planting.
 - (ii) Option 2: Site edge buffering must include an opaque wall, berm, fence and/or dense vegetative screen with a minimum combined height of 6 feet. If a vegetative screen is proposed, it must be at least 6 feet in height at the time of planting.
- (b) regardless of which option is chosen, required trees and shrubs within a required landscaped area may be clustered to create visual interest.

Buffering of Parking and Loading Areas

- (8) A landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district.
amended 121/2008
- (9) Buffering of a parking or loading area may comply with either Option 1 or Option 2 in clause (7)(a) above, but the required minimum height of any wall, fence, berm, or combination of a wall, fence, or berm must be 4 feet rather than 6 feet.

Redevelopment or Expansion of Existing Buildings

- (10) Where an existing building is being expanded or a zoning lot is being redeveloped, the following standards apply:
 - (a) Only subsections (1) to (4), inclusive, apply where:
 - (i) a zoning lot is being redeveloped and the area affected represents between 25% and 50% of the total lot area;
 - (ii) an existing building is being expanded and the expansion represents between 25% and 50% of the gross floor area of the existing building; or
 - (iii) an additional building is being constructed and the construction of the additional building represents between 25% and 50% of the cumulative gross floor area of all buildings.
 - (b) Only subsections (1) to (9), inclusive, apply where:

- (i) a zoning lot is being redeveloped and the area affected represents more than 50% of the total lot area;
 - (ii) an existing building is being expanded and the expansion represents more than 50% of the gross floor area of the existing building; or
 - (iii) an additional building is being constructed and the construction of the additional building represents more than 50% of the cumulative gross floor area of all buildings.
added 148/2016 (entire subsection 10)
- (11) Where the owner of a building or zoning lot requests an extension of time for the installation of required landscaping, the Director may authorize the extension to a maximum of two (2) growing seasons where:
- (a) the extension of time is sought before construction of the principal building(s) or redevelopment of the zoning lot has been completed; and
 - (b) the owner provides to the Director security in the amount of 100% of the total value of the required landscaping as determined by a Landscape Architect or qualified landscape professional.
added 148/2016 (entire subsection 11)

Preservation of Existing Trees

Incentive

191. The owner shall receive credit against the amount of landscaping material otherwise required by section 190 for each healthy mature tree over 2½ inches diameter at breast height (DBH) preserved on the site. The credit for preserved trees is determined based on the size of the preserved tree, as shown in Table 5-16, below. Credit for preserved trees must not result in any reduction of trees planted in street frontage landscaping unless the preserved trees are located within 20 feet of the front lot line.

TABLE 5-16: Tree Preservation Credits

Caliper of Preserved Tree (in inches)	Number of Required Trees Credited
Over 12 inches	6
8 inches to 11.9 inches	4
2.5 inches to 7.9 inches	2

Required Landscaping for Redevelopment or Expansion of Existing Buildings

- 191.1 *repealed 148/2016*

Installation

192. The owner must install required landscaping and buffering in conformance with the following standards:
- (1) Installation of required landscaping and buffering is required before issuance of a zoning compliance certificate for the principal building unless climate or weather conditions make installation impractical.
 - (2) Where, due to climate or weather conditions, it is impractical to install required landscaping before construction on the principal building has been completed, the Director may authorize a delay in installation until no later than the following June 30.

Maintenance

193. The owner must maintain required landscaping and buffering areas in conformance with the following standards:
- (1) The owner must maintain all landscaping and buffering areas required by this By-law free from refuse and debris and with a neat appearance, and must maintain plant materials, including lawns and naturalized landscaping, in a healthy growing condition. The owner must replace any plant material required by this section that dies or becomes diseased.
 - (2) The owner must maintain street edge landscaping and parking lot interior landscaping between a height of 30 inches and a height of 6 feet above grade to preserve sightlines between public streets and adjacent properties, except where a fence has been erected.
 - (3) The owner must maintain each required landscape or buffer area with adequate drainage in order to prevent the accumulation of standing water, and must maintain drainage features free of refuse and debris so as to allow water to drain freely.
 - (4) The owner must maintain all landscaping to avoid encroachment onto pedestrian walkways and to maintain a minimum clear distance of 7 feet above all pedestrian walkways.

FENCES AND SCREENING

194. The owner may erect and maintain fences, hedges, trees, shrubs, arbours, trellises, and similar landscape features in all yards, provided that (i) no electric fences or barbed wire fences are erected or maintained except as provided for in Table 5-17, and (ii) the fences, hedges, trees, shrubs, arbours, trellises, and similar landscape features comply with the standards of sections 194 through 198.

Maximum Height Permitted

195. The owner may only erect and maintain fences, hedges, trees, shrubs, arbours, trellises, and similar landscape features that comply with the standards set forth in Table 5-17. The number in each cell represents the maximum permissible height in feet for fences, hedges, trees, shrubs, arbours, trellises, and similar landscape features depending on which area of the lot in which it is located, set out in the column on the far left, and the zoning district in which the lot is located, set out in the row at the top of the table. Notes describe special conditions that must be met.

TABLE 5-17: Maximum Height in all Voluntary or Required Yards
amended 121/2008; 148/2016

Zoning District						
Yard	Agricultural (feet) [Note a, c]	Park (feet) [Note b, c]	Residential (feet) [Notes a, c]	Commercial and Institutional (feet) [Notes a, c, e]	Manufacturing (feet) [Note c, e]	
					MMU	Other [Note d]
Front yard	4	10	4	4	4	10
Side yard	6.5	10	6.5	6.5	6.5	10
Rear yard	6.5	10	6.5	6.5	6.5	10
NOTES: a. If accessory to a school or park site, the maximum permitted height is 10 feet. b. Chain link fences accessory to school or park sites are exempt from this limit. c. Entrance gates are permitted to a maximum of 13 feet in height. d. Two feet of barbed wire may be added to the top of such fences, for a total height of 12 feet. e. Fences required for buffering under section 197 are not subject to this height requirement. <i>Amended 148/2016</i> g. If a lot abuts a railroad right-of-way or railway yard, the maximum permitted height in the side yard or rear yard that abuts the railroad right-of-way or railway yard is 8.5 feet. <i>Added 148/2016</i>						

Fence Materials and Design

196. (1) No person may erect or maintain a fence or wall made of debris, junk, or waste materials.
- (2) Where fences for a non-residential use are placed on a side or rear lot line of a non-residential use where a residential use abuts any other type of zoning district, the side of the fence with the more "finished" appearance (generally the side with fewer supporting structures or bracing) must face the residential use.

Screening of Outside Storage Required

197. (1) On any lot that (i) contains any use other than a single- or two-family dwelling unit, and (ii) abuts or is adjacent to a lot containing a residential use, all permitted storage of materials, inventory, and products must be:
- amended 121/2008*
- (a) within a completely enclosed building; or
- (b) effectively screened from the view of the residential buildings by (a) an opaque fence or masonry wall at least 6 feet in height, or (b) a chain link fence with plastic slats at least 6 feet in height, or (c) a chain link fence bordered by coniferous trees and shrubs with an expected mature height at least equal to the height of the fence. The stored materials, inventory, or products within the enclosure must not exceed the height of the enclosure. The wall or fence must be maintained in good repair at all times, to the satisfaction of the Director.

- (2) In addition, in all zoning districts, any outside storage must comply with the following additional standards:
- (a) if the outside storage area is used only for outside storage, and not for operations and maintenance related to the use or property, the outside storage area must be located to the rear of a line adjacent to and parallel with the front wall of the principal building;
 - (b) if the outside storage area is also used for operations and maintenance related to the use or the property, then the outside storage area must be located to the rear of a line adjacent to and parallel with the rear wall of the principal building;
 - (c) outside storage of sand, gravel, soil, or other loose aggregate is prohibited within 300 feet of the boundary of any residential zoning district.
 - (d) outside storage is not permitted in any required yard;
amended 121/2008
 - (e) All garbage enclosures must be fully enclosed by a wood barrier fence that is at least 6 inches above the top of the garbage container.
Added 121/2008
- (3) In the M3 zoning district, areas used for storage compounds may be surfaced with asphalt, concrete, paving stones, other impervious surface approved by the Director, 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.

Maintenance

198. (1) The owner must maintain all screening required by this By-law free from refuse and debris and with a neat appearance, and if live materials are used then such materials must be maintained in a healthy growing condition. The owner must replace any live plant material used for screening that dies or becomes diseased.
- (2) The owner must maintain each required screening area with adequate drainage in order to prevent the accumulation of standing water, and must maintain drainage features free of refuse and debris so as to allow water to drain freely.
- (3) The owner must maintain all required screening to avoid encroachment onto pedestrian walkways and to maintain a minimum clear distance of 7 feet above all pedestrian walkways.

LIGHTING

Applicability

199. The owner of each lot containing a use other than a single-family or two-family residential dwelling must comply with the following standards in sections 201 to 204. These standards do not apply to seasonal lighting used less than 60 days per calendar year.

Intent

200. The owner may design and install all site lighting to maintain adequate lighting on site and provide security for people and property through the use of fixtures that are durable and energy efficient, while preventing glare beyond the property line.

General Standards

201. The owner must design and install only on-site lighting that complies with the standards in this section 201. Lighting of parking lots, canopies, and loading areas must also comply with the provisions of sections 203 and 204 as applicable. In case of a conflict between the provisions of this section 201 and the provisions of sections 203 and 204, the latter govern.

Wall-Mounted Lights

- (1) Wall-mounted lights must have fully shielded luminaires to direct all light downward.

Direction of Lighting

- (2) No owner may install or maintain a light source that is directed outward toward property boundaries or adjacent rights-of-way.
- (3) Lighting of non-residential properties must be directed downward except for low-voltage architectural, landscape and decorative lighting, which is subject to subsection (4).
- (4) Architectural, landscape, and decorative lighting may be directed upward to illuminate flags, statues, or any other objects but must use a narrowly directed light whose light source is not visible from adjacent residential properties or public streets.

Shielding

- (5) All light sources must be shielded to prevent glare and spillover.

Walkways

- (6) The owner must install all required lighting so as to maintain a minimum clear distance of 7 feet above all pedestrian walkways, and such lighting must be installed so as not to cause a hazard to those using pedestrian walkways.

Prohibited Lighting

202. (1) No person may install or maintain strobe lights that are visible from another property, unless required by a governmental aviation authority.
- (2) No person may install or maintain red, blue, or yellow rotating lights designed to imitate lighting on police, fire, or emergency vehicles that are visible from another property.

Parking Area Lighting

203. The owner may install and maintain parking area lighting only if it complies with the following standards:

Location

- (1) Light fixtures must be located to provide a relatively uniform level of lighting and to avoid extreme contrasts between levels of lighting, except as necessary to prevent glare onto adjacent properties.

Height

- (2) Within any residential zoning district, the maximum permitted height of light poles is 20 feet.
- (3) Within any commercial or manufacturing zoning district, the maximum permitted height of light poles is 25 feet within 50 feet of residential uses, and 35 feet in all other areas.

Canopy and Service Area Lighting

204. The owner may install and maintain canopy and service area lighting only if it complies with the following standards.

Canopy Lighting

- (1) All canopy lighting must use recessed luminaire fixtures and must be designed and located so as to prevent glare onto adjacent properties. No light source in a canopy structure may extend downward further than the lowest edge of the canopy ceiling. Highly reflective material must not be installed on the underside of the canopy. As an alternative (or supplement) to recessed lighting, indirect lighting may be used where light is beamed upward and then reflected down from the underside of the canopy. When this method is used, light fixtures must be shielded so that direct light is focused exclusively on the underside of the canopy and is not visible from any residential use adjacent to or across a street or public lane from the subject property, or from any public right-of-way.

Service Areas

- (2) Service area lighting fixtures must be designed and located so that the light source cannot be seen from adjacent streets or areas with residential uses. Wall mounted light fixtures must use cutoff devices to contain direct lighting to the service area and must have a concealed light source.

DESIGN STANDARDS

205. Owners must complete development in accordance with the design standards in sections 206 through 211 unless those standards are otherwise provided by another section of this By-law, by the terms of an adopted PDO-1 or PDO-2 zoning district, or by a Variance Order.

Intent

206. The intent of the design standards in this section is to (a) implement those recommendations in *the Complete Communities Direction Strategy By-law* calling for high-quality design; (b) ensure that the design of multi-building complexes integrate good circulation systems for automobiles, bicycles, and pedestrians; and, (c) to ensure that the design quality of commercial, institutional, mixed use, and industrial developments protects and enhances the image of surrounding developments.

amended 95/2014

Pedestrian Connections

206.1 Pedestrian connections built either to Standard "A" or Standard "B" must be provided, in accordance with Table 5-18.

(1) Standard "A"

- (a) A universally accessible, direct pedestrian route must be provided from the main entrance of at least one of the principal buildings to a public sidewalk. Where no public sidewalk exists, a suitable alternative route must be provided subject to the approval of the Director. If a transit stop exists in the public right of way adjacent to the subject property, the pedestrian route must provide a direct connection to the transit stop;
- (b) A universally accessible pedestrian route must be provided that connects the main entrances of all of the principal buildings and the main outdoor entrances of units in these buildings to one another; and.
- (c) Pedestrian routes must contrast highly with the texture and appearance of the surfaces adjacent to the route, and must be built in accordance with the Private Development Requirements for Pedestrian Routes identified in the City of Winnipeg Accessibility Design Standards.

(2) Standard "B"

- (a) A universally accessible, direct pedestrian route must be provided from the main entrance of at least one of the principal buildings to a public sidewalk. Where no public sidewalk exists, a suitable alternative route must be provided subject to the approval of the Director. If a transit stop exists in the public right of way adjacent to the subject property, the pedestrian route must provide a direct connection to the transit stop;
- (b) A universally accessible pedestrian route must be provided that connects the main entrances of all of the principal buildings and the main outdoor entrances of units in these buildings to one another; and
- (c) Pedestrian routes must contrast highly with the appearance of the surfaces adjacent to the route, and must be built in accordance with the Private Development Requirements for Pedestrian Routes identified in the City of Winnipeg Accessibility Design Standards.
amended 148/2016 (entire section 206.1)

Table 5-18: Pedestrian Connections

District	Commercial, institutional, multi-family uses	Industrial uses
PR1, PR2, PR3, R2, RMF, RMU, TOD, C1, C2, C3, C4, CMU, EI, MMU <i>amended 135/2016; 148/2016</i>	Standard "A"	Standard "A"
A, RR5, RR2,	Standard "B"	Standard "B"
M1, M2, M3	Standard "A"	Standard "B"

added entire section 95/2014

Multi-Family Residential Development

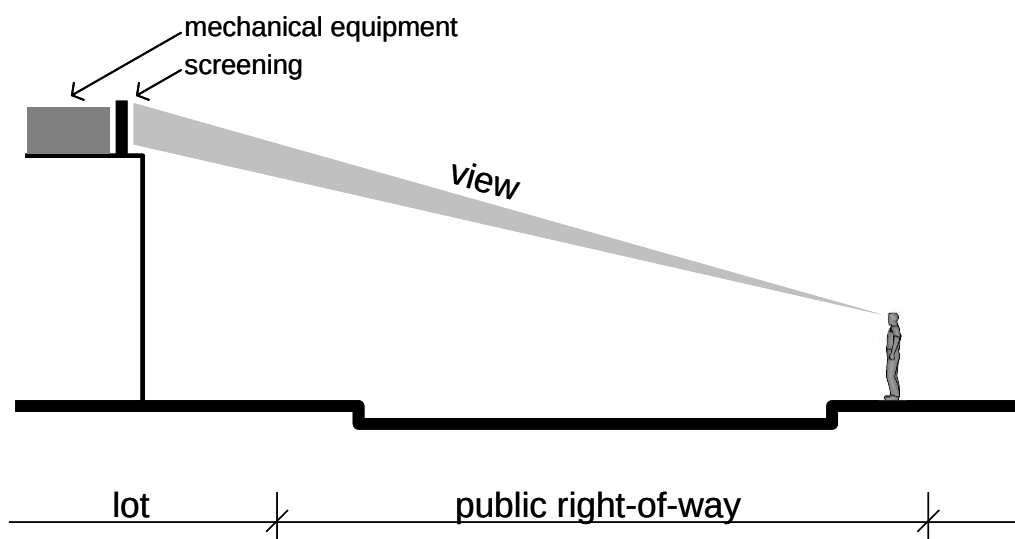
207. Each principal building or development in which a majority of the gross floor area is occupied by multi-family dwellings use must comply with the standards set out in this section, unless the provisions of section 210, *Mixed Use Development*, apply:

Accessibility

repealed 95/2014

Rooftop Equipment Screening

- (2) Rooftop mechanical equipment and appurtenances must be screened so that they are not visible from adjacent public streets or adjacent properties less than 200 feet away when viewed from 5 feet above grade level. Screening enclosures must be constructed of a material similar in appearance to at least one of the materials used in the facades of the principal building and one of the same colours used in the principal building. All air conditioning compressors must be completely screened. Any rooftop equipment generating noise that can be heard outside the boundaries of the lot must also be buffered or otherwise attenuated to direct unavoidable noise upward. (See Illustration 23.)



(A)

Illustration 23: Rooftop Equipment Screening

Pedestrian and Bicycle Access

- (3) Each multi-family dwelling development containing more than 50 dwelling units, whether developed in a single or multiple phases, and whether in a single or multiple principal buildings, must comply with the following standards, where applicable:

Paths and Pathways

- (a) pedestrian and bicycle paths and pathways must be developed where indicated in the City's adopted path and pathway plan and policies. Paths and pathways must be designed and constructed to adopted City of Winnipeg Public Works Department standards;

Pedestrian Connections

- (b) *repealed 95/2014*

Bicycle Access

- (c) bicycle access routes must be provided between public bicycle lanes, paths, or pathways and on-site bicycle parking areas. Sites should be designed to avoid or minimize all conflicting bicycle/motor vehicle and bicycle/pedestrian movements. All bicycle paths and pathways connecting to the city's path and pathway system must comply with adopted City of Winnipeg Public Works Department standards.

Visibility of Common Areas

- (4) To promote public safety, primary multi-family dwelling buildings and landscaping must be located and designed so that clear sight lines are provided to and between common open spaces, circulation paths, and access points into the development, where applicable.

Commercial and Institutional Development

208. Each principal building or development in which a majority of the gross floor area is occupied by uses categorized in Table 4-1 as "commercial sales and service" uses or as "cultural and entertainment" uses, or a combination of such uses, must comply with the following standards, unless the provisions of section 210, *Mixed Use Development*, apply:

Facades and Articulation

- (1) Each commercial or institutional principal building, other than large commercial retail buildings, as defined in subsection (5) below, must meet at least two of the following four standards, with the choice of those standards to be at the option of the owner:

Transparency Option

- (a) a minimum of 10 percent of each façade area that faces a street must be composed of transparent materials. At least ½ of this amount must be provided so that the lowest edge of the transparent materials is no higher than 4 feet above the street level (See Illustration 24);

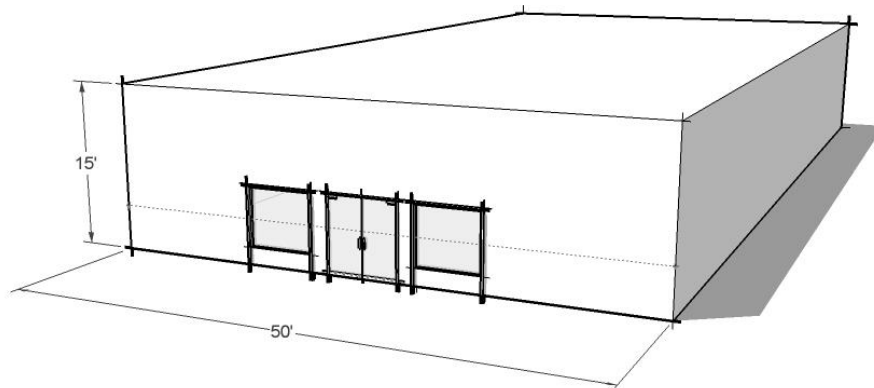


Illustration 24: Transparency

In this example, windows and doors with a transparent surface area equal to 10 percent of the façade surface area are provided on the front façade. Transparent materials should be located to provide visual interest to pedestrians, with the bottom edge of at least half of them located no higher than 4 feet above grade.

Wall Plane Articulation Option

- (b) each façade greater than 100 feet in length abutting a street, measured horizontally, must incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any façade must exceed 100 horizontal feet.

Vertical Articulation Option (for Buildings Taller than 30 Feet)

- (c) each principal building taller than 30 feet in height must be designed so that the massing or façade articulation of the building presents a clear base, middle, and top when viewed from the abutting street (See Illustration 25.);

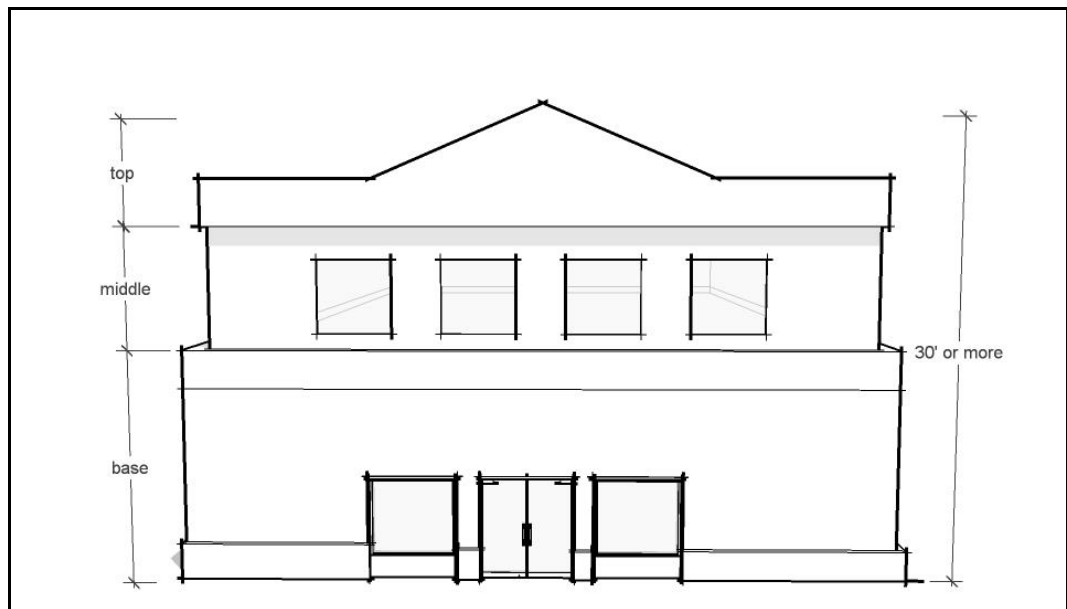


Illustration 25: Example of Vertical Articulation

Roof Articulation Option

- (d) where sloping roofs are used, at least one projecting gable, hip feature, or other break in the horizontal line of the roof ridgeline must be incorporated for each 60 lineal feet of roof. Where flat roofs are used, the design or height of the parapet must include at least one change in setback or height of at least 3 feet along each 60 lineal feet of façade. (See Illustration 26.)

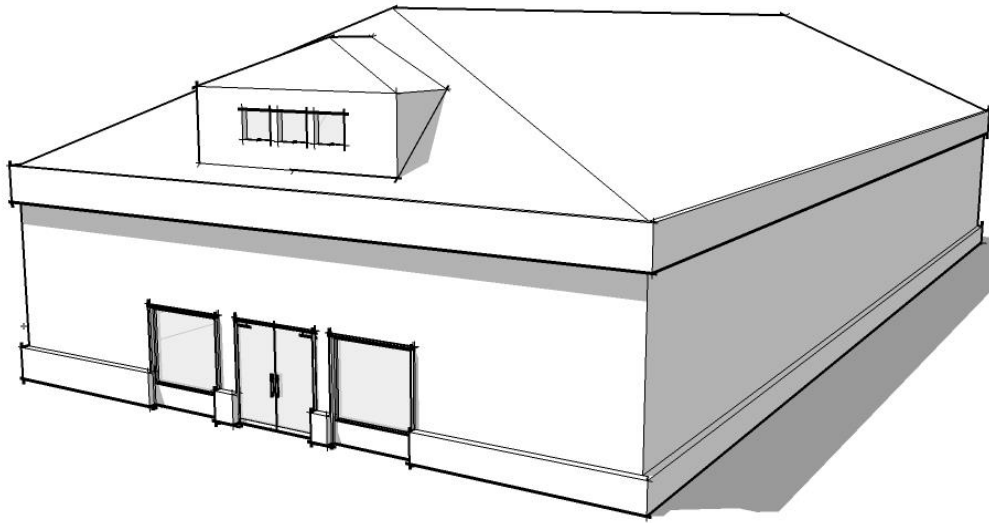


Illustration 26: Example of Roof Articulation

Entryway Design and Location

- (2) Each principal building must have clearly defined, highly visible main entrances for occupants and/or customers with features designed to emphasize the importance of the entrance, which must include at least two of the following features, with the choice of the features to be at the option of the owner:
- (a) a canopy or portico;
 - (b) a roof overhang;
 - (c) a horizontal recess or projection;
 - (d) an arcade or arch;
 - (e) a peaked roof form;
 - (f) an outside patio;
 - (g) a display window;
 - (h) architectural tilework or moldings integrated into the building design;
 - (i) integrated planters or wing walls that incorporate landscaped areas or seating areas; or

- (j) another architectural feature not found on the remainder of that building façade.

Rooftop Equipment Screening and Projections

Rooftop Equipment Screening

- (3) Rooftop mechanical equipment and appurtenances must be screened so that they are not visible from adjacent public streets or adjacent properties less than 200 feet away when viewed from 5 feet above grade level. Screening enclosures must be constructed of a material similar in appearance to at least one of the predominant materials used in the facades of the principal building and one of the predominant colours used in the principal building. All air conditioning compressors must be completely screened. Any rooftop equipment generating off-site noise must also be buffered or otherwise attenuated to direct unavoidable noise upward when adjacent to residential or institutional zoning districts.

Building Projections

- (4) All building projections that remain visible from abutting public streets after the screening required by subsection (3) above, including but not limited to chimneys, flues, vents, gutters, and down spouts, must match the colour of the surface from which they project, the building's trim colour, or be constructed of materials such as brick or stone that match materials used on the building.

Additional Standards for Large Commercial Retail Buildings

- (5) In addition to meeting the standards in subsections (1) through (4) above, single-storey retail buildings containing 65,000 square feet or more of gross floor area in which one user or tenant occupies more than 75 percent of the gross floor area, must meet the following additional standards:

Façade Articulation

- (a) each façade greater than 100 feet in length, measured horizontally, must incorporate wall plane projections or recesses having a depth of at least 2 feet, and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade may exceed 100 horizontal feet;
- (b) at least one of the wall plane projections or recesses required by clause (a) above must repeat horizontally at an interval of no more than 30 feet.

Façade Design

- (c) each building façade must have a repeating pattern that includes no less than three instances of at least one of the following:
 - (i) colour change;
 - (ii) texture change;
 - (iii) material module change; or
 - (iv) expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.

Pedestrian Oriented Design Features

- (d) ground-floor façades that face public streets must have arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length. (See Illustration 27.)

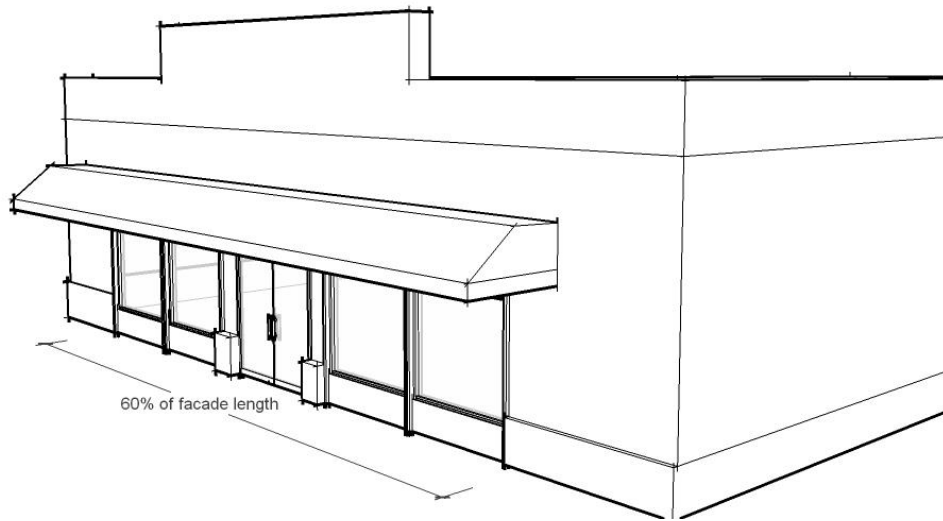


Illustration 27: Example of Pedestrian Oriented Design Features

Pedestrian and Bicycle Access

- (e) each commercial or institutional development containing more than 100,000 square feet of gross floor area, whether in a single or multiple phases, and whether in a single or multiple principal buildings, must comply with the following standards, where applicable:

Paths and Pathways

- (i) where applicable, pedestrian and bicycle paths and pathways must be developed where indicated in any plan adopted by the City Council and must be designed and developed to adopted City of Winnipeg Public Works Department standards;

Pedestrian Connections

- (ii) *repealed 95/2014*

Bicycle Access

- (iii) bicycle access routes must be provided between public bicycle lanes, paths or pathways and on-site bicycle parking areas. Sites should be designed to avoid or minimize all conflicting bicycle/motor vehicle and bicycle/pedestrian movements. All bicycle paths and pathways connecting to the City's path and pathway system must comply with adopted City width standards.

Multi-Building Developments

- (6) *repealed 95/2014*

Industrial Development

209. Each principal building or development in which a majority of the gross floor area is occupied by uses categorized in Table 4-1 as "industrial" uses must comply with the following standards, unless the provisions of section 210, *Mixed Use Development*, apply.

Façade Articulation

- (1) Each industrial principal building must meet at least one of the following three standards, with the choice of the standard to be at the option of the owner:

Wall Plane Horizontal Articulation Option

- (a) each façade greater than 100 feet in length abutting a street, measured horizontally, must incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any façade may exceed 100 horizontal feet.

Vertical Articulation Option (for Buildings Taller than 30 Feet)

- (b) each principal building greater than 30 feet in height must have a change in cladding material or surface plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than 30 feet;

Parapet Variation Option

- (c) all facades visible from a public street must include a parapet that varies in height by at least 2 feet for each 60 lineal feet of façade length. (See Illustration 28.)

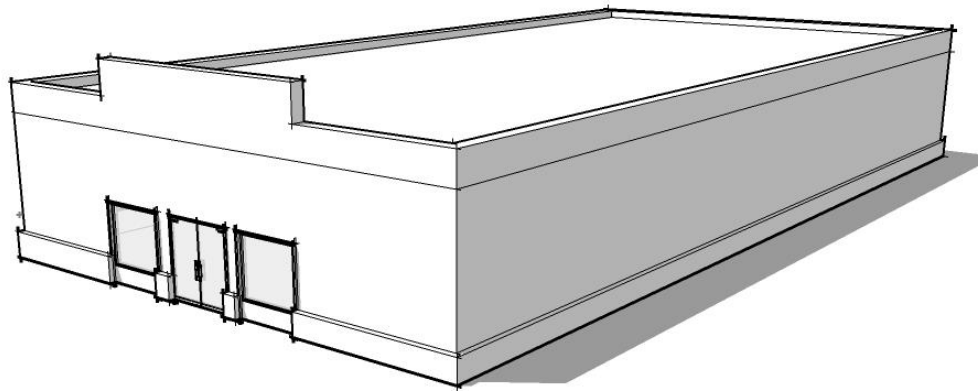


Illustration 28: Example of Parapet Variation Option

Entryway Design

- (2) Each principal building must have clearly defined, highly visible main entrances for occupants and/or patrons with features designed to emphasize the importance of the entrance, including at least one of the following elements, with the choice of the element to be at the option of the owner:
- (a) a canopy or portico;
 - (b) a roof overhang;
 - (c) a horizontal recess or projection;
 - (d) an arcade or arch;
 - (e) a peaked roof form;
 - (f) an outside patio;
 - (g) a display window;
 - (h) architectural tilework or moldings integrated into the building design;
 - (i) integrated planters or wing walls that incorporate landscaped areas or seating areas; or
 - (j) a similar architectural feature not found on the remainder of that building façade.

Mixed Use Development

210. In a mixed use development, each principal building must comply with the standards of sections 207, 208, or 209, as applicable, unless the applicant chooses to request alternative design treatment pursuant to subsections (2) or (3) below.
- (1) If a mixed use development contains a single principal building containing a mix of (a) principal multi-family uses and (b) principal uses categorized in Table 4-1 as "commercial sales and service" uses or "cultural and entertainment" uses, the owner may choose to comply with either the standards of section 207 or the standards of section 208.
 - (2) If mixed use development contains a single principal building containing a mix of (i) principal uses categorized in Table 4-1 as "commercial sales and service" uses or "cultural and entertainment" uses, and (ii) principal uses categorized in Table 4-1, as "industrial" uses, the owner may choose to comply with either the requirements of section 208 or the requirements of section 209.
 - (3) Regardless of which option is selected under clauses 212 (1) A, B, or C above, all development subject to the large commercial retail design standards in subsection 208(5) above must comply with all standards applicable to such development.
- 210.1 Within the TOD zoning district, the requirements of section 208 must be met along with the following additional standards.
- (1) The principal building entrance (access to elevator/stairs) shall be oriented to the street and be directly accessible from the public sidewalk.

- (2) Any commercial sales and services uses at grade shall have individual entrances oriented to the street and be directly accessible from the public sidewalk, rather than from parking areas, interior hallways, enclosed malls or lobby areas.
- (3) 50% of building facades that face a public street shall be comprised of transparent materials at grade.

added (entire subsection) 135/2016

Planned Development Overlay Districts

211. All development in a PDO-1 or PDO-2 zoning district is subject to design standards set forth in the by-laws creating the districts in which they are located, and is not subject to the design standards in sections 206 through 210, unless the by-laws creating the districts reference some or all of the requirements in those subsections and indicate that they apply to development in the PDO-1 or PDO-2 district.

ALTERNATIVE EQUIVALENT COMPLIANCE

212. In lieu of compliance with the specific requirements of sections 188 through 193, *Landscaping and Buffering*, sections 194 through 198, *Fencing and Screening*, sections 199 through 204, *Lighting* and sections 205 through 211, *Design Standards*, above, an owner may propose to the Director an alternative equivalent approach to compliance consistent with the intent of those sections. An alternative equivalent compliance plan is designed to provide flexibility in order to respond to unique site conditions or abutting or surrounding uses, and must not result in reductions in the amount or quality of landscaping, buffering, fencing, screening, lighting, or design provided. The Director may approve a proposal under this section only if the Director determines that the following criteria have been met:

- (1) The proposed alternative design achieves the intent of the subject standard to the same or better degree than the subject standard;
- (2) The proposed alternative design achieves the goals and objectives of *OurWinnipeg*, relevant secondary plans, and this By-law to the same or better degree than the subject standard;
amended 95/2014
- (3) The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard; and
- (4) The proposed alternative design imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of sections 188 through 211.

DONE AND PASSED in Council assembled, this 19th day of December, 2007.

SCHEDULE A

LIST OF ADOPTED SECONDARY PLANS

1. The following secondary plans have been adopted by City Council and are in effect. Conformance with such plans must be considered in all development decisions in the subject areas:

- (1) North St. Boniface Secondary Plan
- (2) St. Vital Perimeter South Secondary Plan
- (3) North Henderson Highway Secondary Plan
- (4) Henderson Highway Corridor Secondary Plan
- (5) Kil-Cona Park Area (West) Secondary Plan
- (6) *repealed 47/2022*
- (7) Wilkes South Secondary Plan
- (8) Airport Area West Secondary Plan
- (9) South St. Boniface Area Structure Plan
- (10) Transcona Yards Industrial Neighbourhood Secondary Plan
- (11) Waverley West Area Structure Plan
- (12) Waverley West Northeast Neighbourhood Area Structure Plan
- (13) Osborne Village Neighbourhood Plan
- (14) Waverley West Southeast Neighbourhood Area Structure Plan
- (15) Transcona West Area Structure Plan
added 84/2012
- (16) West Alexander & Centennial Neighbourhood Plan
amended 84/2012
- (17) Waverley West Northwest Neighbourhood Area Structure Plan
amended 84/2012
- (18) Waverley West Town Centre Neighbourhood Area Structure Plan
amended 26/2011; 84/2012
- (19) Complete Communities Direction Strategy
added 68/2010, as amended; amended 84/2012
- (20) Waverley West – West Neighbourhood Area Structure Plan
added 90/2012
- (21) Waverley West Southwest Neighbourhood Area Structure Plan
added 4/2013
- (22) Ridgewood South Precinct Plan
added 62/2013
- (23) Precinct 'K' – Precinct Plan
added 48/2014
- (24) Transcona North Precinct Plan
added 1/2014
- (25) Precinct 'E' – Precinct Plan
added 97/2014
- (26) Corydon-Osborne Area Plan
added 99/2014
- (27) Precinct G Secondary Plan
added 5/2018
- (28) Waverley West Neighbourhood "B" Secondary Plan
added 1/2019
- (29) Public Markets Major Redevelopment Site "D" Secondary Plan
added 47/2019
- (30) North Campus Lands Secondary Plan
added 82/2020

- (31) Airport Area West Residential Area Secondary Plan
added 85/2016
- (32) Airport Area West Industrial Secondary Plan
added 100/2020
- (33) Complete Communities Direction Strategy 2.0
added 119/2020
- (34) Naawi-Oodena Secondary Plan
added 26/2023
- (35) Parker Lands Planned Development Overlay
added 66/2024
- (36) The Yards at Fort Rouge – A T.O.D. Development
added 26/2025
- (37) Precinct J – Dawson Trail Secondary Plan
added 56/2025
- (38) Precinct F – North Point Village Secondary Plan
added 57/2025
- (39) Precinct C – Waterford Green Secondary Plan
added 58/2025
- (40) Point Douglas Neighbourhood Plan
added 11/2026

SCHEDULE B

amended 121/2008; 146/2008

ZONING MAPS

1. The location and boundaries of the zoning districts established in section 50, *Districts Established*, are shown on the Zoning Maps in this Schedule.

(1) *repealed 148/2016*

ZONING MAP AMENDMENTS

2. The Zoning Maps are hereby amended as set forth in the following subsections.

Added 121/2008

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(1)	DAZ 211/2008	Rezoning of land located at 577 Simcoe Street – CITY CENTRE	RMF-L	135/2008	September 24, 2008
(2)	DAZ 212/2008	Rezoning of land located at 609 Mulvey Avenue – CITY CENTRE	R2	136/2008	September 24, 2008
(3)	DAZ 215/2008	Rezoning of land located at 191 River Avenue – CITY CENTRE	C2	29/2009	February 18, 2009
(4)	DAZ 210/2008	Rezoning of land located at 260 Kotelko Drive – RIEL	A	134/2008	September 24, 2008
(5)	DAZ 202/2008	Rezoning of land located north of Portage Avenue, west of Langside Street, east of Furby Street, south of Furby Place – CITY CENTRE	CMU	133/2008	September 24, 2008
(6)	DAZ 209/2008	Rezoning of land located at the southeast corner of Templeton Avenue and McGregor Street – LORD SELKIRK-WEST KILDONAN	RMF-S	140/2008	September 24, 2008
(7)	DAZ 228/2008	Rezoning of land located at 3389 Pembina Highway – RIEL	RMU	150/2008	October 22, 2008
(8)	DAZ 213/2008	Rezoning of land located at 280 Almey Avenue - EAST KILDONAN-TRANSCONA	C2	151/2008	October 22, 2008
(9)	DAZ 220/2008	Rezoning of land located at the southeast corner of Concordia Avenue East and Peguis Street – EAST KILDONAN-TRANSCONA	RMF-M	152/2008	October 22, 2008
(10)	DAZ 223/2008	Rezoning of land located at 433 River Avenue - CITY CENTRE	RMU	154/2008	October 22, 2008
(11)	DAZ 207/2008	Rezoning of land located at 340 Provencher Boulevard – RIEL	C2	166/2008	November 19, 2008
(12)	DAZ 230/2008	Rezoning of land located at 1341 Regent Avenue – EAST KILDONAN-TRANSCONA	M1	146/2008	October 22, 2008
(13)	DAZ 217/2008	Rezoning of land located at 2416 Portage Avenue – ASSINIBOIA	C1	153/2008	October 22, 2008
(14)	DAZ 227/2008	Rezoning of land located at 420 St. Mary's Road – RIEL	RMF-L	167/2008	November 19, 2008
(15)	DAZ 221/2008	Rezoning of land located at 329 and 357 Oak Point Highway – LORD SELKIRK-WEST KILDONAN	M1	164/2008	November 19, 2008
(16)					

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(17)	DAZ 225/2008	Rezoning of land located at 361 Springfield Road – EAST KILDONAN-TRANSCONA	R2	165/2008	November 19, 2008
(18)					
(19)	DASZ 24/2008	Zoning change on land located on Miramonte Cove – EAST KILDONAN-TRANSCONA	RM-1	161/2008	November 19, 2008
(20)					
(21)	DASZ 10/2008	Zoning change on land located at 15 Chester Street – EAST KILDONAN-TRANSCONA	RM-1; R2	162/2008	November 19, 2008
(22)					
(23)					
(24)					
(25)	DAZ 233/2008	Rezoning of land located at 607 Corydon Avenue – CITY CENTRE	C2	6/2009	January 28, 2009
(26)	DAZ 234/2008	Rezoning of land located at 1032 Wilkes Avenue – CITY CENTRE	RMF-M	30/2009	February 18, 2009
(27)	DASZ 31/2008	Rezoning of land located on the north and south side of Mahatma Gandhi Drive between Helen Mayba Crescent and Tommy Douglas Drive – EAST KILDONAN-TRANSCONA	R2	47/2009	March 25, 2009
(28)	DAZ 232/2008	Rezoning of land located at 130 Midland Street – ASSINIBOIA	M2	48/2009	March 25, 2009
(29)	DAZ 235/2008	Rezoning of land located at 116 Norquay Street – CITY CENTRE	R2	49/2009	March 25, 2009
(30)	DASZ 27/2008	Zoning change on land located at the northwest corner of Cadboro Road and Waverley Street – RIEL	R1-M; PR1	45/2009	March 25, 2009
(31)	DASZ 14/2008	Rezoning of land located at 543 Pandora Avenue West – EAST KILDONAN-TRANSCONA	RMF-S	46/2009	March 25, 2009
(32)	DASZ 30/2005	Correction to By-law No. 117/2008	RMF-L; R1-M; PR-1; C2	44/2009	March 25, 2009
(33)	DASZ 33/2008	Rezoning of land located on the south side of Dugald Road, west of Plessis Road – RIEL	RMU; PR1	41/2009	March 25, 2009
(34)	DASZ 20/2008	Rezoning of land located on the south side of Dugald Road, west of Plessis Road – RIEL	R1-M; PR1; RMF-S; CMU	40/2009	March 25, 2009
(35)	DAZ 229/2008	Rezoning of land located in Springfield North on Ragsdill Road, Clearview, Strongberg and John Juyda Drives, McIvor and Bonner Avenues between Gateway Road and Lagimodiere Boulevard – EAST KILDONAN-TRANSCONA	R1-M; R1-L	42/2009	March 25, 2009
(36)	DASZ 2/2008	Zoning change on land located at 755-763 Portage Avenue and 288 Victor Street – CITY CENTRE	C2	70/2009	April 29, 2009
(37)	DAZ 237/2008	Rezoning of land located at 350 Lodge avenue – ASSINIBOIA	RMF-M	78/2009	April 29, 2009

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(38)	DASZ 34/2008	Zoning change on land located at the northwest corner of Templeton Avenue and Pipeline Road – LORD SELKIRK-WEST KILDONAN	PR1; RMF-M	80/2009	May 27, 2009
(39)	DASZ 35/2008	Zoning change on land located at the southwest corner of Templeton Avenue and Pipeline Road – LORD SELKIRK-WEST KILDONAN	PR1; RMF-S; R1-M	79/2009	May 27, 2009
(40)	DASZ 37/2008	Rezoning of land located on the southwest and northwest quadrants of Sterling Lyon Parkway and Kenaston Boulevard – ASSINIBOIA	C4; CMU	81/2009	May 27, 2009
(41)	DASZ 9/2008	Rezoning of land located at the southwest corner of Templeton Avenue and McGregor Street – LORD SELKIRK-WEST KILDONAN	R1-M; PR1	91/2009	June 24, 2009
(42)	DASZ 7/2007	Rezoning of land located at 3348 Waverley Street – RIEL	R1-M	94/2009	June 24, 2009
(43)	DASZ 12/2009	Rezoning of land located on Burning Glass Road – RIEL	RMF-M	99/2009	July 22, 2009
(44)	DAZ 204/2008	Rezoning of land located at 2124 Pembina Highway – RIEL	C1	104/2009	September 30, 2009
(45)	DAZ 238/2008	Rezoning of land located at 14/16 St. Michael Road – RIEL	RMF-S	114/2009	September 30, 2009
(46)	DAZ 203/2009	Rezoning of land located at 228 Hamel Avenue – RIEL	C1	103/2009	September 30, 2009
(47)	DASZ 18/2008	Zoning change on land located at 521 Bannatyne Avenue – LORD SELKIRK-WEST KILDONAN	RMU	113/2009	September 30, 2009
(48)	DASZ 15/2008	Zoning change on land located at 4 St. Mary's Road and at 288 Lillian Avenue – RIEL	C2	112/2009	September 30, 2009
(49)	DASZ 2/2009	Rezoning of land located on the south side of Augier Avenue, opposite Gagnon Street – ASSINIBOIA	RMF-S	115/2009	September 30, 2009
(50)	DAZ 226/2008	Rezoning of land located at 173 Notre Dame Street – RIEL	RMF-M	121/2009	October 28, 2009
(51)	DAZ 200/2009	Rezoning of lands located in the West Alexander and Centennial Neighbourhood – LORD SELKIRK-WEST KILDONAN	RMU; CMU; M2	122/2009	October 28, 2009
(52)	DASZ 13/2009	Rezoning of land located on the west side of Amberstone Road, north of Leila Avenue – LORD SELKIRK-WEST KILDONAN	R1-M; PR1	128/2009	October 28, 2009
(53)	DAZ 210/2005	Rezoning of land located at 1845 Mathers Avenue – CITY CENTRE	RMF-S	125/2009	October 28, 2009
(54)					
(55)	DASZ 31/84	Rezoning of land located on the north side of Aldgate Road – RIEL	RMF-S	133/2009	November 25, 2009
(56)					
(57)	DAZ 209/2009	Rezoning of land located at 109 Chandos Avenue – RIEL	R2	135/2009	November 25, 2009

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(58)	DASZ 38/2008	Zoning change on land located at 195 – 205 Provencher Boulevard and 190 – 204 Dumoulin Street – RIEL	C2	155/2009	December 16, 2009
(59)	DAZ 208 2009	Rezoning of land located at 733 McMillan Avenue – CITY CENTRE	R2	156/2009	December 16, 2009
(60)	DAZ 219/2009	Rezoning of land located at 645/649 Keewatin Street – LORD SELKIRK-WEST KILDONAN	R2	39/2010	April 28, 2010
(61)	DASZ 15/2005	Zoning change on land located at 1390 Grant Avenue – CITY CENTRE	C2	54/2010	May 19, 2010
(62)	DASZ 16/2009	Rezoning of land located adjacent to 21 Iroquois Bay – RIEL	R1-M	40/2010	April 28, 2010
(63)	DASZ 27/2009	Rezoning of land located at the northwest corner of Templeton Avenue and Pipeline Road – LORD SELKIRK-WEST KILDONAN	R1-M; PR1	46/2010	April 28, 2010
(64)	DAZ 206/2009	Rezoning of land located at 91 Lowson Crescent – ASSINIBOIA	M2	45/2010	April 28, 2010
(65)	DAZ 215/2009	Rezoning of land located at 1580 Taylor Avenue – CITY CENTRE	C1	42/2010	April 28, 2010
(66)	DASZ 35/2009	Rezoning of lands located north of Warde Avenue between Plessis Road and Sage Creek Boulevard – RIEL	R1-M; R1-S; RMF-S	47/2010	April 28, 2010
(67)	DASZ 42/87	Rezoning of lands located east of Ravenhurst Street, south of Edmund Gale Drive – EAST KILDONAN-TRANSCONA	R1-S; C2	48/2010	April 28, 2010
(68)	DASZ 3/2009	Rezoning of land located east of Kenaston Boulevard between Bison Drive and North Town Road – RIEL	R1-M; PR1; RMF-M	44/2010	April 28, 2010
(69)	DASZ 1/2009	Rezoning of lands located at 333/341 Selkirk Avenue – LORD SELKIRK-WEST KILDONAN	R2	53/2006	May 19, 2010
(70)	DASZ 42/87	Rezoning of lands located north of Pandora Avenue, between Ravenhurst Street and Redonda Street – EAST KILDONAN-TRANSCONA <i>repealed 98/2010</i>	R1-S; R1-M; C2	~~55/2010~~	May 19, 2010
(71)	DASZ 19/2008	Rezoning of lands located at 924 Dorchester Avenue – CITY CENTRE	RMF-S	58/2010	May 19, 2010
(72)	DASZ 9/2009	Rezoning of lands located at 425 John Forsyth road – RIEL	RMF-S	56/2010	May 19, 2010
(73)	DASZ 3/2010	Rezoning of land located at the northwest corner of Burning Glass Road and Sage Creek Boulevard – RIEL	C2	57/2010	May 19, 2010
(74)	DASZ 21/2009	Rezoning of land located at 535 Ham Street – EAST KILDONAN-TRANSCONA	R1-M	65/2010	June 23, 2010
(75)	DASZ 28/2009	Rezoning of lands located at 393 Grassie Boulevard – EAST KILDONAN-TRANSCONA	R1-M; R1-L	66/2010	June 23, 2010
(76)	DASZ 45/2006	Rezoning of lands located at 1530 Grant Avenue – CITY CENTRE	RMF-M	71/2010	June 23, 2010

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(77)	DASZ 29/2009	Rezoning of lands located at 533 Selkirk Avenue, and relocation of the northern limit of the Neighbourhood Main Streets Planned Development Overlay in Schedule "G" of this by-law – LORD SELKIRK-WEST KILDONAN	C2	73/2010	June 23, 2010
(78)	DASZ 1/2010	Rezoning of lands located at 100 Creek Bend Road – RIEL	RMF-M	74/2010	June 23, 2010
(79)	DAZ 201/2010	Rezoning of lands located at 618 Arlington Street – CITY CENTRE	RMU	75/2010	June 23, 2010
(80)	DASZ 33/2009	Rezoning of land located at 215 Greenway Crescent West – ASSINIBOIA	RMF-S	78/2010	July 21, 2010
(81)	DAZ 203/2010	rezoning of land located at 10 Euston Street – EAST KILDONAN-TRANSCONA	R2	85/2010	July 21, 2010
(82)	DASZ 22/2008	Rezoning of land located at 50 Ridgecrest Avenue – LORD SELKIRK-WEST KILDONAN	RMF-M	81/2010	July 21, 2010
(83)	DASZ 34/2009	Rezoning of lands located at 877 Wilkes Avenue – CITY CENTRE	EI	95/2010	July 21, 2010
(84)	DASZ 42/87	Rezoning of lands located north of Pandora Avenue, between Ravenhurst Street and Redonda Street – EAST KILDONAN-TRANSCONA (and repeal of By-law No. 55/2010) <i>repealed 127/2010</i>	R1-S; R1-M; C2	~~98/2010~~	July 21, 2010
(85)	DAZ 213/2009	Rezoning of land located at 721 and 721 ½ Lorette Avenue – CITY CENTRE	R2	107/2010	September 22, 2010
(86)	DASZ 32/2009	Rezoning of land located at 817 Bannatyne Avenue – LORD SELKIRK-WEST KILDONAN	E1	109/2010	September 22, 2010
(87)	DAZ 205/2009	Rezoning of land located at 1770 King Edward Street – ASSINIBOIA	M1	110/2010	September 22, 2010
(88)	DASZ 12/2010	Rezoning of lands located north of Sage Creek – RIEL	R1-S; R1-M; RMF-S; PR1	114/2010	September 22, 2010
(89)	DASZ 25/2009	Rezoning of lands located at 1341 St. Anne's Road – RIEL	C3; PR1	113/2010	September 22, 2010
(90)	DAZ 212/2010	Rezoning of land located on Sterling Lyon Parkway, west of Kenaston Boulevard – ASSINIBOIA	C4	120/2010	December 15, 2010
(91)	DASZ 5/2010	Rezoning of land located at 2165 Henderson Highway – EAST KILDONAN-TRANSCONA	C1	121/2010	December 15, 2010
(92)	DAZ 211/2010	Rezoning of land located on the north side of Pandora Avenue West, between Day Street and Winona Street – EAST KILDONAN-TRANSCONA	C2; R2	122/2010	December 15, 2010
(93)	DASZ 14/2009	Rezoning the former railway right-of-way land north of Corydon Avenue Avenue, south of Kingsway Avenue between Lockwood Street and Centennial Street – CITY CENTRE	RMF-S; C1	125/2010	December 15, 2010
(94)	DASZ 7/2010	Rezoning of lands on the south side of Dugald Road, west of Plessis Road – RIEL	RM1; PR1	123/2010	December 15, 2010
(95)	DAZ 216/2009	Rezoning of land located at 701 St. Anne's Road – RIEL	RMF-M; PR-1	124/2010	December 15, 2010

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(96)	DAZ 217/2009	Rezoning lands located on the west side of St. Mary's Road at Redview Drive – RIEL	C1	126/2010	December 15, 2010
(97)	DAZ 210/2010	Rezoning lands located at 11 Evergreen Place – CITY CENTRE	RMU	129/2010	December 15, 2010
(98)	DASZ 42/87	Rezoning lands located north of Pandora Avenue, between Ravenhurst Street and Redonda Street – EAST KILDONAN-TRANSCONA	R1-S; R1-M; C2	127/2010	December 15, 2010
(99)	DAZ 202/2010	Rezoning lands located at 2501 Ferrier Street – LORD SELKIRK-WEST KILDONAN	PR2	128/2010	December 15, 2010
(100)	DASZ 41/2009	Rezoning lands located at 397-401 Youville Street – RIEL	RMF-S	24/2011	February 23, 2011
(101)	DASZ 32/2010	Rezoning 765 Keewatin Street and land immediately north abutting Dorset Street – LORD SELKIRK-WEST KILDONAN	C3	25/2011	February 23, 2011
(102)	DAZ 220/2010	Rezoning land located at 258 Margaret Avenue – LORD SELKIRK-WEST KILDONAN	R2	15/2011	February 23, 2011
(103)	DASZ 14/2010	Rezoning lands at 157 Pipeline Road – LORD SELKIRK-WEST KILDONAN	R1-M	17/2011	February 23, 2011
(104)	DASZ 20/2010	Rezoning lands located at 60 Bison Drive – RIEL	C3	23/2011	February 23, 2011
(105)	DAZ 219/2010	Rezoning land located at 625 Marion Street – RIEL	M2	27/2011	February 23, 2011
(106)	DAZ 235/2004	Rezoning land located at 1535 Wellington Crescent – CITY CENTRE	C2	29/2011	February 23, 2011
(107)	DAZ 213/2010	Rezoning land located at 488 Henderson Highway – EAST KILDONAN-TRANSCONA	RMF-S	31/2011	March 23, 2011
(108)	DASZ 23/2010	Rezoning land located at the southwest corner of Redwood Avenue and Fife Street – LORD SELKIRK-WEST KILDONAN	R1-S	35/2011	March 23, 2011
(109)	DAZ 227/2010	Rezoning land located at 783 Pritchard Avenue – LORD SELKIRK-WEST KILDONAN	R2	34/2011	March 23, 2011
(110)	DASZ 26/2010	Rezoning land located at 666 Elgin Avenue – LORD SELKIRK-WEST KILDONAN	E1	43/2011	March 23, 2011
(111)	DAZ 223/2010	Rezoning land located at 848 Jubilee Avenue – CITY CENTRE	C1	36/2011	March 23, 2011
(112)	DAZ 221/2010	Rezoning land located at 851-867 Panet Road – EAST KILDONAN-TRANSCONA	E1	42/2011	March 23, 2011
(113)	DAZ 217/2010	Rezoning land located at 274-276 Des Meurons Street – RIEL	RMF-L	44/2011	March 23, 2011
(114)	DASZ 11/2010	Rezoning land located at 683-711 Knowles Avenue – EAST KILDONAN-TRANSCONA	R1-M	45/2011	March 23, 2011
(115)	DAZ 218/2010	Rezoning land located at 468 St. Anne's Road – RIEL	C2	56/2011	April 27, 2011
(116)	DASZ 24/2009	Rezoning land located at the southeast corner of Allegheny Drive and Dalhousie Drive – RIEL	RMF-M	57/2011	April 27, 2011
(117)	DASZ 30/2010	Rezoning land located at 990 and 994 John Bruce Road – RIEL	R1-L	69/2011	May 25, 2011

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(118)	DASZ 21/2010	Rezoning land located at 90 Lexington Park – EAST KILDONAN-TRANSCONA	C2	65/2011	May 25, 2011
(119)	DAZ 221/2009	Rezoning land located at 129 Dagmar Street – LORD SELKIRK-WEST KILDONAN	CMU	67/2011	May 25, 2011
(120)	DASZ 8/2010	Rezoning land located north of Templeton Avenue between Amber Trail and Four Mile Road – LORD SELKIRK-WEST KILDONAN	R1-M ; PR1	66/2011	May 25, 2011
(121)	DAZ 200/2011	Rezoning lands located at 478 Agnes Street and 667 Ellice Avenue – CITY CENTRE	C2	72/2011	June 22, 2011
(122)	DAZ 224/2010	Rezoning land located at 262 Gwendoline Street – LORD SELKIRK-WEST KILDONAN	C2	77/2011	June 22, 2011
(123)	DASZ 26/2010	Rezoning land located at 674 Knowles Avenue – EAST KILDONAN-TRANSCONA	R1-M	73/2011	June 22, 2011
(124)	DAZ 203/2011	Rezoning land located at 66 Moore Avenue – RIEL	C2	78/2011	June 22, 2011
(125)	DASZ 25/2008	Rezoning land located at 407 and 433 Youville Street- RIEL	R1-S	84/2011	July 20, 2011
(126)	DASZ 22/2009	Rezoning land located at the northwest corner of McCreary Road and Wyper Road – ASSINIBOIA	RR2	86/2011	July 20, 2011
(127)	DASZ 22/2010	Rezoning land located at the southeast corner of Main Street and Ridgcrest Avenue – LORD SELKIRK-WEST KILDONAN	C2; RR5	82/2011	July 20, 2011
(129)	DASZ 27/2010	Rezoning land located on the north side of Leila Avenue between Birtle Street and Alonza Street – LORD SELKIRK-WEST KILDONAN	R1-M; RMF-S; RMF-M; PR2	87/2011	July 20, 2011
(130)	DASZ 13/2010	Rezoning land located at and south of 830 Knowles Avenue – EAST KILDONAN-TRANSCONA	R1-L	85/2011	July 20, 2011
(131)	DASZ 9/2011	Rezoning land located west of St. Anne's Road and north of the Perimeter Highway – RIEL	R1-S; R1-M; PR1	89/2011	July 20, 2011
(133)	DAZ 226/2010	Rezoning land located at the former Canadian National Railway Oak Point Line Right-of-Way South of Academy, North of Kingsway Crescent - RIVER HEIGHTS-FORT GARRY	RMF-S	97/2011	July 20, 2011
(134)	DASZ 42/2009	Rezoning land located at 159 – 175 Mayfair Avenue – CITY CENTRE	EI; C1	88/2011	July 20, 2011
(135)	DASZ 3/2011	Rezoning land located on the south side of Warde Avenue and the west side of Plessis Road – RIEL	R1-S; R1-M; RMF-S; PR1	94/2011	July 20, 2011
(136)	DASZ 4/2010	Rezoning land located on the northeast side of Kenaston Boulevard at Bison Drive and Southtown Road – RIEL	R1-M; RMF-S; RMF-L; PR2; C2; C3; CMU; MMU	99/2011	July 20, 2011
(137)	DASZ 28/2010	Rezoning land located at 461 Ham Street – EAST KILDONAN – TRANSCONA	R1-L	101/2011	September 28, 2011
(138)	DASZ 17/2010	Rezoning land located at 62 Juno Street- LORD SELKIRK-WEST KILDONAN	RMF-M	108/2011	September 28, 2011
(139)	DAZ 209/2011	Rezoning land located at 1, 3, 5, 21 and 25 Lowson Crescent – ASSINIBOIA	M1	102/2011	September 28, 2011
(140)	DASZ 16/2011	Rezoning land located at 2325 Grant Avenue - ASSINIBOIA	C1, PR2	109/2011	September 28, 2011

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(141)	DASZ 17/2011	Rezoning land located at 689-691 St. Anne's Road – RIEL	RMF-M	111/2011	September 28, 2011
(142)	DASZ 36/2010	Rezoning land located at 760 and 770 Knowles Avenue – EAST KILDONAN-TRANSCONA	R1-M	110/2011	September 28, 2011
(143)	DASZ 19/2010	Rezoning land located at 408 Elgin Avenue and lot SW of Elgin Avenue and Ellen Street – LORD SELKIRK–WEST KILDONAN	C2	123/2011	October 19, 2011
(144)	DAZ 201/2011	Rezoning land located at 666 Jessie Avenue – CITY CENTRE	R2	130/2011	November 16, 2011
(145)	DASZ 31/2010	Rezoning land located at 1424 Regent Avenue West and adjacent land to the west – EAST KILDONAN-TRANSCONA	C3	131/2010	November 16, 2011
(146)	DASZ 15/2010	Rezoning land located at the Northwest corner of William Avenue West and Oddy Street – ASSINIBOIA	RMF-S	125/2011	October 19, 2011
(147)	DAZ 212/2011	Rezoning land located at 856 Pritchard Avenue - LORD SELKIRK-WEST KILDONAN	R2	129/2011	November 16, 2011
(148)	DASZ 25/2010	Rezoning land located at the northwest corner of Lee Boulevard and Barnes Street – RIEL	RMF-S RMF-L	139/2011	November 16, 2011
(149)	DAZ 216/2011	Rezoning land located at 644 Burnell Street – CITY CENTRE	C1	133/2011	November 16, 2011
(150)	DASZ 10/2011	Rezoning land located at 913, 917 and 919 St. Mary's Road – RIEL	RMU	135/2011	November 16, 2011
(151)	DASZ 5/2011	Rezoning land located at 920 Chancellor Drive – RIEL	C3 RMF-M	134/2011	November 16, 2011
(152)	DAZ 214/2011	Rezoning land located at 530 Polson Avenue – LORD SELKIRK–WEST KILDONAN	R2	150/2011	December 14, 2011
(153)	DASZ 4/2011	Rezoning land located at 3411 Pembina Highway – RIEL	CMU	148/2011	December 14, 2011
(154)	DASZ 15/2011	Rezoning land located at 455 Templeton Avenue and 2401 Ferrier Street – LORD SELKIRK–WEST KILDONAN	R1-M RMF-S RMF-M	149/2011	December 14, 2011
(155)	DAZ 215/2011	Rezoning land located at 590 Corydon Avenue – CITY CENTRE	C2	8/2012	January 25, 2012
(156)	DAZ 206/2011	Rezoning land located at 1427 Selkirk Avenue – LORD SELKIRK – WEST KILDONAN	C2	2/2012	January 25, 2012
(157)	DASZ 1/2011	Rezoning land located at 755 St. Jean Baptiste Street – RIEL	R1-M	1/2012	January 25, 2012
(158)	DASZ 14/2011	Rezoning land located at 1375 Grant Avenue – CITY CENTRE	C2	4/2012	January 25, 2012

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(159)	DAZ 210/2011	Rezoning land located at 379 – 383 Langside Street and 336 – 350 Young Street – CITY CENTRE	PR1	6/2012	January 25, 2012
(160)	DAZ 223/2011	Rezoning land located at 336 Warde Avenue – RIEL	RMF-M	5/2012	January 25, 2012
(161)	DASZ 18/2011	Rezoning land located at 149-155 Sherbrook Street – CITY CENTRE	RMU	44/2012	February 22, 2012
(162)	DAZ 219/2011	Rezoning land located at 1580 Taylor Avenue – CITY CENTRE	C2	35/2012	February 22, 2012
(163)	DASZ 18/2010	Rezoning land located at south side of Leila Avenue between Agnes Arnold Drive and Dunham Street – LORD SELKIRK-WEST KILDONAN	R1-S RMF-M RMU PR1	30/2012	February 22, 2012
(164)	DASZ 20/2011	Rezoning land located at 3357 Pembina Highway – RIEL	C2 C3	32/2012	February 22, 2012
(165)	DAZ 227/2011	Rezoning land located at 97 Keewatin Street – ASSINIBOIA	RMU	34/2012	February 22, 2012
(166)	DASZ 12/2011	Rezoning land located at 1016 John Bruce Road East – RIEL	R1-M	31/2012	February 22, 2012
(167)	DAZ 208/2011	Rezoning land located at 525 William Avenue and west adjacent lot – LORD SELKIRK-WEST KILDONAN	RMU	33/2012	February 22, 2012
(168)	DASZ 25/2011	Rezoning land located on the north side of Rothshire Drive, east of Redonda Street – EAST KILDONAN-TRANSCONA	R1-M	36/2012	February 22, 2012
(169)	DASZ 41/2011	Rezoning land located at the northeast corner of Peguis Street and Concordia Avenue – EAST KILDONAN-TRANSCONA	R1-M	37/2012	February 22, 2012
(170)	DASZ 2/2011	Rezoning land located at 79 Fermor Avenue – RIEL	R2	51/2012	March 21, 2012
(171)	DAZ 229/2011	Rezoning land located south of Aldgate Road, west of Paddington Road – RIEL	R1-M	61/2012	April 25, 2012
(172)	DASZ 30/2011	Rezoning land located at the southwest corner of Fernbank Avenue and Main Street – LORD SELKIRK-WEST KILDONAN	R2	63/2012	April 25, 2012
(173)	DASZ 7/2011	Rezoning land located at 228 Isabel Street, 513 Pacific Avenue and 514 Alexander Avenue – LORD SELKIRK-WEST KILDONAN	RMU	62/2012	April 25, 2012
(174)	DASZ 36/2011	Rezoning land located at 401 Pandora Avenue W. – EAST KILDONAN-TRANSCONA	RMF-S	64/2012	April 25, 2012
(175)	DASZ 33/2010	Rezoning land located west of Argue Street, east of rail right of way – CITY CENTRE	RMU PDO-1	65/2012	April 25, 2012
(176)	DAZ 217/2011	Rezoning land located at south of 1301 Kenaston Boulevard – ASSINIBOIA	MMU	60/2012	April 25, 2012
(177)	DAZ 205/2010	Rezoning land located at 641 St. Matthews Avenue – CITY CENTRE	RMF-L	66/2012	April 25, 2012
(178)	DASZ 23/2009	Rezoning land located at 146 Magnus Avenue – LORD SELKIRK-WEST KILDONAN	C1	72/2012	May 30, 2012

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(179)	DASZ 6/2010	Rezoning land located at 40 Paulley Drive – EAST KILDONAN-TRANSCONA	R2 PR1	73/2012	May 30, 2012
(180)	DASZ 27/2011	Rezoning land located on the east side of La Porte Drive – RIEL	R1-M PR1	76/2012	May 30, 2012
(181)	DAZ 228/2011	Rezoning land located at 450 Provencher Boulevard – RIEL	C2	75/2012	May 30, 2012
(182)	DASZ 40/2011	Rezoning land located at 50 Willow Avenue – ASSINIBOIA	C2	77/2012	May 30, 2012
(183)	DASZ 49/2011	Rezoning land located at Pandora Avenue West, south side, east of Atwood Street – EAST KILDONAN-TRANSCONA	R1-M RMF-S R1-S	79/2012	May 30, 2012
(184)	DASZ 28/2011	Rezoning land located at 406 River Avenue, 102 Bole Street and unaddressed land to the north – CITY CENTRE	RMF-L	83/2012	June 27, 2012
(185)	DASZ 39/2011	Rezoning land located on the east side of St. Mary's Road between Britannica Road and Vista Road – RIEL	RMF-M RMF-S	87/2012	June 27, 2012
(186)	DASZ 5/2012	Rezoning land located at the southeast corner of Des Hivernants Boulevard and Edward Turner Drive – RIEL	RMF-S C1	89/2012	June 27, 2012
(187)	DAZ 231/2011	Rezoning land located at 610 Sherbrook Street – CITY CENTRE	C2	88/2012	June 27, 2012
(188)	DAZ 203/2012	Rezoning land located at 2-54 Shady Shores Drive West – RIEL	R2	86/2012	June 27, 2012
(189)	DAZ 206/2012	Rezoning land located at 724 Wellington Avenue, 705 Beverley Street and 709 Beverley Street – CITY CENTRE	RMF-L	95/2012	July 18, 2012
(190)	DAZ 200/2012	Rezoning land located at 770 Brazier Street – EAST KILDONAN-TRANSCONA	R2	103/2012	July 18, 2012
(191)	DASZ 24/2011	Rezoning land located at 311 Grassie Boulevard – EAST KILDONAN-TRANSCONA	R1-M and R1-L	101/2012	July 18, 2012
(192)	DASZ 42/2011	Rezoning land located on the southeast corner of Shorehill Drive and John Bruce Road East – RIEL	R1-M	102/2012	July 18, 2012
(193)	DAZ 204/2012	Rezoning land located at 184 Sherbrook Street – CITY CENTRE	RMF-L	112/2012	September 27, 2012
(194)	DAZ 207/2012	Rezoning land located at 825 St. Joseph Street – RIEL	RMU	113/2012	September 27, 2012
(195)	DAZ 230/2011	Rezoning land located at 675 Jefferson Avenue – LORD SELKIRK-WEST KILDONAN	C2	120/2012	September 27, 2012
(196)	DASZ 4/2012	Rezoning land located on the south side of Templeton Avenue, west of Riga Cove – LORD SELKIRK-WEST KILDONAN	R1-M; PR1	121/2012	September 27, 2012
(197)	DASZ 6/2011	Rezoning land located at Lot 24 Creek Bend Road – RIEL	RMF-M	124/2012	September 27, 2012
(198)	DAZ 208/2012	Rezoning land located at the northwest corner of Bertrand Street and Youville Street – RIEL	RMF-S	115/2012	September 27, 2012
(199)	DAZ 222/2010	Rezoning land located at 15 Arden Avenue – RIEL	RMF-L	126/2012	September 27, 2012

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(200)	DAZ 202/2012	Rezoning land located at 269 Nassau Street North – CITY CENTRE	R2	114/2012	September 27, 2012
(201)	DAZ 220/2011	Rezoning land located at 500 Academy Road – CITY CENTRE	C1	122/2012	September 27, 2012
(202)	DAZ 214/2012	Rezoning land located at 306 Bowman Avenue – EAST KILDONAN-TRANSCONA	R2	116/2012	September 27, 2012
(203)	DASZ 11/2011	Rezoning land located at 1326 Ravelston Avenue W and 1330 Ravelston Avenue W – EAST KILDONAN-TRANSCONA	R1-M; PR1; RMF-M; RMF-L	119/2012	September 27, 2012
(204)	DAZ 212/2012	Rezoning land located at 837 Dudley Avenue – CITY CENTRE	R2	117/2012	September 27, 2012
(205)	DASZ 3/2012	Rezoning land located on the north side of Shady Shores Drive East – RIEL	R1-M; R2	123/2012	September 27, 2012
(206)	DAZ 231/2010	Rezoning land located at 133 Horace Street – RIEL	C2	118/2012	September 27, 2012
(207)	DASZ 9/2012	Rezoning land located on the east side of Paddington Road, south of Fonseca Place – RIEL	R1-S; R1-M	125/2012	September 27, 2012
(208)	DASZ 20/2012	Rezoning land located at 895 to 963 Mission Street and unaddressed lots to the east of 963 Mission Street – RIEL	M3	130/2012	October 24, 2012
(209)	DAZ 228/2012	Rezoning land located south of Aldgate Road between Scammel Road and Tilstone Bay – RIEL	R1-M	141/2012	October 24, 2012
(210)	DAZ 213/2011	Rezoning land located at 705 McMillan Avenue – CITY CENTRE	R2	139/2012	October 24, 2012
(211)	DAZ 219/2012	Rezoning land located north of Templeton Avenue between Ritchie Street and Pipeline Road – LORD SELKIRK-WEST KILDONAN	PR2	140/2012	October 24, 2012
(212)	DASZ 13/2012	Rezoning land located on the south side of Ridgecrest Avenue between Main Street and the Red River – LORD SELKIRK-WEST KILDONAN	RMF-M	138/2012	October 24, 2012
(213)	DAZ 215/2010	Rezoning land located at 164 Langside Street - CITY CENTRE	C1	132/2012	November 14, 2012
(214)	DAZ 215/2012	Rezoning land located at 443 Spence Street – CITY CENTRE	C1	143/2012	November 14, 2012
(215)	DAZ 217/2012	Rezoning land located at 1425 Molson Street – EAST KILDONAN-TRANSCONA	RMF-S	144/2012	November 14, 2012
(216)	DAZ 218/2012	Rezoning land located 630 Kernaghan Avenue – EAST KILDONAN-TRANSCONA	M1	145/2012	November 14, 2012
(217)	DAZ 230/2010	Rezoning land located at 146 Maryland Street – CITY CENTRE	C1	142/2012	November 14, 2012
(218)	DASZ 18/2012	Rezoning land located west of Plessis Road, north of Camiel Sys Street – RIEL	RMF-S; PR1	134/2012	November 14, 2012
(219)	DASZ 6/2012	Rezoning land located at 1269 St. Anne's Road – RIEL	RMF-S; C2	133/2012	November 14, 2012
(220)	DASZ 47/2011	Rezoning land located at 15 Chester Street – EAST KILDONAN-TRANSCONA	R1-M; R2	146/2012	December 12, 2012

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(221)	DAZ 211/2012	Rezoning land located at 328 Hampton Street – CITY CENTRE	C1	149/2012	December 12, 2012
(222)	DASZ 38/2011	Rezoning land located at 401 Washington Avenue – EAST KILDONAN-TRANSCONA	R2	7/2013	January 30, 2013
(223)	DAZ 207/2011	Rezoning land located at 801 Inkster Boulevard – LORD SELKIRK-WEST KILDONAN	RMF-S	21/2013	January 30, 2013
(224)	DAZ 207/2009	Rezoning land located at 601 Aulneau Street – RIEL	RMF-L	14/2013	January 30, 2013
(225)	DASZ 7/2012	Rezoning land located at 486 Henderson Highway – EAST KILDONAN-TRANSCONA	RMF-S	8/2013	January 30, 2013
(226)	DASZ 34/2011	Rezoning land located at 15-55 Rothwell Road – ASSINIBOIA	M2	6/2013	January 30, 2013
(227)	DASZ 2/2012	Rezoning land located at the southwest corner of McGillivray Boulevard and Dunkley Street – ASSINIBOIA	RMF-M	16/2013	January 30, 2013
(228)	DAZ 226/2012	Rezoning land located at 440 Collegiate Street – ASSINIBOIA	R1-S	17/2013	January 30, 2013
(229)	DAZ 229/2012	Rezoning land located at 892 Mulvey Avenue – CITY CENTRE	C-1	18/2013	January 30, 2013
(230)	DASZ 21/2012	Rezoning land located at 3373 Pembina Highway – RIEL	RMF-S (PDO-1 St. Norbert)	19/2013	January 30, 2013
(231)	DAZ 230/2012	To rezone land located at 307 Notre Dame Street – RIEL	R2	38/2013	February 27, 2013
(232)	DAZ 213/2012	To rezone land located at 589 Jessie Avenue – CITY CENTRE	R2	39/2013	February 27, 2013
(233)	DASZ 30/2012	To rezone land located north and east of Edward Turner Drive, east of Manitoba Hydro transmission line, north of Dragonfly Court, south of future Bishop Grandin Boulevard to East City limit – RIEL	R1-M; PR1	40/2013	February 27, 2013
(234)	DASZ 36/2012	To rezone land located on the north side of Sage Creek Boulevard, west of Edward Turner Drive – RIEL	RMF-S	37/2013	February 27, 2013
(235)	DAZ 233/2012	To rezone land located at 903 Mulvey avenue – CITY CENTRE	C1	45/2013	March 20, 2013
(236)	DAZ 234/2012	To rezone land located at 2090 Henderson Highway – EAST KILDONAN-TRANSCONA <i>repealed 13/2015</i>	RMF-S	~~46/2013~~	March 20, 2013
(237)	DAZ 236/2012	To rezone land located at 946 Corydon Avenue – CITY CENTRE	C2	47/2013	March 20, 2013
(238)	DASZ 1/2012	To rezone land located at 1139 St. Anne's Road – RIEL	RMF-S; PR1	44/2013	March 20, 2013
(239)	DASZ 38/2012	To rezone land located north and south of Templeton Avenue and east of Ritchie Street – LSWK	R1-M; PR1	52/2013	April 24, 2013
(240)	DASZ 15/2012	To rezone land bounded by Jefferson Avenue, King Edward Street and Canadian Pacific Railway – LORD SELKIRK-WEST KILDONAN	R1-M; R1-S; R2; RMF-S; RMF-M; CMU; PR1	59/2013	April 24, 2013

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(241)	DAZ 239/2012	To rezone land located at 25 Fermor Avenue – RIEL	R2	53/2013	April 24, 2013
(242)	DAZ 232/2012	To rezone land located at 258 Burnell Street – CITY CENTRE	RMU	57/2013	April 24, 2013
(243)	DAZ 241/2012	To rezone land located at 298 Semple Avenue – LORD SELKIRK-WEST KILDONAN	R2	54/2013	April 24, 2013
(244)	DASZ 29/2012	To rezone land located at 367–373 Stradbroke Avenue – CITY CENTRE	RMF-L	70/2013	May 29, 2013
(245)	DASZ 34/2012	To rezone land located at 2131 Henderson Highway – EAST KILDONAN-TRANSCONA	C1	63/2013	May 29, 2013
(246)	DASZ 22/2012	To rezone land located at 2795 and 2799 Pembina Highway – RIEL	RMF-L	71/2013	May 29, 2013
(247)	DASZ 8/2012	To rezone land east of Brady Road, south of the future Bison Drive extension and west of Kenaston Boulevard (Waverley West West Neighbourhood) – RIEL	R1-M; RMF-M; RMF-L; PR1; PR2	72/2013	May 29, 2013
(248)	DASZ 14/2012	To rezone land located at 431 Haney Street – ASSINIBOIA	R1-L	74/2013	May 29, 2013
(249)	DAZ 243/2012	To rezone land located at 159 Mayfair Avenue – CITY CENTRE	C1	64/2013	May 29, 2013
(250)	DASZ 37/2012	To rezone land located at 666 – 672 Arlington Street – CITY CENTRE	CMU	82/2013	June 26, 2013
(251)	DASZ 34/2010	To rezone land located at 444 Grassie Boulevard – EAST-KILDONAN TRANSCONA	R1-M	67/2013	June 26, 2013
(252)	DASZ 33/2012	To rezone land bounded by Kenaston Boulevard, Brady Road, and The Perimeter Highway – RIEL	R1-M; RMF-S; RMF-M; C3; PR1	68/2013	June 26, 2013
(253)	DASZ 35/2012	To rezone land located at 582 Jessie Avenue – CITY CENTRE	R2	91/2013	July 17, 2013
(254)	DASZ 23/2012	To rezone land located at 604 Jessie Avenue – CITY CENTRE	R2	90/2013	July 17, 2013
(255)	DAZ 209/2012	To rezone land located north of Bishop Grandin Boulevard, west of St. Anne's Road – RIEL	C3	100/2013	September 25, 2013
(256)	DASZ 40/2012	To rezone land located at 2080 Ness Avenue – ASSINIBOIA	C2	95/2013	September 25, 2013
(257)	DAZ 206/2013	To rezone land located at 840 Ravelston Avenue West – EAST-KILDONAN TRANSCONA	RMU	103/2013	September 25, 2013
(258)	DASZ 31/2012	To rezone land located at 453 Marion Street – RIEL	R2	102/2013	September 25, 2013
(259)	DAZ 214/2013	To rezone land located at 1016 Marion Street – RIEL	M2	97/2013	September 25, 2013
(260)	DASZ 39/2012	To rezone land located at 1271 and 1277 Henderson Highway – East-Kildonan-Transcona	C2	96/2013	September 25, 2013
(261)	DAZ 224/2011	To rezone land located at 1315 Gateway Road – EAST-KILDONAN TRANSCONA	RMU	104/2013	September 25, 2013
(262)	DASZ 29/2011	To rezone land located at 740 John Bruce Road East – RIEL	RMF-S; PR1	105/2013	September 25, 2013

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(263)	DASZ 32/2012	To rezone land located at 378 Laxdal Road – ASSINIBOIA	R1-L	106/2013	September 25, 2013
(264)	DASZ 1/2013	To rezone land located at 1714 Wilkes Avenue – ASSINIBOIA	RMU	107/2013	September 25, 2013
(265)	DASZ 8/2013	To rezone land located at Chancellor Drive and Shore Street – RIEL	R1-M; R1-L	118/2013	October 23, 2013
(266)	DASZ 10/2012	To rezone land located at 703 St. Anne's Road – RIEL	C2; PR1	116/2013	October 23, 2013
(267)	DAZ 242/2012	To rezone land located at 696 St. Anne's Road – RIEL	C2	115/2013	October 23, 2013
(268)	DAZ 219/2013	To adopt the Prairie Industrial Park Planned Development Overlay 2 for land located at 340 Mazenod Road – RIEL	M3 PDO-2	117/2013	October 23, 2013
(269)	DAZ 237/2012	To rezone land located on the south side of Tu-Pelo Avenue, west of Molson Street – EAST KILDONAN-TRANSCONA	RMF-S	123/2013	November 20, 2013
(270)	DASZ 20/2013	To rezone land located at 522 River Avenue and 99 Norquay Street – CITY CENTRE	RMF-L	124/2013	November 20, 2013
(271)	DASZ 23/2013	To rezone land located at 2400 McPhillips Street – LORD SELKIRK-WEST KILDONAN	RMF-M	125/2013	November 20, 2013
(272)	DASZ 6/2013	To rezone land located at 1505 Molson Street – EAST KILDONAN-TRANSCONA	RMF-M; RMF-L; C2	128/2013	November 20, 2013
(273)	DASZ 27/2013	To rezone land located north of Jefferson Avenue and east and west of Dr. Jose Rizal Way – LORD SELKIRK-WEST KILDONAN	R1-S	126/2013	November 20, 2013
(274)	DASZ 28/2013	To rezone land located at the southwest corner of Jefferson Avenue and Dr. Jose Rizal Way – LORD SELKIRK-WEST KILDONAN	R1-S	127/2013	November 20, 2013
(275)	DASZ 32/2011	To rezone land located at 108 Scotia Street – LORD SELKIRK-WEST KILDONAN	R2	144/2013	December 11, 2013
(276)	DAZ 207/2013	To rezone land located at 4 Elkhorn Street - ASSINIBOIA	RMF-M	136/2013	December 11, 2013
(277)	DAZ 211/2013	To rezone land located at 232 Academy Road – CITY CENTRE	R2 PDO-1	13/2014	January 29, 2014
(278)	DAZ 220/2013	To rezone land located at 20 Maralbo Avenue West – RIEL	C1	18/2014	January 29, 2014
(279)	DAZ 223/2013	To rezone land located along Brookside Boulevard, Oak Point Highway and King Edward Street – LORD SELKIRK-WEST KILDONAN	M1	14/2014	January 29, 2014
(280)	DASZ 10/2013	To rezone land located at the southeast corner or Ravelston Avenue West and Peguis Street – EAST KILDONAN – TRANSCONA	R1-M; RMF-S; RMF-M; RMF-L; RMU; C2; PR-1	20/2014	January 29, 2014
(281)	DASZ 15/2013	To rezone land located at the northwest corner of Ravelston Avenue West and Peguis Street – EAST KILDONAN – TRANSCONA	R1-M; R2; PR-1; RMF-M	15/2014	January 29, 2014
(282)	DASZ 18/2013	To rezone land located on the north and south sides of Pacific Avenue and at 1809 Ross Avenue – ASSINIBOIA	RMF-L; C2	16/2014	January 29, 2014

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(283)	DASZ 26/2013	To rezone land located at 1425, 1429 and 1435 Molson Street – EAST KILDONAN – TRANSCONA	RMF-S	17/2014	January 29, 2014
(284)	DAZ 226/2013	To rezone land located at 800 Burrows Avenue – LORD SELKIRK – WEST KILDONAN	RMF-L	29/2014	February 26, 2014
(285)	DAZ 228/2013	To rezone land located at 629 Dudley Avenue – CITY CENTRE	RMF-L	31/2014	February 26, 2014
(286)	DAZ 215/2013	To rezone land located at 320 Stradbrook Avenue - CITY CENTRE	RMF-L	30/2014	February 26, 2014
(287)	DASZ 11/2013	To rezone land located at the northeast corner of Ravelston Avenue and Peguis Street up to existing Nelson Avenue – EAST KILDONAN – TRANSCONA	R1-M; RMF-S; RMF-M; PR1	43/2014	March 26, 2014
(288)	DASZ 21/2013	To rezone land located at 90 Lexington Park – EAST KILDONAN – TRANSCONA	RMU	44/2014	March 26, 2014
(289)	DAZ 212/2013	To rezone land located at 1200 Sturgeon Road – ASSINIBOIA	RMU	40/2014	March 26, 2014
(290)	DASZ 25/2013	To rezone land located at 1926 – 1946 St. Mary's Road – RIEL	RMF-M; PR1	45/2014	March 26, 2014
(291)	DAZ 232/2013	To rezone land located at Pembina Highway at Grandmont Boulevard – RIEL	PR1	41/2014	March 26, 2014
(292)	DASZ 29/2013	To rezone land located at 1585 St. Mary's Road – RIEL	C2	42/2014	March 26, 2014
(293)	DASZ 25/2012	To rezone land located at 1201 St. Anne's Road – RIEL	RMF-S; PR1	49/2014	April 30, 2014
(294)	DASZ 40/2013	To rezone land located at 140 Hebert Street – RIEL	R1-S; R1-M	50/2014	April 30, 2014
(295)	DAZ 217/2013	To rezone land located at 90 Bole Street – CITY CENTRE	RMU	59/2014	April 30, 2014
(296)	DASZ 30/2013	To rezone land located at the southwest corner of Jefferson Avenue and King Edward Street, north of Commercial Avenue – LORD SELKIRK – WEST KILDONAN	R1-S; R1-M; R2; RMF-M; PR-1	60/2014	April 30, 2014
(297)	DASZ 54/2013	To rezone land located at the southeast corner of McPhillips Street and Murray Avenue – LORD SELKIRK – WEST KILDONAN	R1-S; R1-M; R2; RMF-M; RMF-L; C4; PR1; PR2	51/2014	April 30, 2014
(298)	DASZ 4/2013	To rezone land located on the south side of Taylor Avenue between Wilton Street and 1260 Taylor Avenue – CITY CENTRE	C3	52/2014	April 30, 2014
(299)	DAZ 233/2013	To rezone land located at 1210-1220 Chamberlain Avenue – LORD SELKIRK – WEST KILDONAN	RMF-S	110/2014	September 24, 2014
(300)	DAZ 210/2013	To rezone land located at the southwest corner of Dalhousie Drive and Allegheny Drive – RIEL	RMF-L	61/2014	May 27, 2014
(301)	DAZ 231/2013	To rezone land located at 276 Murray Avenue – LORD SELKIRK-WEST KILDONAN	RMF-S	63/2014	May 27, 2014
(302)	DAZ 216/2013	To rezone land located at 381 Stradbrook Avenue – CITY CENTRE	RMF-L	62/2014	May 27, 2014
(303)	DASZ 13/2013	To rezone land located at 2967 and 3003 Waverley Street – RIEL	RMF-S	64/2014	May 27, 2014

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(304)	DAZ 234/2013	To rezone land located at 277 Young Street – CITY CENTRE	RMF-S	53/2014	May 27, 2014
(305)	DASZ 26/2012	To rezone land located at 1171 Fife Street – LORD SELKIRK-WEST KILDONAN	R1-S	70/2014	June 25, 2014
(306)	DASZ 45/2013	To rezone land located south of Warde Avenue, west of Plessis Road and north of the Perimeter Highway – RIEL	R1-S; R1-M; PR1	73/2014	June 25, 2014
(307)	DASZ 55/2013	To rezone land located on Concordia Avenue East, west of Grantsmuir Drive (Harbourview South) – EAST KILDONAN – TRANSCONA	R1-M	69/2014	June 25, 2014
(308)	DASZ 57/2013	To rezone land located at 774 Bonner Avenue – EAST KILDONAN – TRANSCONA	R1-L	74/2014	June 25, 2014
(309)	DASZ 50/2013	To rezone land located west of Charleswood Road, north of CN Railway and south of Harte Trail (Ridgewood South Area 1) – ASSINIBOIA	R1-M; RMF-S; PR1	72/2014	June 25, 2014
(310)	DAZ 206/2014	To rezone land located at 765 Scotland Avenue – CITY CENTRE	R2	68/2014	June 25, 2014
(311)	DASZ 2/2014	To rezone land located at 357, 359 and 373 River Avenue – CITY CENTRE	RMF-L	82/2014	July 16, 2014
(312)	DAZ 201/2014	To rezone land located at the northeast corner of Wilkes Avenue and Kenaston Boulevard – ASSINIBOIA	M1	81/2014	July 16, 2014
(313)	DASZ 6/2014	To rezone land located on the southeast corner of Sage Creek Boulevard and Boulevard Des Hivernants – RIEL	RMF-S; RMF-M; RMF-L	85/2014	July 16, 2014
(314)	DAZ 202/2014	To rezone land located at the northwest corner of Waverley Street and John Angus Drive – RIEL	RMF-M	84/2014	July 16, 2014
(315)	DAZ 207/2014	To rezoning land located at 293 Kimberly Avenue – EAST KILDONAN – TRANSCONA	R2	101/2014	September 24, 2014
(316)	DAZ 208/2014	To rezone land located at 500 Widlake Street - EAST KILDONAN-TRANSCONA	RMF-M	102/2014	September 24, 2014
(317)	DAZ 204/2014	To rezone land located at 620 St. Mary's Road – RIEL	R2	114/2014	December 10, 2014
(318)	DAZ 213/2014	To rezone land located at 445 River Avenue – CITY CENTRE	RMU	115/2014	December 10, 2014
(319)	DASZ 11/2014	To rezone land located at 386 Beaverbrook Street – CITY CENTRE	R1-M (PDO-1 Airport Vicinity); PR1 (PDO-1 Airport Vicinity)	126/2014	December 10, 2014
(320)	DASZ 16/2012	To rezone land located at 750 Rosseau Avenue West and property located to the west - EAST KILDONAN-TRANSCONA	R1-M	112/2014	September 24, 2014
(321)	DASZ 51/2013	To rezone land located at 1963, 1967, 1977 and 1987 Henderson Highway and at 234 and 236 Bonner Avenue – EAST KILDONAN-TRANSCONA	C2; RMF-M	131/2014	December 10, 2014
(322)	DASZ 12/2013	To rezone land located at the northeast corner of existing Nelson Avenue and Peguis Street (east limit at existing Angela Street) – EAST KILDONAN-TRANSCONA	R1-M; RMF-S; RMF-M; PR1	132/2014	December 10, 2014

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(323)	DASZ 36/2013	To rezone land located at 875 Camiel Sys Street – RIEL	PR1	117/2014	December 10, 2014
(324)	DAZ 211/2014	To rezone land located at 226 Grassie Boulevard – EAST KILDONAN – TRANSCONA	RMF-S	127/2014	December 10, 2014
(325)	DAZ 226/2014	To rezone land located at 54 Maryland Street – CITY CENTRE	RMU	134/2014	December 10, 2014
(326)	DAZ 215/2014	To rezone land located at 725 Sterling Lyon Parkway (west of Kenaston Boulevard and south of CNR Rail Line) – ASSINIBOIA	RMU	133/2014	December 10, 2014
(327)	DASZ 3/2013	To rezone land located at 3280 Pembina Highway and Lot Adjacent to the South – RIEL	RMF-M (PDO-1)	125/2014	December 10, 2014
(328)	DASZ 59/2014	To rezone land located at 1044 Wilkes Avenue/Carpenter Street – CITY CENTRE	RMF-M	130/2014	December 10, 2014
(329)	DASZ 10/2014	To rezone land located at 309/311 Logan Avenue, 303 Stanley Street and 288/300 Princess Street – LORD SELKIRK-WEST KILDONAN	M1	129/2014	December 10, 2014
(330)	DAZ 218/2014	To rezone land located at 113 Bryce Street – CITY CENTRE	RMF-L	119/2014	December 10, 2014
(331)	DASZ 41/2013	To rezone land located at 221 Stradbroke Avenue – CITY CENTRE	RMU (PDO-2)	128/2014	December 10, 2014
(332)	DASZ 12/2014	To rezone land located at Singh Trail – Waterford Green – LORD SELKIRK-WEST KILDONAN	R1-S	118/2014	December 10, 2014
(333)	DASZ 7/2014	To rezone land located at the northwest corner of Hugo Street South and the public lane behind Berwick Place – CITY CENTRE	RMU (PDO-1 The Yards at Fort Rouge); RMF-M (PDO-1 The Yards at Fort Rouge)	18/2015	January 28, 2015
(334)					
(335)	DAZ 223/2014	To rezone land located at 1023 Wilkes Avenue – CITY CENTRE	RMF-M	16/2015	January 28, 2015
(336)	DASZ 43/2011	To rezone land located at 3977 Portage Avenue – ASSINIBOIA	C4 (PDO-2 Westport Festival)	19/2015	January 28, 2015
(337)	DAZ 225/2013	To rezone land located at 87 Harvard Avenue – CITY CENTRE	R2 (PDO-1 Airport Vicinity)	20/2015	January 28, 2015
(338)	DASZ 15/2014	To rezone land located at 630, 632, 634, 636 and 640 Jefferson Avenue – LORD SELKIRK-WEST KILDONAN	CMU	26/2015	February 25, 2015

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(339)	DASZ 3/2014	To rezone land located at Sugar Beet Major Redevelopment Site north of Bishop Grandin, west of the Manitoba Hydro Corridor – CITY CENTRE	RMU (PDO-1 Bishop Grandin Crossing); CMU (PDO-1 Bishop Grandin crossing); PR1 (PDO-1 Bishop Grandin crossing); PR2 (PDO-1 Bishop Grandin Crossing); M2 (PDO-1 Bishop Grandin Crossing)	14/2015	February 25, 2015
(340)	DAZ 222/2013	To rezone land located at east corner of Archibald Street and Cusson Street – RIEL	CMU	27/2015	February 25, 2015
(341)					
(342)	DAZ 225/2014	To rezone land located at 12 Rothwell Road – ASSINIBOIA	M1	29/2015	February 25, 2015
(343)	DASZ 25/2014	To rezone land located at 1710 Grosvenor Avenue – CITY CENTRE	PR2 (PDO-1 Airport Vicinity)	28/2015	February 25, 2015
(344)	DASZ 24/2014	To rezone land located at the North side of Sage Creek Boulevard between Lagimodiere Boulevard and Burning Glass Road – RIEL	C2; C3	46/2015	April 29, 2015
(345)	DASZ 53/2013	To rezone land located at the southeast corner of Community Row and Rannock Avenue – Ridgewood South Area 10 – ASSINIBOIA	R1-M; PR1	45/2015	April 29, 2015
(346)	DAZ 230/2014	To rezone land located at 337 Rutland Street – ASSINIBOIA	RM-1 (PDO-1 Airport Vicinity)	44/2015	April 29, 2015
(347)	DAZ 212/2014	To rezone land located at 1166 Lorette Avenue – CITY CENTRE	R2 (PDO-1 Airport Vicinity)	47/2015	April 29, 2015
(348)	DAZ 209/2015	To correct errors and omissions (zoning of land located at 526 College Avenue) – LORD SELKIRK-WEST KILDONAN	C-2	57/2015	May 27, 2015
(349)	DAZ 233/2014	To rezone land located at 757 Hector Avenue – CITY CENTRE	R2	48/2015	April 29, 2015
(350)	DASZ 23/2014	To rezone land located at 626 Knowles Avenue – EAST KILDONAN-TRANSCONA	R1-L	49/2015	April 29, 2015
(351)	DASZ 32/2013	To rezone land located at 455 Edison Avenue – EAST KILDONAN-TRANSCONA	RMF-L	59/2015	May 27, 2015
(352)	DAZ 236/2014	To rezone land located at 100 Maryland Street – CITY CENTRE	RMF-L	58/2015	May 27, 2015
(353)	DAZ 201/2015	To rezone land located at 336 and 350 Laxdal Road – ASSINIBOIA	R1-L	63/2015	June 17, 2015
(354)	DAZ 224/2014	To rezone land located at 478 Hartford Avenue – LORD SELKIRK –WEST KILDONAN	R2	62/2015	June 17, 2015

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(355)	DASZ 21/2014	To rezone land located at the northwest corner of Melnick Road, Lagimodiere Boulevard and Four Mile Road – RIEL	R1-S; R1-M; RMF-S; RMF-M; CMU; PR1; PR2	67/2015	June 17, 2015
(356)	DASZ 31/2013	To rezone land located at 1101-1121 Wabasha Street – EAST KILDONAN-TRANSCONA	RMF-L	75/2015	July 15, 2015
(357)	DAZ 208/2013	To rezone land located at 851 Tache Avenue – RIEL	RMF-M	84/2015	September 30, 2015
(358)	DASZ 3/2015	To rezone land located at 655 Notre Dame and 790 Sherbrook Street – LORD SELKIRK –WEST KILDONAN	EI (West Alexander & Centennial PDO-1)	83/2015	September 30, 2015
(359)	DASZ 11/2015	To rezone land located at 159 – 175 Mayfair Avenue – CITY CENTRE	C2	93/2015	September 30, 2015
(360)	DASZ 17/2014	To rezone land located at 603 and 611 Redwood Avenue – LORD SELKIRK –WEST KILDONAN	C1	86/2015	September 30, 2015
(361)	DASZ 36/2014	To rezone land located at 780 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	RMF-M	92/2015	September 30, 2015
(362)	DAZ 203/2015	To rezone land located at Lark Ridge Way – RIEL	R2	94/2015	September 30, 2015
(363)	DASZ 14/2015	To rezone land located at 2090 Henderson Highway – EAST KILDONAN-TRANSCONA	RMF-S	103/2015	October 28, 2015
(364)	DAZ 208/2015	To rezone land located at 290 River Avenue – CITY CENTRE	RMF-L	104/2015	October 28/2015
(365)	DASZ 6/2015	To rezone land located at 20 Allan Blye Drive and Parcel A and Lot 3 bounded by Amber Trail – LORD SELKIRK – WEST KILDONAN	PR2	105/2015	October 28/2015
(366)	DAZ 214/2015	To rezone land located at 265 Provencher – RIEL	RMU	112/2015	November 25, 2015
(367)	DASZ 5/2015	To rezone land located at 90 Lexington Park – EAST KILDONAN-TRANSCONA	RMU	5/2016	January 27, 2016
(368)	DASZ 18/2015	To rezone land located at 33 Warnock Street – LORD SELKIRK – WEST KILDONAN	M2	2/2016	January 27, 2016
(369)	DAZ 219/2015	To rezone land located at 630 Jessie Avenue – CITY CENTRE	R2	11/2016	January 27, 2016
(370)	DAZ 204/2015	To rezone land located at 698 Furby Street – CITY CENTRE	RMF-L	4/2016	January 27, 2016
(371)	DAZ 205/2015	To rezone land located at 212 Langside Street – CITY CENTRE	RMF-L	9/2016	January 27, 2016
(372)	DAZ 206/2015	To rezone land located at 693 Maryland Street – CITY CENTRE	RMF-L	10/2016	January 27, 2016
(373)	DASZ 37/2014	To rezone land located north of Templeton Avenue, east of Pipeline Road – LORD SELKIRK – WEST KILDONAN	R1-M; R2; RMF-L; PR1	7/2016	January 27, 2016

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(374)	DASZ 31/2014	To rezone land located at North side of River Avenue immediately West of Mayfair Place – CITY CENTRE	RMF-L	12/2016	January 27, 2016
(375)	DASZ 39/2013	To rezone land located at 1500 Plessis Road – EAST KILDONAN-TRANSCONA	RMU; PR3	8/2016	January 27, 2016
(376)	DAZ 213/2015	To rezone land located at 456 Nairn Avenue – EAST KILDONAN-TRANSCONA	R2	13/2016	February 24, 2016
(377)	DASZ 32/2014	To rezone land located at 1286, 1290 and 1294 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R1-L; RMU	24/2016	February 24, 2016
(378)	DASZ 22/2014	To rezone land located at 267 Sherbrook Street – CITY CENTRE	RMU	14/2016	February 24, 2016
(379)	DASZ 9/2015	To rezone land located at 400 – 408 Regent Avenue West – EAST KILDONAN-TRANSCONA	RMF-M	26/2016	February 24, 2016
(380)	DASZ 40/2014	To rezone land located at 724 Regent Avenue West – EAST KILDONAN-TRANSCONA	RMF-M	25/2016	February 24, 2016
(381)	DAZ 222/2014	To rezone land located at 11 Moore Avenue – RIEL	R2	28/2016	February 24, 2016
(382)	DASZ 13/2015	To rezone land located at 761 North Drive – CITY CENTRE	RMF-M	29/2016	February 24, 2016
(383)	DAZ 222/2015	To rezone land located at 761 McMillan Avenue – CITY CENTRE	R2	33/2016	March 23, 2016
(384)	DAZ 224/2015	To rezone land located at 552 Sherbrook Street – CITY CENTRE	RMF-L	34/2016	March 23, 2016
(385)	DAZ 227/2015	To rezone land located at 885 McMillan Avenue – CITY CENTRE	R2	46/2016	March 23, 2016
(386)	DASZ 39/2014	To rezone land located at 909 St. Mary's Road – RIEL	RMF-M	47/2016	March 23, 2016
(387)	DAZ 235/2014	To rezone land located at 260 Wellington Crescent – CITY CENTRE	RMF-L	48/2016	March 23, 2016
(388)					
(389)	DAZ 229/2015	To rezone land located at 177 Eugenie Street – RIEL	C1	35/2016	April 27, 2016
(390)	DASZ 33/2014	To rezone land located at 15 to 35 Minerva Avenue – RIEL	PR1	36/2016	April 27, 2016
(391)	DASZ 52/2013	To rezone land located south of Fermor Avenue, north of Dawson Road South, and west of Plessis Road – RIEL	RMF-M; CMU; C3; PR1;	56/2016	April 27, 2016
(392)	DASZ 40/2015	To rezone land located at the Southwest corner of McPhillips Street and Murray Avenue – LORD SELKIRK – WEST KILDONAN	R1-M; R2; RMF-S; RMF-M; RMF-L; C4; PR1	57/2016	April 27, 2016
(393)	DASZ 36/2015	To rezone land located at 113 St. Anne's Road – RIEL	C2	58/2016	May 18, 2016

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(394)	DASZ 25/2015	To rezone land located on the West side of Litchfield Boulevard, south of Dearsley Place (formerly 845 Shaftsbury Boulevard) – ASSINIBOIA	R1-L	65/2016	May 18, 2016
(395)	DAZ 223/2015	To rezone land located at 971 Main Street – LORD SELKIRK – WEST KILDONAN	C2	64/2016	May 18, 2016
(396)	DASZ 21/2015	To rezone land located at 85 to 109 Maryland Street – CITY CENTRE	RMU	73/2016	June 15, 2016
(397)	DASZ 26/2011	To rezone land located at 405 Hamel Street – RIEL	RMF-S PR1	76/2016	June 15, 2016
(398)					
(399)	DASZ 34/2015	To rezone land located at 1133 and 1137 Portage Avenue – CITY CENTRE	RMF-L	77/2016	July 13, 2016
(400)	DASZ 26/2015	To rezone land located at 393 Grassie Boulevard – EAST KILDONAN-TRANSCONA	R1-L	78/2016	July 13, 2016
(401)	DAZ 211/2015	To rezone land located at 1355 Lee Boulevard – RIEL	RMU	81/2016	July 13, 2016
(402)	DASZ 47/2015	To rezone land located at the northeast corner of existing Ridgewood South, Opposite Cardiff Avenue and North of CNR Main Line – ASSINIBOIA	PR1	82/2016	July 13, 2016
(403)	DASZ 37/2015	To rezone land located at Northside Silver Creek Road and Landover Drive (Bridgwater Trails Phase 3) – RIEL	R2	79/2016	July 13, 2016
(404)	DASZ 17/2015	To rezone land located at 1914 Henderson Highway – EAST KILDONAN-TRANSCONA	RMF-M; PR1	83/2016	July 13, 2016
(405)	DASZ 20/2015	To rezone land located at 131, 147 and 165 Aberdeen Avenue – LORD SELKIRK -WEST KILDONAN	RMF-L	87/2016	July 13, 2016
(406)	DASZ 3/2016	To rezone land located at 1462 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R2; R1-M; RMF-M; PR1	88/2016	July 13, 2016
(407)	DAZ 201/2016	To rezone land located at 419/421 Arnold Street – CITY CENTRE	R2	96/2016	September 28, 2016
(408)	DAZ 200/2016	To rezone land located at 249 to 263 Bell Avenue – CITY CENTRE	RMU	97/2016	September 28, 2016
(409)	DASZ 28/2015	To rezone land located at 1476 Portage Avenue and 7 Empress Street East – ASSINIBOIA	RMF-M	100/2016	September 28, 2016
(410)	DASZ 1/2016	To rezone land located at 1274 to 1288 and 1310 Archibald Street – RIEL	RMF-M; C2	98/2016	September 28, 2016
(411)	DASZ 34/2014	To rezone land located at 1060 Chevrier Boulevard – CITY CENTRE	R2	103/2016	September 28, 2016
(412)	DASZ 8/2016	To rezone land located at Prairie Crocus Drive and Golden Boy Lane – EAST KILDONAN-TRANSCONA	R1-M; R1-L	99/2016	September 28, 2016
(413)	DAZ 204/2016	To rezone land located at 237 Lawson Crescent – ASSINIBOIA	M2	117/2016	October 26, 2016

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(414)	DASZ 12/2016	To rezone land located at Waterford Green Phase 3: East of King Edward Street and Old Commonwealth Path – LORD SELKIRK -WEST KILDONAN	R1-S R2	125/2016	October 26, 2016
(415)	DASZ 1/2015	To rezone land located at 472 and 474 Henderson Highway – EAST KILDONAN-TRANSCONA	RMF-M	124/2016	October 26, 2016
(416)	DASZ 41/2015	To rezone land located at Bridgwater Trails Phase 4 – RIEL	R2	120/2016	October 26, 2016
(417)	DASZ 31/2015	To rezone land located at 60 Osborne Street North – CITY CENTRE	C2	126/2016	October 26, 2016
(418)	DASZ 22/2016	To rezone land located at 255 Redonda Street – EAST KILDONAN-TRANSCONA	C2	122/2016	October 26, 2016
(419)	DASZ 25/2016	To rezone land located at 123 Doncaster Street – ASSINIBOIA	RMF-M	132/2016	November 16, 2016
(420)	DAZ 212/2015	To rezone land located at Peguis Street North of Almey Avenue – EAST KILDONAN-TRANSCONA	RMU	129/2016	November 16, 2016
(421)	DAZ 210/2016	To rezone land located at 641 St. Matthews Avenue – CITY CENTRE	RMF-L	130/2016	November 16, 2016
(422)	DAZ 203/2016	To rezone land located at Unaddressed lot on Sterling Lyon Parkway (north of Sterling Lyon Parkway, west of Kenaston Boulevard) – ASSINIBOIA	CMU	133/2016	December 14, 2016
(423)	DASZ 18/2014	To rezone land located at Gunn Road, Hewitson Road and Redonda Street – EAST KILDONAN – TRANSCONA	R1-S; R1-M; C2; PR1	72/2017	July 19, 2017
(424)	DAZ 215/2015	To correct an error in the zoning of the land located at 171 Cole Avenue and immediately to the south of 171 Cole Avenue – EAST KILDONAN-TRANSCONA	M2	9/2017	February 22, 2017
(425)	DAZ 217/2015	To rezone land located at 120 Scott Street – CITY CENTRE	RMU	3/2017	January 25, 2017
(426)	DASZ 11/2016	To rezone land located at 97 Park Forest Crescent – ASSINIBOIA	PR-1; R1-L	1/2017	January 25, 2017
(427)	DASZ 39/2015	To rezone land located at the Northwest intersection of King Edward Street and Inkster Boulevard – LORD SELKIRK -WEST KILDONAN	M1 (PDO-1 Airport Vicinity, PDO-2 Inksbrook Employment); C2 (PDO-1 Airport Vicinity, PDO-2 Inksbrook Employment)”)	2/2017	January 25, 2017
(428)	DAZ 202/2016	To rezone land located at 1039 Cathedral Avenue – LORD SELKIRK -WEST KILDONAN	C1	10/2017	February 22, 2017
(429)	DASZ 39/2016	To rezone land located at 1500 Plessis Road – EAST KILDONAN-TRANSCONA	CMU	21/2017	February 22, 2017
(430)	DASZ 27/2016	To rezone land located at 2525 Pembina Highway – RIEL	RMF-L	22/2017	February 22, 2017
(431)	DAZ 208/2016	To rezone land located at 291 Nassau Street North – CITY CENTRE	R2	11/2017	February 22, 2017

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(432)	DASZ 7/2016	To rezone land located at the Northwest and Northeast Corner of Philip Lee Drive and Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R2	24/2017	March 22, 2017
(433)					
(434)	DAZ 212/2016	To rezone land located at 2074 De Vries Avenue – EAST KILDONAN-TRANSCONA	C2	23/2017	March 22, 2017
(435)	DASZ 33/2013	To rezone land located at Lots 2 and 3, Plan 45753, Peguis Street and Reenders Drive – EAST KILDONAN-TRANSCONA	C4	27/2017	April 26, 2017
(436)	DAZ 211/2016	To rezone land located at 956 and 958 McMillan Avenue – CITY CENTRE	RMF-M (PDO-1 Airport Vicinity)	26/2017	April 26, 2017
(437)	DASZ 29/2016	To rezone land located at 989 to 1001 Ducharme Avenue – RIEL	RMU	39/2017	May 24, 2017
(438)	DASZ 36/2016	To rezone land located at 650 Stafford Street – CITY CENTRE	RMF-L	42/2017	May 24, 2017
(439)	DASZ 8/2015	To rezone land located at 3600 and 3636 Portage Avenue – ASSINIBOIA	C3	40/2017	May 24, 2017
(440)	DASZ 35/2016	To rezone land located at 1325, 1375 and 1385 Ravelston Avenue West – EAST KILDONAN – TRANSCONA	R1-M; R2	43/2017	June 21, 2017
(441)	DASZ 13/2016	To rezone land located at 1911 King Edward Street – LORD SELKIRK-WEST KILDONAN	M3	47/2017	June 21, 2017
(442)	DASZ 45/2015	To rezone land located at 360 and 364 Stafford Street and 879 Garwood Avenue – CITY CENTRE	C1	48/2017	June 21, 2017
(443)	DASZ 38/2016	To rezone land located at 757-759 Jubilee Avenue – CITY CENTRE	R2	45/2017	June 21, 2017
(444)	DASZ 24/2016	To rezone land located at 1414 Ravelston Avenue West – EAST KILDONAN-TRANCONA	R1-M; R2; RMF-M	44/2017	June 21, 2017
(445)	DAZ 221/2016	To rezone land located at 489 and 491 Corydon Avenue – CITY CENTRE	CMU (PDO-1 Corydon-Osborne)	64/2017	July 19, 2017
(446)	DAZ 231/2014	To rezone land located at 839 Panet Road – EAST KILDONAN – TRANSCONA	RMU	68/2017	July, 19, 2017
(447)	DASZ 28/2016	To rezone land located at 5715 Roblin Boulevard – ASSINIBIOA	R1-L; RMF-S	70/2017	July 19, 2017
(448)	DASZ 40/2016	To rezone land located at 479 and 481 Maryland Street – CITY CENTRE	RMF – L	69/2017	July 19, 2017
(449)	DASZ 35/2015	To rezone land located at 588 Des Meurons Street – RIEL	RMF-M	65/2017	July 19, 2017
(450)	DAZ 240/2012	To rezone land located at 956 Notre Dame Avenue – CITY CENTRE	RMF-L	71/2017	July 19, 2017
(451)	DAZ 4/2017	To rezone land located at 376 Marion Street – RIEL	CMU	84/2017	September 27, 2017

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(452)	DAZ 202/2017	To rezone land located at 24 Loraine Street – RIEL	R2	85/2017	September 27, 2017
(453)	DASZ 41/2016	To rezone land located at 93 Nassau Street North – CITY CENTRE	RMF – L	89/2017	September 27, 2017
(454)	DASZ 7/2017	To rezone land located at 9 Barrington Avenue – RIEL	RMF-S	88/2017	September 27, 2017
(455)	DASZ 5/2016	To rezone land located at 567-573 Talbot Avenue – EAST KILDONAN – TRANSCONA	R2	104/2017	October 25, 2017
(456)	DASZ 37/2016	To rezone land located at 341-345 Springfield Road – EAST KILDONAN TRANSCONA	R2	101/2017	October 25, 2017
(457)	DASZ 6/2017	To rezone land located at 578 Jessie Avenue – CITY CENTRE	R2 (PDO-1 Corydon Osborne)	97/2017	October 25, 2017
(458)	DASZ 47/2016	To rezone land located at 254/256 Wellington Crescent – CITY CENTRE	RMF-M	102/2017	October 25, 2017
(459)	DASZ 35/2014	To rezone land located at 590 St. Anne's Road Avenue – RIEL	RMF-S; R2	103/2017	October 25, 2017
(460)	DASZ 19/2016	To rezone land located at the Sage Creek Phase 8: southwest corner of Des Hivernants Boulevard and Edward Turner Drive – RIEL	RMF-S; RMF-M	105/2017	October 25, 2017
(461)	DASZ 38/2013	To rezone land located at 1916, 1918 and 1920 St. Mary's Road – RIEL	RMF-L; PR1	116/2017	December 13, 2017
(462)	DAZ 203/2017	To rezone land located at 421 Beaverhill Boulevard – RIEL	RMU	120/2017	December 13, 2017
(463)	DAZ 207/2017	To rezone land located at 108 Yale Avenue – CITY CENTRE	C1	115/2017	December 13, 2017
(464)	DASZ 14/2017	To rezone land located at 221 and 227 Stradbrook Avenue – CITY CENTRE	RMU	114/2017	December 13, 2017
(465)	DASZ 9/2017	To rezone land located at 982 John Bruce Road East – RIEL	R1-M	7/2018	January 25, 2018
(466)	DASZ 12/2017	To rezone land located at Brandon Avenue (Lots 9-21, Block 6, Plan 1606), 615 Hethrington Avenue, and 421 Osborne Street – CITY CENTRE	C2	4/2018	January 25, 2018
(467)	DAZ 212/2017	To rezone land located at 22 Loraine Street – RIEL	R2	8/2018	January 25, 2018
(468)	DAZ 209/2017	To rezone land located at 400 Pipeline Road – LORD SELKIRK – WEST KILDONAN	RMF – S	12/2018	February 22, 2018
(469)	DAZ 213/2017	To rezone land located at 471 Edison Avenue – EAST KILDONAN – TRANSCONA	R2	16/2018	February 22, 2018
(470)	DAZ 206/2017	To rezone land located at 3555 Pembina Highway – RIEL	RMU; PDO – 1	15/2018	February 22, 2018
(471)	DASZ 42/2016	To rezone land located at 1018 and 1034 Elizabeth Road – RIEL	C3	20/2018	March 22, 2018
(472)	DASZ 13/2017	To rezone land located at Lot 2 Skyline Drive and Lot 3 Castlebrook Drive (Block 1 Plan 58259) – RIEL	R2	21/2018	March 22, 2018

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(473)	DAZ 217/2017	To rezone land located at 380 Osbourne Street – CITY CENTRE	RMU	34/2018	April 26, 2018
(474)	DASZ 19/2017	To rezone land located at 1280 Notre Dame Avenue – CITY CENTRE	M1	33/2018	April 26, 2018
(475)	DASZ 15/2017	To rezone land located at 1320 Milson Street – EAST KILDONAN – TRANSCONA	RMF-S	37/2018	April 26, 2018
(476)	DASZ 27/2017	To rezone land located west of Boulevard Des Hivernants N., North and South of Edward Turner Drive, Proposed Blocks 4 and 11 – RIEL	R1-M	27/2018	April 26, 2018
(477)	DAZ 211/2017	To rezone land located at 153 Aubert Street – RIEL	RMF-L	47/2018	May 24, 2018
(478)	DASZ 6/2016	To rezone land located at 376 Logan Avenue – LORD SELKIRK – WEST KILDONAN	C2	41/2018	May 24, 2018
(479)	DASZ 45/2016	To rezone land located at 93 St. Anne's Road – RIEL	C1	38/2018	May 24, 2018
(480)	DASZ 22/2017	To rezone land located at 108, 110 and 112 Alexander Avenue, and 107, 109 and 111 Pacific Avenue – LORD SELKIRK – WEST KILDONAN	C	40/2018	May 24, 2017
(481)	DAZ 200/2017	To rezone land located at 1860 Logan Avenue – ASSINIBOIA	RMF-S	59/2018	June 21, 2018
(482)	DASZ 20/2016	To rezone land located West of Plessis Road, between PTH 100 and Robert Bockstael Drive – RIEL	R1-M; PR1	55/2018	June 21, 2018
(483)	DASZ 32/2016	To rezone land located at 186 Furby Street – CITY CENTRE	C2	54/2018	June 21, 2018
(484)	DAZ 220/2017	To rezone land located at 3021 Pembina Highway – RIEL	RMU	60/2018	June 21, 2018
(485)	DASZ 10/2017	To rezone land located at the Southeast Ravenhurst Street, Pandora Avenue East, CNR Rail line, and Perimeter Highway Boundaries – EAST KILDONAN – TRANSCONA	R1-S; R2; RMF-M; RMU; CMU; PR1	64/2018	July 19, 2018
(486)	DASZ 11/2017	To rezone land located at 860 St. James Street – ASSINIBOIA	C3; PDO-1	71/2018	July 19, 2018
(487)	DASZ 26/2017	To rezone land located at 16 and 24 Speers Road – RIEL	M2	70/2018	July 19, 2018
(488)	DAZ 207/2016	To rezone land located at 1466 Templeton Avenue – LORD SELKIRK – WEST KILDONAN	RMF-S	80/2018	September 20, 2018
(489)	DASZ 31/2016	To rezone land located at northeast corner of Almey Avenue at Ravelston Avenue West - EAST KILDONAN – TRANSCONA	R1-M	81/2018	September 20, 2018
(490)	DAZ 221/2017	To rezone land located at 721 Oxford Street – CITY CENTRE	C1; PDO-1	84/2018	September 20, 2018
(491)	DAZ 205/2018	To rezone land located at 384 Stradbrook Avenue – CITY CENTRE	RMF-L	83/2018	September 20, 2018
(492)	DAZ 202/2018	To rezone land located at 607 Flora Avenue – LORD SELKIRK – WEST KILDONAN.	C2	85/2018	September 20, 2018

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(493)	DASZ 8/2018	To rezone land located at 173 Notre Dame - RIEL	RMF-L	78/2018	September 20, 2018
(494)	DASZ 25/2017	To rezone land located at 174 Provencher Boulevard – RIEL	RMU; PDO 1	104/2018	December 13, 2018
(495)	DAZ 207/2018	To rezone land located at 939 Mountain Avenue – LORD SELKIRK – WEST KILDONAN	C1	95/2018	December 13, 2018
(496)	DASZ 16/2017	To rezone land located at east side of Ravelston Avenue West, north of El Tassi Drive – EAST KILDONAN – TRANSCONA	R1-S; R1-M; R2; RMF-M; PR1	100/2018	December 13, 2018
(497)	DASZ 5/2017	To rezone land located at north west of Eric Street and Beliveau Road – RIEL	PR1	99/2018	December 13, 2018
(498)	DAZ 203/2018	To rezone land located at 469 Beresford Avenue – CITY CENTRE	R2	2/2019	January 31, 2019
(499)	DASZ 3/2018	To rezone land located at 30, 32, 34 University Crescent – RIEL	RMF-L	6/2019	January 31, 2019
(500)	DASZ 18/2018	To rezone land located at Dedrick Bay – ASSINIBOIA	R1-M; PR1	4/2019	February 28, 2019
(501)	DASZ 16/2018	To rezone land located at 1288 and 1340 Templeton Avenue – LORD SELKIRK – WEST KILDONAN	R1-S	5/2019	February 28, 2019
(502)	DAZ 210/2018	To rezone land located at 180 and 200 Lowson Crescent – ASSINIBOIA	M2	20/2019	March 21, 2019
(503)	DAZ 214/2018	To rezone land located at 229 Roslyn Road – CITY CENTRE	R2	27/2019	April 25, 2019
(504)	DASZ 8/2017	To rezone land located at 1600 Ravelston Avenue West – EAST KILDONAN – TRANSCONA	R1-M	26/2019	April 25, 2019
(505)	DAZ 211/2018	To rezone land located at 390, 392, 394 and 396 Academy Road – CITY CENTRE	RMU; PDO 1	28/2019	April 25, 2019
(506)	DASZ 2/2017	To rezone land located at 650 Burrows Avenue – LORD SELKIRK – WEST KILDONAN	C1	33/2019	April 25, 2019
(507)	DAZ 215/2018	To rezone land located at 204 and 210 Masson Street – RIEL	RMF-L	34/2019	May 16, 2019
(508)	DAZ 216/2018	To rezone land located at 1181 Chamberlain Avenue – LORD SELKIRK – WEST KILDONAN	C2	38/2019	May 16, 2019
(509)	DASZ 20/2018	To rezone land located at 255 Hamilton Avenue – ASSINIBOIA	RMF-S; PR1	41/2019	June 20, 2019
(510)	DASZ 19/2014	To rezone land located at 741 to 765 Bonner Avenue – EAST KILDONAN – TRANSCONA	R1-M; R1-L	40/2019; 51/2019	June 20, 2019; July 18, 2019
(511)	DASZ 14/2018	To rezone land located at south side of El Tassi Drive, 389 and 395 Almey Avenue – EAST KILDONAN – TRANSCONA	R2	39/2019	June 20, 2019
(512)	DASZ 6/2018	To rezone land located at 1982 and 1984 St. Mary's Road, and 2, 44, 66, 88 and 108 Normand Avenue – RIEL	RMF-L; PR1	42/2019	July 18, 2019
(513)	DASZ 15/2018	To rezone land located at 900 Elmhurst – ASSINIBOIA	R1-L ; PDO 1	50/2019	July 18, 2019

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(514)	DASZ 21/2017	To rezone land located at West of Peguis Street, South of Almey Avenue – EAST KILDONAN – TRANSCONA	RMF-M	54/2019	July 18, 2019
(515)	DAZ 203/2013	To rezone land located at north side of Court Avenue, west of McPhillips Street – LORD SELKIRK – WEST KILDONAN	RMF-M	53/2019	July 18, 2019
(516)	DAZ 200/2019	To rezone land located at 797 Dorchester Avenue – CITY CENTRE	RMF-S; PDO-1	55/2019	September 26, 2019
(517)	DAZ 213/2018	To rezone land located at 140 Alfred Avenue – LORD SELKIRK – WEST KILDONAN	C2	64/2019	September 26, 2019
(518)	DASZ 27/2018	To rezone land located at Northeast corner of De La Seigneurie Boulevard and Crestmont Drive – RIEL	RMF-S	57/2019	September 26, 2019
(519)	DASZ 9/2019	To rezone land located at 97 Oak Forest Crescent – ASSINIBOIA	R1-L; PR-1	67/2019	September 26, 2019
(520)	DAZ 205/2019	To rezone land located at 2695 Main Street – EAST KILDONAN – TRANSCONA	RMH	58/2019	September 26, 2019
(521)	DASZ 11/2018	To rezone land located at Templeton Avenue West and Thorn Drive – LORD SELKIRK – WEST KILDONAN	R1-M	65/2019	September 26, 2019
(522)	DAZ 209/2018	To rezone land located at 717 Jessie Avenue – CITY CENTRE	RMF-S; PDO-1	56/2019	September 26, 2019
(523)	DASZ 28/2018	To rezone land located at 206, 216, 218, 228, 230, 236, 244 and 248 Good Street – CITY CENTRE	RMF-L	59/2019	September 26, 2019
(524)	DAZ 204/2019	To rezone land located at 1391 and 1421 St. James Street – ASSINIBOIA	M1; PDO-1	68/2019	September 26, 2019
(525)	DASZ 30/2018	To rezone land located at 1092 Charleswood Road – ASSINIBOIA	R1-M; R1-L	66/2019	September 26, 2019
(526)	DASZ 10/2019	To rezone land located at the Southwest corner of Ferrier Street and Murray Road – LORD SELKIRK – WEST KILDONAN	R1-M; R2; RMF-S; RMF-L; PR1	71/2019	September 26, 2019
(527)	DASZ 22/2018	To rezone land located at 1065 and 1069 Notre Dame Avenue and 1090 Winnipeg Avenue – LORD SELKIRK – WEST KILDONAN	C2; PDO-1	69/2019	September 26, 2019
(528)	DAZ 202/2019	To rezone land located at 530 River Avenue – CITY CENTRE	RMF-L	72/2019	September 26, 2019
(529)	DASZ 10/2018	To rezone land located at 446 Grassie Boulevard – EAST KILDONAN – TRANSCONA	R2	77/2019	November 21, 2019
(530)	DASZ 5/2019	To rezone land located at 521 Gateway Road – EAST KILDONAN – TRANSCONA	RMF-S	88/2019	November 21, 2019
(531)	DASZ 23/2018	To rezone land located at 700 Elgin Avenue – LORD SELKIRK – WEST KILDONAN	EI (PDO-1 West Alexander-Centennial)	78/2019	November 21, 2019
(532)	DASZ 25/2018	To rezone land located at 850 Empress Street – ASSINIBOIA	C3 (PDO-1 Airport Vicinity)	89/2019	November 21, 2019

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(533)	DAZ 213/2019	To rezone land located at 276 & 280 Strood Ave., 711, 760 & 770 Knowles Ave., 769, 775, 789, 799 Bonner Ave., 375, 453, 479, 485 Grassie Blvd & 520 Almey Ave – EAST KILDONAN – TRANSCONA	R1-L	91/2019	November 21, 2019
(534)	DAZ 212/2019	To rezone land located at 198 McPhillips Street – LORD SELKRIK – WEST KILDONAN	MMU (PDO-1 Airport Vicinity)	96/2019	December 12, 2019
(535)	DAZ 207/2019	To rezone land located at 2525 Pembina Highway – ASSINIBOIA	RMU	97/2019	December 12, 2019
(536)	DASZ 14/2019	To rezone land located at 50 Barnes Street – ASSINIBOIA	RMF-S; RMF-L	1/2020	January 30, 2020
(537)	DASZ 7/2019	To rezone land located at 1, 5, 7, 9 & 11 St. John Ambulance Way – ASSINIBOIA	C2 (PDO-1 Airport Vicinity)	8/2020	January 30, 2020
(538)	DASZ 23/2019	To rezone land located at 469, 471, 473, 475 and 481 St. Anne's Road – RIEL	RMU	5/2020	January 30, 2020
(539)	DASZ 13/2019	To rezone land located at 928 and 936 McMillan Avenue – CITY CENTRE	CMU (PDO-1 Airport Vicinity)	2/2020	January 30, 2020
(540)	DASZ 12/2019	To rezone land located at 300 Oakland Avenue – EAST KILDONAN – TRANSCONA	RMF-M	3/2020	January 30, 2020
(541)	DASZ 21/2019	To rezone land located at 1640 Leila Avenue – LORD SELKIRK – WEST KILDONAN	RMF-S	7/2020	January 30, 2020
(542)	DASZ 13/2018	To rezone land located at 281 River Avenue – CITY CENTRE	PR-1; RMF-L	15/2020	January 30, 2020
(543)	DASZ 32/2019	To rezone land located at 0 Cassowary Lane – ASSINIBOIA	R1-M	17/2020	February 27, 2020
(544)	DASZ 11/2019	To rezone land located at 1025 Beauty Avenue – LORD SELKIRK – WEST KILDONAN	R2	9/2020	February 27, 2020
(544A)	DASZ 1/2019	To rezone land located at 622 Taché Avenue – RIEL	EI	24/2020	March 21, 2020
(545)	DASZ 1/2017	To rezone land located at 755 Golspie Street – EAST KILDONAN – TRANSCONA	RMF-M	43/2020	May 6, 2020
(546)	DAZ 208/2018	To rezone land located at 20 and 80 Churchill Drive – CITY CENTRE	PR2	46/2020	May 6, 2020
(547)	DASZ 18/2019	To rezone land located at northwest corner of Kimberley Avenue and London Street – EAST KILDONAN-TRANSCONA	RMF-M	44/2020	May 6, 2020
(548)	DASZ 20/2019	To rezone land located at 425 Wardlaw Avenue and 160 Osborne Street – CITY CENTRE	RMU	45/2020	May 6, 2020
(549)	DASZ 19/2019	To rezone land located at 424 Wardlaw Avenue – CITY CENTRE	RMU	50/2020	May 6, 2020
(550)	DASZ 23/2017	To rezone land located at 813 Rathgar Avenue – CITY CENTRE	RMF-S	55/2020	May 29, 2020
(551)	DASZ 8/2019	To rezone land located at 191 Ellen Street – LORD SELKIRK – WEST KILDONAN	RMF-L (PDO-1 West Alexander-Centennial)	53/2020	May 29, 2020
(552)	DASZ 15/2019	To rezone land located at 2634 Pembina Highway/21 Bayridge Avenue – RIEL	C3	54/2020	May 29, 2020

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(553)	DASZ 34/2019	To rezone land located at 307 and 315 Talbot Avenue – EAST KILDONAN – TRANSCONA	RMU	66/2020	June 26, 2020
(554)	DASZ 7/2018	To rezone land located at 609 Leola Street, 711 Leola Street and 710 Roanoke Street – EAST KILDONAN – TRANSCONA	RMF-S	62/2020	June 26, 2020
(555)	DASZ 30/2014	To rezone land located at 198 Sherbrook Street – CITY CENTRE	RMU	67/2020	June 26, 2020
(556)	DASZ 25/2019	To rezone land located at 261 Benn Avenue and 2756-2772 Main Street – EAST KILDONAN – TRANSCONA	RMF-M	68/2020	June 26, 2020
(557)	DASZ 26/2016	To rezone land located at 691 Wolseley Avenue and 62 Sherbrook Street – CITY CENTRE	EI (PDO 1 Neighbourhood Main Streets)	72/2020	June 26, 2020
(558)	DASZ 27/2019	To rezone land located at 109 Mayfair Avenue – CITY CENTRE	RMF-L	69/2020	June 26, 2020
(559)	DASZ 24/2019	To rezone land located at the Northwest corner directly east of the intersection of McPhillips Street and Murray Avenue – LORD SELKIRK – WEST KILDONAN	R1-S; R1-M; R2; RMF-S; RMF-M; C2; PR1	75/2020	July 23, 2020
(560)	DASZ 2/2020	To rezone land located at Northeast corner of Sage Creek Boulevard and Boulevard des Hivernants – RIEL	RMF-M	76/2020	July 23, 2020
(561)	DASZ 35/2019	To rezone land located at the North side of Commercial Avenue, West of King Edward Street – LORD SELKIRK – WEST KILDONAN	R1-M; R2; PR1	78/2020	July 23, 2020
(562)	DASZ 31/2019	To rezone land located at East side of Camp Manitou Road, north of Oak Forest Crescent – ASSINIBOIA	RMF-S	79/2020	July 23, 2020
(563)	DASZ 17/2018	To rezone land located at 2700 King Edward Street & Lot 5, Plan 17736 – LORD SELKIRK – WEST KILDONAN	M1 (PDO 2 Inksbrook Employment Lands)	86/2020	July 23, 2020
(564)	DASZ 40/2019	To rezone land located at the Ken Oblik Drive – ASSINIBOIA	RMF-M RMF-S R2	88/2020	September 30, 2020
(565)	DASZ 46/2019	To rezone land located at 1610, 1614, 1618, 1622 and 1626 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R2	89/2020	September 30, 2020
(566)	DASZ 29/2019	To rezone land located at 901 and 903 Day Street – EAST KILDONAN-TRANSCONA	RMF-M	90/2020	September 30, 2020
(567)	DASZ 39/2019	To rezone lane located at 1454 Ravelston Avenue – EAST KILDONAN-TRANSCONA	R2 RMF-S	92/2020	September 30, 2020
(568)	DASZ 6/2019	To rezone land located at 327 and 339 Wardlaw Avenue – CITY CENTRE	RMF-L	91/2020	September 30, 2020
(569)	DASZ 45/2019	To rezone land located at 686 and 690 St. Anne's Road – RIEL	C2	93/2020	September 30, 2020

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(570)	DAZ 208/2019	To rezone lane located at 412 Kensington Street – ASSINIBOIA	C1 (PDO-1 Airport Vicinity)	94/2020	September 30, 2020
(571)	DASZ 38/2019	To rezone lane located at 1206 Templeton Avenue and Lot 12 Plan 3708 LORD SELKIRK-WEST KILDONAN	RMF-L PR1	102/2020	October 29, 2020
(572)	DASZ 30/2019	To rezone land located at 33 and 65 Commercial Avenue LORD SELKIRK-WEST KILDONAN	R2 RMF-S PR1	103/2020	October 29, 2020
(573)	DASZ 7/2020	To rezone land located north of Transcona Boulevard and west of Edward Schreyer Parkway EAST KILDONAN-TRANSCONA	R1-S RMF-S	95/2020	October 29, 2020
(574)	DASZ 43/2019	To rezone certain lands bounded by Lee Boulevard, Waverley Street, Bison Drive and Albright Road – ASSINIBOIA	C2 RMF-M RMU RMF-S R2 R1-M R1-S PR1	110/2020	November 26, 2020
(575)	DASZ 5/2020	To rezone land located at 888 John Bruce Road East – RIEL	R1-M	106/2020	November 26, 2020
(576)	DAZ 200/2020	To rezone land located at 225/235 McPhillips Street and 1030 Pacific Avenue – LORD SELKIRK-WEST KILDONAN	M2	105/2020	November 26, 2020
(577)	DAZ 41/2019	To rezone land located at 634, 638, 644 Dudley Avenue – CITY CENTRE	RMF-S	109/2020	November 26, 2020
(578)	DASZ 6/2020	To rezone land located at 12 Crystal Avenue – RIEL	R2	112/2020	December 17, 2020
(579)	DAZ 203/2020	To rezone land located at 302 Archibald Street – RIEL	M2	117/2020	December 17, 2020
(580)	DASZ 3/2020	To rezone land located at 782 to 790 Taché Avenue and 140 to 148 Grandin Street – RIEL	RMF-L	115/2020	December 17, 2020
(581)	DASZ 1/2020	To rezone land located at 4055 Portage Avenue – ASSINIBOIA	C4 PDO-2 Westport Festival	116/2020	December 17, 2020
(582)	DASZ 9/2018	To rezone lane located at 1493 Magnus Street – LORD SELKIRK-WEST KILDONAN	RMF-S	114/2020	December 17, 2020
(583)	DAZ 201/2020	To rezone land located at 2029 Bishop Grandin Boulevard – RIEL	RMU	9/2021	January 28, 2021
(584)	DASZ 12/2020	To rezone land located at 29 Oakleigh Place – RIEL	R2	1/2021	January 28, 2021
(585)	DASZ 17/2019	To rezone land located at 25 and 31 Riel Avenue and lanes bordering the north and east property lines – RIEL	RMU	7/2021	January 28, 2021
(586)	DAZ 204/2020	To rezone land located at 156 Marion Street – RIEL	RMU	3/2021	January 28, 2021
(587)	DASZ 44/2016	To rezone land located at northwest corner of Inkster Boulevard and King Edward Street – LORD SELKIRK-WEST KILDONAN	C2	5/2021	January 28, 2021

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(588)	DASZ 42/2019	To rezone land located at 5610, 5628 and 5630 Roblin Boulevard – ASSINIBOIA	RMF-M	10/2021	January 28, 2021
(589)	DAZ 209/2019	To rezone land located at 662 St. Mary's Road – RIEL	C1	11/2021	January 28, 2021
(590)	DASZ 23/2020	To rezone land located at 316 to 326 Des Meurons Street – RIEL	RMU	4/2021	January 28, 2021
(591)	DAZ 208/2020	To rezone land located at 165 Sadler Avenue – RIEL	RMF-S	14/2021	February 25, 2021
(592)	DAZ 206/2020	To rezone land located at 149 Lindsay Street – CITY CENTRE	RMF-S	15/2021	February 25, 2021
(593)	DASZ 11/2020	To rezone land located at 301 Archibald Street, 498 and 510 Plinguet Street – RIEL	M1	22/2021	March 25, 2021
(594)	DASZ 9/2020	To rezone land located at Warde Avenue, Robert Bockstael Drive and Manitoba Power Transmission – RIEL	R1-M R1-S R2	21/2021	March 25, 2021
(595)	DASZ 4/2020	To rezone land located at 252, 256, 260 River Road and 81 Blackmore Avenue – RIEL	RMF-S PR1	35/2021	April 29, 2021
(596)	DASZ 22/2020	To rezone land located at Glenbush Street – ASSINIBOIA	R1-M PR1	37/2021	April 29, 2021
(597)	DAZ 211/2020	To rezone land located at 762 McMillan Avenue – CITY CENTRE	RMF-S PDO 1-Corydon Osborne	39/2021	April 29, 2021
(598)	DAZ 209/2020	To rezone land located at 2402 Ferrier Street – LORD SELKIRK-WEST KILDONAN	RMF-S	36/2021	April 29, 2021
(599)	DASZ 24/2020	To rezone land located at 375 and 385 Softley Road – EAST KILDONAN-TRANSCONA	M3	40/2021	May 27, 2021
(600)	DASZ 16/2020	To rezone land located at 874, 876 and 880 Grosvenor Avenue – CITY CENTRE	RMF-L PDO-1 Corydon Osborne	46/2021	May 27, 2021
(601)	DASZ 17/2020	To rezone land located at 1580, 1584, 1588, 1592 and 1600 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R2 RMF-S	41/2021	May 27, 2021
(603)	DASZ 18/2020	To rezone land located at 911, 913 and 915 McMillan Avenue – CITY CENTRE	RMU PDO-1 Corydon Osborne	48/2021	May 27, 2021
(602)	DASZ 35/2020	To rezone land located at 97 Oak Forest Crescent – ASSINIBOIA	R1-L PR-1	50/2021	June 24, 2021
(604)	DASZ 14/2020	To rezone land located at 70 and 90 Lexington Park – EAST KILDONAN-TRANSCONA	RMU PR1	56/2021	June 24, 2021
(605)	DAZ 202/2020	To rezone land located at 2895 King Edward Street – LORD SELKIRK-WEST KILDONAN	RMF-S	51/2021	June 24, 2021
(606)	DASZ 25/2020	To rezone land located at Cable Place, Renshaw Boulevard and Desrosiers Drive – EAST KILDONAN-TRANSCONA	R1-M R2 PR1	57/2021	June 24, 2021
(607)	DAZ 212/2020	To rezone land located at 1350 Henderson Highway – EAST KILDONAN-TRANSCONA	RMF-M	65/2021	July 22, 2021

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(608)	DASZ 26/2020	To rezone land located at 2025 and 2071 Corydon Avenue – ASSINIBOIA	RMU PDO-1 Airport Vicinity	66/2021	July 22, 2021
(609)	DAZ 201/2021	To rezone land located at 477 and 479 Spence Street – CITY CENTRE	RMF-M	71/2021	September 29, 2021
(610)	DASZ 47/2019	To rezone land located at 567 Jessie Avenue – CITY CENTRE	R2 (PDO-1 Corydon Osborne)	67/2019	September 29, 2021
(611)	DASZ 15/2020	To rezone land located at 469- 481 St. Anne's Road, 204 Hindley Avenue, 199 Worthington Avenue and 205 Worthington Avenue – RIEL	RMU	69/2021	September 29, 2021
(612)	DAZ 200/2021	To rezone land located at 692 and 694 St. Anne's Road – RIEL	RMU	70/2021	September 29, 2021
(613)	DASZ 11/2021	To rezone land located at Southeast Crestmont Drive – Jack Reimer Drive – RIEL	RMF-S	77/2021	September 29, 2021
(614)	DAZ 206/2021	To rezone land located at 1171 Concordia Avenue – EAST KILDONAN-TRANSCONA	CMU	73/2021	September 29, 2021
(615)	DASZ 28/2020	To rezone land located at 2536 McPhillips Street – LORD SELKIRK-WEST KILDONAN	RMF-M C2	68/2021	September 29, 2021
(616)	DASZ 4/2021	To rezone land located at Firestone Drive – Bell Gardens Cove – ASSINIBOIA	R1-S R1-M R2 RMF-S	78/2021	September 29, 2021
(617)	DASZ 13/2021	To rezone land located at 1125 Pembina Highway – CITY CENTRE	RMU	96/2021	October 28, 2021
(618)	DASZ 10/2021	To rezone land located at 835 Notre Dame Avenue – LORD SELKIRK-WEST KILDONAN	RMU (PDO-1 West Alexander & Centennial)	92/2021	October 28, 2021
(619)	DASZ 2/2021	To rezone land located at 349 Wardlaw Avenue – CITY CENTRE	RMU	98/2021	October 28, 2021
(620)	DAZ 204/2021	To rezone land located at 150 and 154 Murray Rougeau Crescent – EAST-KILDONAN-TRANSCONA	PR2	99/2021	October 28, 2021
(621)	DASZ 5/2021	To rezone land located at 2762 King Edward Street– LORD SELKIRK-WEST KILDONAN	EI (PDO-1 Airport Vicinity) PR1 (PDO-1 Airport Vicinity)	102/2021	November 25, 2021
(622)	DASZ 31/2020	To rezone land located at 228 and 230 Grassie Boulevard – EAST KILDONAN-TRANSCONA	RMF-M	113/2021	December 16, 2021
(623)	DASZ 18/2021	To rezone land located at 2046 Warde Avenue, east of Lagimodiere Boulevard/Kotelko Drive, north of Kotelko Drive and west of the Hydro Transmission Corridor – RIEL	R1-S R1-M R2 RMF-S RMF-M PR1 PR2	94/2021	November 25, 2021
(624)	DAZ 210/2021	To rezone land located at 771 Cambridge Street – CITY CENTRE	C1 (PDO-1 Airport Vicinity)	109/2021	December 16, 2021

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(625)	DAZ 209/2021	To rezone land located at 650 Union Avenue East – EAST KILDONAN-TRANSCONA	RMF-S	105/2021	December 16, 2021
(626)	DASZ 26/2021	To rezone land located at South of Zimmerman Drive, South of Sparrowhawk Place – ASSINIBOIA	R1-M PR1	112/2021	December 16, 2021
(627)	DASZ 25/2021	To rezone land located at Southeast of Zimmerman Drive, South of Couture Crescent – ASSINIBOIA	R2	107/2021	December 16, 2021
(628)	DASZ 15/2021	To rezone land located on north and south side of Commercial Avenue, west of Hazelnut Drive – LORD SELKIRK-WEST KILDONAN	RMF-M (PDO-1 Airport Vicinity)	108/2021	December 16, 2021
(629)	DAZ 205/2021	To rezone land located at 206 Elmhurst Drive – ASSINIBOIA	C2 (PDO-1 Airport Vicinity)	106/2021	December 16, 2021
(630)	DASZ 37/2019	To rezone land located at 274 Daly Street North and 612 Jessie Avenue – CITY CENTRE	RMF-S (PDO-1 Corydon Osborne)	2/2022	January 27, 2022
(631)	DASZ 32/2020	To rezone land located at 2537 Pembina Highway – ASSINIBOIA	RMU	10/2022	January 27, 2022
(632)	DASZ 23/2021	To rezone land located at 10 Oakleigh Place – RIEL	RMF-S	3/2022	January 27, 2022
(633)	DASZ 44/2021	To rezone land located at 80, 86, 90, 96 and 100 Sinclair Street, 485, 577 and 581 McPhillips Street, 100 Battery Street – LORD SELKIRK-WEST KILDONAN	C1	37/2022	September 22, 2022
(634)					
(635)	DASZ 36/2021	To rezone land located at 197, 207, 209 and 213 Osborne Street – CITY CENTRE	RMU (PDO-1 NDHD Main Streets PDO-1 Corydon Osborne)	38/2022	June 23, 2022
(636)	DAZ 211/2021	To rezone land located at 510 Lagimodiere Boulevard – RIEL	M1	20/2022	February 24, 2022
(637)	DASZ 30/2020	To rezone lands bounded by Marion Street to the north, CN Railway and Speers Road to the east, CP/CN Railway to the south and CP Railway to the south and CP Railway to the west – RIEL	RMF-M RMF-L C2 C3 CMU M2 M1 MMU PR1 PR2	26/2022	February 24, 2022
(638)	DASZ 30/2021	To rezone land located at 347, 353, 363 and 365 Oakdale Drive – ASSINIBOIA	RMU	25/2022	February 24, 2022
(639)	DASZ 19/2021	To rezone land located at 1922-1924 St. Mary's Road – RIEL	RMF-L PR1	24/2022	March 24, 2022
(640)	DASZ 42/2021	To rezone land located at 321, 325, 327, 333 and 339 Wardlaw Avenue – CITY CENTRE	RMF-L	34/2022	September 22, 2022
(641)	DASZ 51/2021	To rezone land located at 745 Bonner Avenue – EAST KILDONAN-TRANSCONA	R1-M R1-L	42/2022	May 26, 2022

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(642)	DASZ 1/2021	To rezone land located at 321 Pandora Avenue West – EAST KILDONAN-TRANSCONA	RMF-M	29/2022	March 24, 2022
(643)	DASZ 21/2020	To rezone land located at 25 and 55 Rothwell Road – ASSINIBOIA	M2	32/2022	March 24, 2022
(644)	DASZ 17/2021	To rezone land located at South side of Pandora Avenue West between Atwood Street and Heartstone Drive – EAST KILDONAN-TRANSCONA	RMF-S	28/2022	March 24, 2022
(645)	DASZ 29/2021	To rezone land located at 939 to 949 Chancellor Drive – ASSINIBOIA	RMF-L	31/2022	March 24, 2022
(646)	DAZ 213/2021	To rezone land located at 2735 and 2737 Pembina Highway – ASSINIBOIA	RMF-L	33/2022	March 24, 2022
(647)	DASZ 9/2021	To rezone land located at 1927 St. Mary's Road, 66 Alburg Drive and 70 Alburg Drive – RIEL	C1	43/2022	April 28, 2022
(648)	DASZ 22/2021	To rezone land located at 1011 Pembina Highway – CITY CENTRE	RMU	44/2022	April 28, 2022
(649)	DASZ 37/2021	To rezone land located at 1396 Plessis Road – EAST KILDONAN-TRANSCONA	RMF-M	53/2022	April 28, 2022
(650)	DASZ 33/2021	To rezone land located at 634 Portage Avenue – CITY CENTRE	RMU	54/2022	April 28, 2022
(651)	DASZ 32/2021	To rezone land located at North Point Boulevard between Atlas Crescent and Ferrier Street – LORD SELKIRK-WEST KILDONAN	R1-S R1-M R2 RMF-S PR1	55/2022	April 28, 2022
(652)	DASZ 12/2021	To rezone land located at 180 Creek Bend Road – RIEL	RMF-M PR1	52/2022	April 28, 2022
(653)	DASZ 39/2021	To rezone land located West of 757 Bonner Avenue – EAST KILDONAN-TRANSCONA	R1-M R1-L	45/2022	May 26, 2022
(654)	DASZ 34/2021	To rezone land located at 741, 747, 749, 751, 753, 757 and 765 Bonner Avenue and PT Lot 2, Plan 40346 and Lot 1, Plan 48622 – EAST KILDONAN-TRANSCONA	R1-M R1-L	51/2022	April 28, 2022
(655)	DAZ 216/2021	To rezone land located at 1121 Lee Boulevard – ASSINIBOIA	R1-M	62/2022	June 23, 2022
(656)					
(657)	DASZ 53/2021	To rezone land located at 1022 Pembina Highway, 1038 Pembina Highway, 966 Merriam Boulevard and 968 Merriam Boulevard – CITY CENTRE	RMU	71/2022	February 23, 2023
(658)	DASZ 13/2022	To rezone land located at 2 Kingston Row, 656 St. Mary's Road & 658 St. Mary's Road – RIEL	RMU	81/2022	December 15, 2022
(659)	DASZ 10/2022	To rezone land located at Southeast Corner of Kenaston Boulevard and Bison Drive – ASSINIBOIA	R1-S R1-M R2 RMF-S RMF-M E1 PR1	80/2022	December 15, 2022

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(660)	DASZ 12/2022	To rezone land located at South Side of Warde Avenue, West Side of Evelynne Reese Boulevard, East of CPR Emerson, North of Four Mile Road – RIEL	R1-S R2 RMF-S RMF-L	82/2022	September 22, 2022
(661)	DASZ 16/2021	To rezone land located at 514 Wellington Crescent – CITY CENTRE	RMF-S	89/2022	June 23, 2022
(662)	DASZ 40/2021	To rezone land located at East of Fernbank Avenue and McGregor Street – LORD SELKIRK-WEST KILDONAN	R1-S R1-M R2 RMF-S RMF-M PR1	88/2022	June 23, 2022
(663)	DASZ 1/2022	To rezone land located at 3707 Roblin Boulevard – ASSINIBOIA	RMF-M PR1	83/2022	January 26, 2023
(664)	DASZ 2/2022	To rezone land located at 768 and 770 Mountain Avenue – LORD SELKIRK – WEST KILDONAN	CMU	78/2022	April 27, 2023
(665)	DASZ 5/2022	To rezone land located at 579 McDermot Avenue – LORD SELKIRK-WEST KILDONAN	RMF-L (PDO-1 West Alexander & Centennial)	77/2022	December 15, 2022
(666)	DASZ 16/2022	To rezone land located at 378 and 390 Ross Avenue – LORD SELKIRK-WEST KILDONAN	RMF-L (PDO-1 West Alexander & Centennial)	76/2022	July 21, 2022
(667)	DASZ 9/2022	To rezone land located at 50 and 70 Panet Road and Lot 10 Plan 5038 – RIEL	M3	75/2022	July 21, 2022
(668)	DASZ 14/2022	To approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 918 Elizabeth Road – RIEL	RMF-S	74/2022	December 15, 2022
(669)	DASZ 11/2022	To rezone land located at 145 and 149 Spence Street – CITY CENTRE	RMF-L	79/2022	December 15, 2022
(670)	DASZ 3/2022	To rezone land located at 490 Shaftesbury Boulevard – ASSINIBOIA	RMF-M PR-2	84/2022	September 29, 2023
(671)	DASZ 43/2021	To rezone land located at 376, 382, 386 and 388 Young Street – CITY CENTRE	RMF-L	103/2022	July 21, 2022
(672)	DASZ 41/2021	To rezone land located at 666 to 676 McMillan Avenue – CITY CENTRE	RMF-L (PDO-1 Corydon Osborne)	104/2022	July 21, 2022
(673)	DASZ 19/2020	To rezone land located at Southeast Corner of Gunn Road and Redonda Street – EAST KILDONAN-TRANSCONA	R1-S RMF-S C2 PR1	102/2022	July 21, 2022
(674)	DASZ 3/2021	To rezone land located at 436 Martin Avenue West – EAST KILDONAN-TRANSCONA	R2	106/2022	July 21, 2022
(675)	DASZ 21/2021	To rezone land located at Gull Lake and Markham Road – ASSINIBOIA	RMF-L	105/2022	July 21, 2022
(676)	DASZ 7/2022	To rezone land located at 158 and 160 Dumoulin Street – RIEL	RMF-L	98/2022	March 21, 2024

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(677)	DASZ 18/2022	To rezone land located at 463 and 465 Edison Avenue – EAST KILDONAN-TRANSCONA	RMF-L	97/2022	September 22, 2022
(678)	DAZ 203/2022	To rezone land located at 863 Weatherdon Avenue – CITY CENTRE	C1	85/2022	September 22, 2022
(679)	DAZ 200/2022	To rezone land located at 51 Roslyn Road – CITY CENTRE	RMF-L	99/2022	September 22, 2022
(680)	DASZ 24/2021	To rezone land located at 2792 – 2796 Main Street – EAST KILDONAN-TRANSCONA	RMF-M	127/2022	September 22, 2022
(681)	DASZ 3/2019	To rezone land located at 265 Osborne Street – CITY CENTRE	TOD (PDO-1 Corydon Osborne)	113/2022	September 22, 2022
(682)	DAZ 207/2021	To rezone land located at 250 & 260 Panet Road – RIEL	M2	128/2022	September 22, 2022
(683)	DASZ 21/2022	To rezone land located at south side of John Brebeuf Place, west of Centennial Street, north of Grant Avenue – CITY CENTRE	RMF-S	131/2022	December 15, 2022
(684)	DASZ 19/2022	To rezone land located at 1447 St. Anne's Road – RIEL	C3 PR1	121/2022	June 22, 2023
(685)	DASZ 25/2022	To rezone land located at North of Ferrier Street, west of CP Rail Winnipeg Beach line (Highland Pointe Phase 4) – LORD SELKIRK – WEST KILDONAN	R1-S R1-M C2 RMF-M PR-2 PR-3	122/2022	February 23, 2023
(686)	DASZ 22/2022	To rezone land located at 140 Otter Street, 1455 and 1465 Buffalo Place and 125, 155, 165 and 175 Fennell Street- CITY CENTRE	M2	123/2022	January 26, 2023
(687)	DASZ 48/2021	To rezone land located at 1792 Pembina Highway – CITY CENTRE	PR1	133/2022	December 15, 2022
(688)	DASZ 15/2022	To rezone land located at 230 University Crescent – ASSINIBOIA	RMU RMF-S PR1 North Campus Plan Development Overlay 2	132/2022	September 29, 2023
(689)	DAZ 207/2022	To rezone land located at 613 Parkdale Street – ASSINIBOIA	RMF-S	124/2022	May 30, 2023
(690)	DASZ 20/2022	To rezone land located at 597- 599 Washington Avenue – EAST KILDONAN-TRANSCONA	RMF-S	125/2022	September 22, 2022
(691)	DASZ 17/2022	To rezone land located at 398 Elmhurst Road – ASSINIBOIA	R1-M (Airport Vicinity Plan Development Overlay 1)	126/2022	February 27, 2025
(692)	DASZ 16/2019	To rezone land located at southside of Bridgeland Drive north, west of Prominence Point – ASSINIBOIA	PR1	114/2022	September 22, 2022

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(693)	DASZ 35/2022	To rezone land located at 55 Harriet Street – LORD SELKIRK – WEST KILDONAN	RMF-L (PDO-1 West Alexander & Centennial)	150/2022	January 26, 2023
(694)	DASZ 27/2022	To rezone land located at 775 and 777 St. Matthews Avenue – CITY CENTRE	C1	147/2022	November 27, 2025
(695)	DASZ 37/2022	To rezone land located at 468 and 470 Henderson Highway– EAST KILDONAN-TRANSCONA	RMF-M	151/2022	February 23, 2023
(696)	DAZ 208/2022	To rezone land located at 1081 Autumnwood Drive and 955 Cottonwood Road – RIEL	C2	141/2022	December 15, 2022
(697)					
(698)	DASZ 38/2022	To rezone land located at 1341 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R2	152/2022	February 22, 2024
(699)	DASZ 28/2022	To rezone land located at Closure of Ross Avenue, 225/235 McPhillips Street and 1030 Pacific Avenue – LORD SELKIRK – WEST KILDONAN	M2	148/2022	January 26, 2023
(700)	DAZ 218/2022	To rezone land located at 621 and 623 Muriel Street – ASSINIBOIA	R2	155/2022	December 15, 2022
(701)	DASZ 36/2022	To rezone land located at Southwest Corner of Lee Boulevard and Waverley Street – ASSINIBOIA	RMF-S RMF-L C2	146/2022	June 22, 2023
(702)	DASZ 26/2022	To rezone land located at Ravelston Avenue West, between 3 Fiorentino Street and 1294 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R2	139/2022	May 30, 2024
(703)	DASZ 32/2022	To rezone land located at Southeast Corner of Robert Bockstael Drive and Warde Avenue – RIEL	R1-M	142/2022	December 15, 2022
(704)	DASZ 28/2014	To rezone land located at 1680 St. Mary's Road, 700 and 730 River Road – RIEL	RMF-M	157/2022	December 15, 2022
(705)	DASZ 38/2021	To rezone land located at 1419 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	R1-M R2	13/2023	January 26, 2023
(706)	DAZ 204/2022	To rezone land located at 661 Broadway – CITY CENTRE	RMU PDO-1 Neighbourhood Main Street	5/2023	January 26, 2023
(707)	DASZ 39/2022	To rezone land located at 516 and 518 McAdam Avenue – LORD SELKIRK-WEST KILDONAN	RMF-S	18/2023	February 22, 2024
(707.1)	DASZ 50/2022	To rezone land located at 320 River Avenue – CITY CENTRE	RMF-L	39/2023	June 27, 2024
(708)	DASZ 46/2022	To rezone land located at 1465 Corydon Avenue and 492 Queenston Street – CITY CENTRE	C1 (PDO-1 Airport Vicinity)	17/2023	February 23, 2023
(709)	DASZ 29/2022	To rezone land located at 500 Regent Avenue West – EAST KILDONAN - TRANSCONA	R2	7/2023	December 12, 2024
(710)	DAZ 219/2022	To rezone land located at 122 St. Anne's Road – RIEL	CMU	9/2023	April 27, 2023

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(711)	DASZ 8/2022	To rezone land located at 301 – 309 Harold Avenue East – EAST KILDONAN-TRANSCONA	RMF-M	8/2023	June 22, 2023
(712)	DASZ 41/2022	To rezone land located at Southwest corner of St. Mary's Road at Redview Drive – RIEL	RMF-S PR-1	10/2023	September 29, 2023
(713)	DAZ 223/2022	To rezone land located at 1819 Pembina Highway – CITY CENTRE	RMU	16/2023	February 23, 2023
(714)	DASZ 31/2021	To rezone land located at 307 and 311 Grassie Boulevard – EAST KILDONAN-TRANSCONA	RMF-M	23/2023	February 23, 2023
(715)					
(716)	DAZ 216/2022	To rezone land located at 157 and 159 Scott Street – CITY CENTRE	C1	19/2023	April 27, 2023
(717)					
(718)	DAZ 217/2022	To rezone land located at 251 Provencher Boulevard – RIEL	CMU	48/2023	May 30, 2023
(719)					
(720)					
(721)	DASZ 40/2022	To rezone land located at Southeast Corner of Pipeline Road and Court Avenue – LORD SELKIRK – WEST KILDONAN	RMF-M	38/2023	November 21, 2024
(722)	DASZ 45/2022	To rezone land located at 1399 McPhillips Street – LORD SELKIRK – WEST KILDONAN	RMF-L	42/2023	May 30, 2023
(723)	DAZ 222/2022	To rezone land located at Southeast Corner of Molson Street and Concordia Avenue – EAST KILDONAN-TRANSCONA	RMU	28/2023	June 22, 2023
(724)	DAZ 220/2022	To rezone land located at 1836 Legion Avenue – LORD SELKIRK – WEST KILDONAN	RMF-S (PDO-1 Airport Vicinity)	27/2023	May 30, 2023
(725)	DASZ 55/2022	To rezone land located at 1350 Templeton Avenue and 477 Pipeline Road – LORD SELKIRK – WEST KILDONAN	RMU	50/2023	July 13, 2023
(726)	DASZ 56/2022	To rezone land located at 1396/1400 Henderson Highway – EAST KILDONAN-TRANSCONA	RMU	53/2023	February 22, 2024
(727)	DASZ 57/2022	To rezone land located at 90 Wellington Crescent, 586 and 588 River Avenue – CITY CENTRE	RMF-L	64/2023	December 14, 2023
(728)	DAZ 200/2023	To rezone land located at 751 McMillan Avenue – CITY CENTRE	RMF-S PDO-1 Corydon Osborne	66/2023	July 13, 2023
(729)	DASZ 7/2023	To rezone land located at 2308 and 2320 McGillivray Boulevard – ASSINIBOIA	RMF-L	60/2023	September 29, 2023
(730)	DASZ 54/2022	To rezone land located at 1380 Ravelston Avenue West – EAST KILDONAN-TRANSCONA	RMF-M	65/2023	May 30, 2024

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(731)	DAZ 226/2022	To rezone land located at 638 Jubilee Avenue – CITY CENTRE	R2	63/2023	July 13, 2023
(732)	DASZ 3/2023	To rezone land located at South of Templeton Avenue, west of Degrave Street and east of Numeracy Lane – LORD SELKIRK-WEST KILDONAN	R1-S R1-M R2 RMF-M PR1	81/2023	April 25, 2024
(732.1)	DASZ 4/2023	To rezone land located at East of Pipeline Road and north of Court Avenue – LORD SELKIRK-WEST KILDONAN	R1-S R1-M R2 RMF-S RMF-M RMF-L PR1	82/2023	April 25, 2024
(734)	DAZ 205/2023	To rezone land located at 102 Pulford Street – CITY CENTRE	C1	76/2023	September 29, 2023
(735)	DASZ 5/2023	To rezone land located at 282 and 284 Balmoral Street – CITY CENTRE	RMF-L	68/2023	November 23, 2023
(736)					
(737)	DAZ 203/2023	To rezone land located at 1525 Grant Avenue (previously 739 Waterloo Street) – CITY CENTRE	C1	75/2023	September 29, 2023
(738)	DASZ 10/2023	To rezone land located at 199 and 201 Marion Street – RIEL	RMU	80/2023	May 30, 2024
(739)	DAZ 202/2023	To rezone land located at 49 Fermor Avenue – RIEL	RMF-S	74/2023	September 29, 2023
(740)	DASZ 13/2020	To rezone land located at 1266, 1300, 1330 and 1350 Dugald Road – EAST KILDONAN-TRANSCONA	M2 PR1	69/2023	September 29, 2023
(741)	DASZ 13/2023	To rezone land located at 740 Holly Avenue – CITY CENTRE	R1-L	88/2023	June 27, 2024
(742)	DASZ 22/2023	To rezone land located at 914 and 980 St. James Street – ASSINIBOIA	RMU PDO-1 Airport Vicinity	87/2023	May 30, 2024
(743)	DASZ 53/2022	To rezone land located at 166 Sadler Avenue – RIEL	RMF-S	86/2023	April 25, 2024
(744)	DASZ 8/2023	To rezone land located at 163 and 165 Aubert Street – RIEL	RMF-L	89/2023	February 27, 2025
(745)	DASZ 12/2023	To rezone land located at 175 and 179 Stadacona Street, 335 Tweed Avenue – EAST KILDONAN-TRANSCONA	C3	90/2023	March 21, 2024
(746)	DASZ 11/2023	To rezone land located at 220 Helmsdale Avenue	C2 R1-M	95/2023	February 22, 2024
(747)	DASZ 14/2023	To rezone land located at 80, 84 and 88 Snow Street – ASSINIBOIA	RMF-L	99/2023	October 24, 2024
(748)	DASZ 24/2023	To rezone land located at 1488 Main Street – LORD SELKIRK-WEST KILDONAN	RMF-L	96/2023	January 25, 2024

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(749)	DASZ 27/2021	To rezone land located at 2730-2750 King Edward Street – LORD SELKIRK-WEST KILDONAN	RMF-M PDO-1 Airport Vicinity	102/2023	November 23, 2023
(750)					
(751)	DASZ 61/2022	To rezone land located at land bounded by Murray Avenue, future Chief Peguis Trail, Ferrier Street and North Point Boulevard – LORD SELKIRK-WEST KILDONAN	R1-M R2 PR1	97/2023	February 22, 2024
(752)	DAZ 201/2023	To rezone land located at 633 St. Mary's Road – RIEL	RMU	7/2024	January 25, 2024
(753)	DASZ 8/2021	To rezone land located at 155, 157 and 165 Provencher Boulevard – RIEL	RMU (PDO-1 Boulevard Provencher)	8/2024	January 25, 2024
(754)	DAZ 213/2023	To rezone land located at 855 Jubilee Avenue – CITY CENTRE	RMF-S	6/2024	January 25, 2024
(755)	DAZ 212/2023	To rezone land located at 775 Cambridge Street – CITY CENTRE	C1 (PDO-1 Airport Vicinity)	9/2024	January 25, 2024
(756)					
(757)	DAZ 214/2023	To rezone land located at 130 Allard Avenue – ASSINIBOIA	RMF-S	18/2024	February 22, 2024
(758)	DASZ 35/2021	To rezone land located at 175 Aubert Street – RIEL	RMF-L	23/2024	February 22, 2024
(759)	DAZ 215/2023	To rezone land located at 1115 Nairn Avenue – EAST KILDONAN-TRANSCONA	C1	21/2024	March 21, 2024
(760)	DASZ 18/2023	To rezone land located at 1245-1255 Court Avenue – LORD SELKIRK-WEST KILDONAN	RMU	20/2024	September 26, 2024
(761)	DASZ 26/2023	To rezone land located at 640, 650, 660, 670, 680, 686 and 696 Sterling Lyon Parkway – ASSINIBOIA	RMU	22/2024	March 21, 2024
(762)	DAZ 210/2023	To rezone land located at 641 and 645 Westminster Avenue – CITY CENTRE	RMF-L	13/2024	February 22, 2024
(763)	DAZ 208/2023	To rezone land located at 128 River Avenue – CITY CENTRE	RMU	19/2024	September 26, 2024
(764)	DAZ 218/2023	To rezone land located at 419 Youville Street – RIEL	RMF-S	39/2024	April 25, 2024
(765)	DASZ 29/2023	To rezone land located at Southwest corner of Waverley Street and Kenaston Boulevard – ASSINIBOIA	RMF-L RMF-S R2 R1-S	27/2024	April 25, 2024
(766)	DASZ 27/2023	To rezone land located at 900- 902 Home Street – CITY CENTRE	C2	5/2024	March 21, 2024
(767)	DASZ 31/2023	To rezone land located at SE corner of McPhillips Street and Murray Avenue – LORD SELKIRK-WEST KILDONAN	RMF-L C4	55/2024	July 18, 2024

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(768)	DAZ 222/2023	To rezone land located at 117 Bryce Street – CITY CENTRE	RMF-L	52/2024	April 25, 2024
(769)	DAZ 221/2023	To rezone land located at 262 Cadboro Road and 50 Frontier Trail – ASSINIBOIA	EI	51/2024	April 25, 2024
(770)	DASZ 32/2023	To rezone land located at 499 Borebank Street – CITY CENTRE	RMF-S (PDO-1 Airport Vicinity Protection Area Planned Development Overlay 1)	56/2024	March 27, 2025
(771)	DASZ 28/2023	To rezone land located at 100 South Town Road - ASSINIBOIA	RMU	54/2024	October 24, 2024
(772)	DAZ 211/2023	To rezone land located at 508 McMillan Avenue – CITY CENTRE	RMF-L PDO-1 Corydon Osborne	50/2024	April 25, 2024
(773)	DASZ 7/2024	To rezone land located at 366 Marion Street – RIEL	RMU	70/2024	July 18, 2024
(774)	DAZ 224/2023	To rezone land located at 1131 Nairn Avenue – EAST KILDONAN-TRANSCONA	RMU	68/2024	July 18, 2024
(775)	DAZ 203/2024	To rezone land located at 1112 Notre Dame Avenue – CITY CENTRE	C2	78/2024	July 18, 2024
(776)	DASZ 3/2024	To rezone land located at 463 and 465 Edison Avenue – EAST KILDONAN - TRANSCONA	RMF-L	73/2024	February 27, 2025
(777)	DASZ 34/2023	To rezone land located at 126 to 140 Sherbrook Street – CITY CENTRE	RMU (PDO-1 Neighbourhood Main Streets) Lot 1	79/2024	July 18, 2024
(778)	DAZ 200/2024	To rezone land located at 744 St. Mary's Road - RIEL	C2	67/2024	November 27, 2025
(779)	DASZ 2/2024	To rezone land located at 1065 and 1069 Notre Dame Avenue and 1090 Winnipeg Avenue - ASSINIBOIA	C2	74/2024	January 30, 2025
(780)	DASZ 5/2024	To rezone land located at Southeast Corner of Bison Drive and Frontier Trail - ASSINIBOIA	C2	65/2024	June 27, 2024
(781)					
(782)					
(783)	DASZ 18/2024	To rezone land located north of Devonshire Drive West, east of Peguis Street, and west of Edward Schreyer Parkway ROW – EAST KILDONAN-TRANSCONA	R2 R1-S	90/2024	September 26, 2024
(784)					
(785)	DASZ 20/2024	To rezone land located at 1007 and 1009 St. Mary's Road - RIEL	R2 RMF-L	85/2024	November 21, 2024

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(786)	DASZ 10/2024	To rezone land located at 2675 Portage Avenue - ASSINIBOIA	RMU PDO-1 Airport Vicinity	95/2024	December 12, 2024
(787)					
(788)					
(789)	DAZ 202/2024	To rezone land located at 259 Dumoulin Street - RIEL	R2	103/2024	March 27, 2025
(790)	DASZ 11/2024	To rezone land located at 1100, 1102 and 1104 Corydon Avenue – CITY CENTRE	C1	104/2024	September 26, 2024
(791)	DASZ 6/2024	To rezone land located at 701 Pandora Avenue West – EAST KILDONAN - TRANSCONA	R2	106/2024	December 12, 2024
(792)	DASZ 14/2024	To rezone land located at 252 Good Street and 530 St. Mary Avenue – CITY CENTRE	RMU	107/2024	November 21, 2024
(793)	DASZ 32/2024	To rezone land, located at 1444 Ravelston Avenue West – EAST KILDONAN - TRANSCONA	RMF-S	115/2024	November 21, 2024
(794)	DASZ 28/2024	To rezone land, located at 455 and 457 Sterling Lyon Parkway – ASSINIBOIA	CMU	119/2024	November 21, 2024
(795)	DASZ 22/2024	To rezone land, located at 927 Notre Dame Avenue – LORD SELKIRK – WEST KILDONAN	CMU (PDO-1 West Alexander & Centennial)	120/2024	November 21, 2024
(796)	DASZ 26/2016	To rezone land, located at 836-842 Tache Avenue – RIEL	R2	141/2024	December 12, 2024
(797)	DAZ 206/2024	To rezone land located at 821 Weatherdon Avenue – CITY CENTRE	RMF-S	117/2024	December 12, 2024
(798)	DASZ 17/2024	To rezone land located at 15 Royal Mint Drive – EAST KILDONAN–TRANSCONA	RMF-M	121/2024	December 12, 2024
(799)	DASZ 30/2024	To rezone land located at 473 and 475 Flora Avenue – LORD SELKIRK–WEST KILDONAN	RFM-L	125/2024	December 12, 2024
(800)	DASZ 35/2023	To rezone land located at north of Hurst Way/Asquith Avenue, west of Beaumont Street – CITY CENTRE	TOD (PDO-2 Parker Lands) PR1 (PDO-2 Parker Lands)	66/2024	December 12, 2024
(801)	DAZ 211/2024	To rezone land located at 800 Crescent Drive – CITY CENTRE	R1-L (PDO-1 Mature Communities)	142/2024	January 30, 2025
(802)	DASZ 26/2024	To rezone land located at 666 to 676 McMillan Avenue – CITY CENTRE	RMF-L (PDO-1 Corydon- Osborne)	118/2024	February 27, 2025
(803)	DASZ 27/2024	To rezone land, located at 611 to 633 Wellington Crescent – CITY CENTRE	RMF-S	123/2024	February 27, 2025
(804)	DAZ 217/2024	To rezone land located at 792 St. Mary's Road - RIEL	C1 (Mature Communities PDO-1)	12/2025	February 27, 2025

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(805)	DASZ 24/2024	To rezone land located at 663 Marion Street - RIEL	M1 PR1	19/2025	February 27, 2025
(806)	DASZ 43/2024	To rezone land, located at 4055, 4075 & 4077 Portage Avenue – ASSINIBOIA	C4 (PDO-2 Westport Festival Commercial Regional District)	18/2025	March 27, 2025
(807)	DASZ 23/2024	To rezone land located at South Side of Bridgeland Drive N between Bridlewood Road and Prominence Point - ASSINIBOIA	PR1 R1-M	122/2024	March 27, 2025
(808)	DASZ 35/2024	To rezone land, located at East of Kenaston Boulevard and South of Joe Keeper Way - ASSINIBOIA	R1-S R1-M R1-E R2 RMF-S RMF-M EI PR1	133/2024	March 27, 2025
(809)	DAZ 215/2024	To rezone land located at 838 McMillan Avenue – CITY CENTRE	RMF-S (PDO-1 Corydon Osborne)	17/2025	March 27, 2025
(810)	DAZ 209/2024	To rezone land located at 128 Peguis Street – EAST KILDONAN - TRANSCONA	C2	20/2025	March 27, 2025
(811)	DASZ 38/2024	To rezone land, located at 639, 645, 655, & 669 Sterling Lyon Parkway – ASSINIBOIA	CMU C4	21/2025	March 27, 2025
(812)	DASZ 31/2024	To rezone land, located at 474 and 494 Panet Road – EAST KILDONAN - TRANSCONA	C3	2/2025	May 2, 2025
(813)	DASZ 34/2024	To rezone land, located at 309, 313 and 500 Desrosiers Drive – EAST KILDONAN - TRANSCONA	RM-1 PR1	134/2024	May 2, 2025
(814)	DASZ 12/2024	To rezone land, located at Southwest Dawson Road South at Plessis Road, Precinct J – EAST KILDONAN - TRANSCONA	R1-S R1-M R2 RMF-S RMF-M PR1	132/2024	May 22, 2025
(815)	DASZ 49/2024	To rezone land, located at Fernbank Avenue (Highland Pointe Phase 5) – LORD SELKIRK – WEST KILDONAN	R1-S R1-M RMF-S PR1	44/2025	June 26, 2025
(816)	DASZ 42/2024	To rezone land, located at 199 Parkview Street – ASSINIBOIA	RMF-M (PDO-1 Airport Vicinity Mature Communities)	140/2024	July 17, 2025
(817)	DASZ 16/2024	To rezone land, located at south of Dugald Road, west of Plessis Road, north of Camiel Sys Street – EAST KILDONAN - TRANSCONA	R1-S R1-L R2 RMF-S RMF-M PR1	124/2024	September 25, 2025
(818)	DASZ 41/2024	To rezone land, located at 301 Archibald Street and 496 Plinguet Street - RIEL	M1 PR1	43/2025	September 25, 2025

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(819)	DASZ 3/2025	To rezone land, located at 202 Duffield Street - ASSINIBOIA	RMF-M (PDO-1 Airport Vicinity Mature Communities)	51/2025	September 25, 2025
(820)	DASZ 2/2025	To rezone land, located at 2360 St Mary's Road - RIEL	RMF-S PR-1	63/2025	September 25, 2025
(821)	DASZ 4/2025	To rezone land, located at Prairie Pointe Stage 10 (South of Waverley Street, Access by Yaletton Street, Ken Oblik Drive, and Burkhart Bay) - ASSINIBOIA	R1-S R1-M PR1	67/2025	September 25, 2025
(822)	DASZ 10/2025	To rezone land, located at Southeast of Sage Creek Boulevard and Des Hivernants Boulevard - RIEL	RMF-S RMF-M RMF-L	69/2025	September 25, 2025
(823)	DAZ 224/2024	To rezone land located at 237 Bertrand Street - RIEL	C1 (PDO-1 Mature Communities)	49/2025	October 30, 2025
(824)	DASZ 7/2025	To rezone land, located at 414 and 418 Gertrude Avenue – CITY CENTRE	RMU (PDO-1 Corydon Osbourne Residential Mixed-Use District)	64/2025	October 30, 2025
(825)	DASZ 1/2024	To rezone land, located at 134 Plaza Drive – CITY CENTRE	RMF-L	135/2024	October 30, 2025
(826)	DAZ 216/2024	To rezone land located at 815 Pandora Avenue West – EAST KILDONAN - TRANSCONA	RMF-L	50/2025	October 30, 2025
(827)	DAZ 201/2025	To rezone land located at 174 Numeracy Lane – LORD SELKIRK – WEST KILDONAN	R2	85/2025	October 30, 2025
(828)	DASZ 18/2025	To rezone land, located at Taylor Avenue, South Side between Kenaston Boulevard and Portsmouth Boulevard (Lot 17) - ASSINIBOIA	R2 RMF-M CMU PR1 (PDO-2 NAAWI- OODENA)	91/2025	November 27, 2025
(829)	DAZ 208/2025	To rezone land located at Southwest Corner of Rue Aubert and Rue St. Joseph - RIEL	RMF-L	93/2025	November 27, 2025
(830)	DAZ 215/2025	To rezone land located at 198 Woodbridge Road - ASSINIBOIA	C1 (PDO-1 Airport Vicinity Mature Communities)	114/2025	December 18, 2025
(831)	DASZ 11/2025	To rezone land, located at 750 Bonner Avenue – EAST KILDONAN – TRANSCONA	R1-L	75/2025	December 18, 2025
(832)	DASZ 5/2025	To rezone land, located at 69, 71, 73 Maryland Street and land between 73 Maryland Street and 701 Westminster Avenue – CITY CENTRE	CMU (PDO-1 Mature Communities)	76/2025	January 29, 2026
(833)	DASZ 21/2025	To rezone land, located at 2823 Ferrier Street – LORD SELKIRK – WEST KILDONAN	R1-M A	86/2025	January 29, 2026
(834)	DAZ 202/2025	To rezone land located at 363 St. Charles Street – ASSINIBOIA	R2	92/2025	January 29, 2026

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(835)	DASZ 25/2025	To rezone land, located at 201 Leila Avenue – LORD SELKIRK – WEST KILDONAN	RMF – M (PDO-1 Mature Communities)	104/2025	February 26, 2026
(836)	DAZ 216/2025	To rezone land located at 1565 Inkster Boulevard – LORD SELKIRK – WEST KILDONAN	M1	1/2026	February 26, 2026
(837)	DAZ 217/2025	To rezone land located at 980 St. James Street - ASSINIBOIA	C3 (PDO-1 Airport Vicinity)	15/2026	February 26, 2026
(838)	DASZ 26/2025	To rezone land, located at 4506 Grant Avenue – ASSINIBOIA	RMF-S	79/2025	February 26, 2026
(839)	DASZ 28/2025	To rezone land, located at 736 Haney Street – ASSINIBOIA	R1-L	100/2025	February 26, 2026
(840)	DASZ 20/2025	To rezone land, located at 101 and 103 Sherbrook Street, 685 Westminster Avenue – CITY CENTRE	RMU (Mature Communities PDO-1)	101/2025	February 26, 2026
(841)	DAZ 212/2025	To rezone land located at 105 Clarke Street – CITY CENTRE	RMF-L	89/2025	March 26, 2026
(842)	DASZ 40/2025	To rezone land, located at 545 – 569 Watt Street – EAST KILDONAN – TRANSCONA	CMU (Mature Communities PDO-1) RMF-L (Mature Communities PDO-1)	5/2026	March 26, 2026
(843)	DASZ 30/2025	To rezone Lands Located On Tache Avenue, South Of Rue Hebert, North Of CNR Line, And East Of The Red River - RIEL	RMF-L PR1	99/2025	March 26, 2026
(844)	DAZ 221/2025	To rezone land located at 375 Oakdale Drive - ASSINIBOIA	RMF-S	2/2026	March 26, 2026
(845)	DASZ 45/2025	To rezone land, located at 4820, 4724 & 4814 Roblin Boulevard - ASSINIBOIA	RMF-M R1-L	3/2026	March 26, 2026
(846)	DASZ 36/2025	To rezone land, located at 1820 De Vries Avenue – EAST KILDONAN – TRANSCONA	RMF-M	25/2026	March 26, 2026
(847)	DASZ 19/2025	To rezone land, located at 1200-1204 Sturgeon Road – ASSINIBOIA	RMF-M (PDO 1 Airport Vicinity)	77/2025	April 30, 2026
(848)	DAZ 210/2025	To rezone land located at Southeast of Paulette Duguay Street and Ibrahima Diallo Avenue - RIEL	RMF-L	80/2025	April 30, 2026
(849)	DASZ 14/2025	To rezone land, located at 621 Pandora Avenue West - EAST KILDONAN – TRANSCONA	R2 Mature Communities PDO-1	87/2025	April 30, 2026
(850)	DASZ 12/2025	To rezone land, located at 97, 99, 101, 103, & 105 St Anne's Road - RIEL	RMU Mature Communities PDO-1 PDO-1 Malls and Corridors	103/2025	April 30, 2026

Sub-Section	File No.	Zoning Description / Community	New Zoning District	Amending By-law No.	Passed by Council
(851)	DASZ 27/2025	To rezone land, located at 391, 397 and 401 Provencher Boulevard – RIEL	RMU	115/2025	April 30, 2026
(852)	DASZ 39/2025	To rezone land, located east of Bridge Lake Drive, west of Kenaston Boulevard, south of Bankfield Crescent, and north of Willow Creek Road - ASSINIBOIA	RMF-L	8/2026	April 30, 2026
(853)	DASZ 32/2025	To rezone land, located at 1350 & 1360 Pembina Highway and 969 & 975 Dowker Avenue – CITY CENTRE	CMU PDO-1 Malls and Corridors Mature Communities PDO-1 PR3 Mature Communities PDO-1	9/2026	April 30, 2026
(854)	DASZ 42/2025	To rezone land, located at 1460 Corydon Avenue – CITY CENTRE	CMU PDO-1 Airport Vicinity Mature Communities PDO-1	17/2026	April 30, 2026
(855)	DASZ 9/2025	To rezone land, located at 45 Daman Farm Road, 100 Jean Louis Road and 2974 St. Mary's Road - RIEL	RR2	90/2025	May 28, 2026
(856)	DAZ 228/2025	To rezone land located at 160 Ash Street – CITY CENTRE	RMF-S PDO-1 Academy Road Mature Communities PDO-1	42/2026	May 28, 2026
(857)	DASZ 29/2025	To rezone land, located at 305 McKay Avenue – EAST KILDONAN - TRANSONA	RMF-M Mature Communities PDO1	23/2026	June 25, 2026
(858)	DASZ 49/2025	To rezone land, located at 355 - 415 Centre Street - ASSINIBOIA	CMU	48/2026	June 25, 2026

ZONING MAP AMENDMENTS – OVERLAY DISTRICTS

3. The Zoning Maps are hereby amended as set forth in the following subsections.
added 95/2011; amended 11/2022

Sub-Section	Zoning Description	New Zoning District	Amending By-law No.	Passed by Council
(1)	Amending Schedule G – Neighbourhood Main Streets Planned Development Overlay	PDO-1	121/2008	July 16, 2008
(2)	Adopting Schedule L - West Alexander & Centennial Planned Development Overlay	PDO-1	102/2009	July 22, 2009
(3)	Adopting Schedule M – Downtown Transcona Planned Development Overlay 1	PDO-1	118/2010	December 15, 2010
(4)	Adopting Schedule N – St. Norbert Neighbourhood Main Street Planned Development Overlay	PDO-1	80/2010	July 21, 2010
(5)	Amending Schedule D – Airport Vicinity Protection Area Planned Development Overlay 1 (PDO 1 Airport Vicinity)	PDO-1	11/2022	January 27, 2022
(6)	Adopting Schedule O – Academy Road Neighbourhood Main Street Planned Development Overlay 1 (PDO-1 Academy Road)	PDO-1	3/2012	January 25, 2012
(7)	Adopting Schedule P – The Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge)	PDO-1	65/2012	April 25, 2012
(8)	Adopting Schedule S – The Prairie Industrial Park Planned Development Overlay 2 (PDO-2 Prairie Industrial Park)	PDO-2	117/2013	October 23, 2013
(9)	Adopting Schedule R – The Taylor Redevelopment Area Planned Development Overlay 2 (PDO-2 Taylor Redevelopment Area)	PDO-2	52/2014	April 30, 2014
(10)	Adopting Schedule T – 221 Stradbrook Avenue Planned Development Overlay 2 (PDO-2 221 Stradbrook Avenue)	PDO-2	~~128/2014~~	December 10, 2014 <i>expired without being brought into force</i>
(11)	Adopting Schedule V – 445 River Avenue Planned Development Overlay 2 (PDO-2 445 River Avenue)	PDO-2	~~115/2014~~	December 10, 2014 <i>expired without being brought into force</i>
(12)	Adopting Schedule Q – Westport	PDO-2	19/2015	January 28, 2015

	Festival Planned Development Overlay 2 (PDO-2 Westport Festival)			
(13)	Adopting Schedule U – Bishop Grandin Crossing Planned Development Overlay 1 (PDO-1 Bishop Grandin Crossing)	PDO-1	14/2015	February 25, 2015
(14)	Adopting Schedule W – Corydon Osborne Planned Development Overlay 1 (PDO-1 Corydon Osborne)	PDO-1	107/2016	December 14, 2016
(15)	Adopting Schedule X – Inksbrook Employment Lands Planned Development Overlay 2 (PDO-2 Inksbrook Employment Lands)	PDO-2	2/2017	January 25, 2017

APPENDIX "A"
repealed 148/2016

SCHEDULE C

amended 121/2008; 95/2014; 148/2016

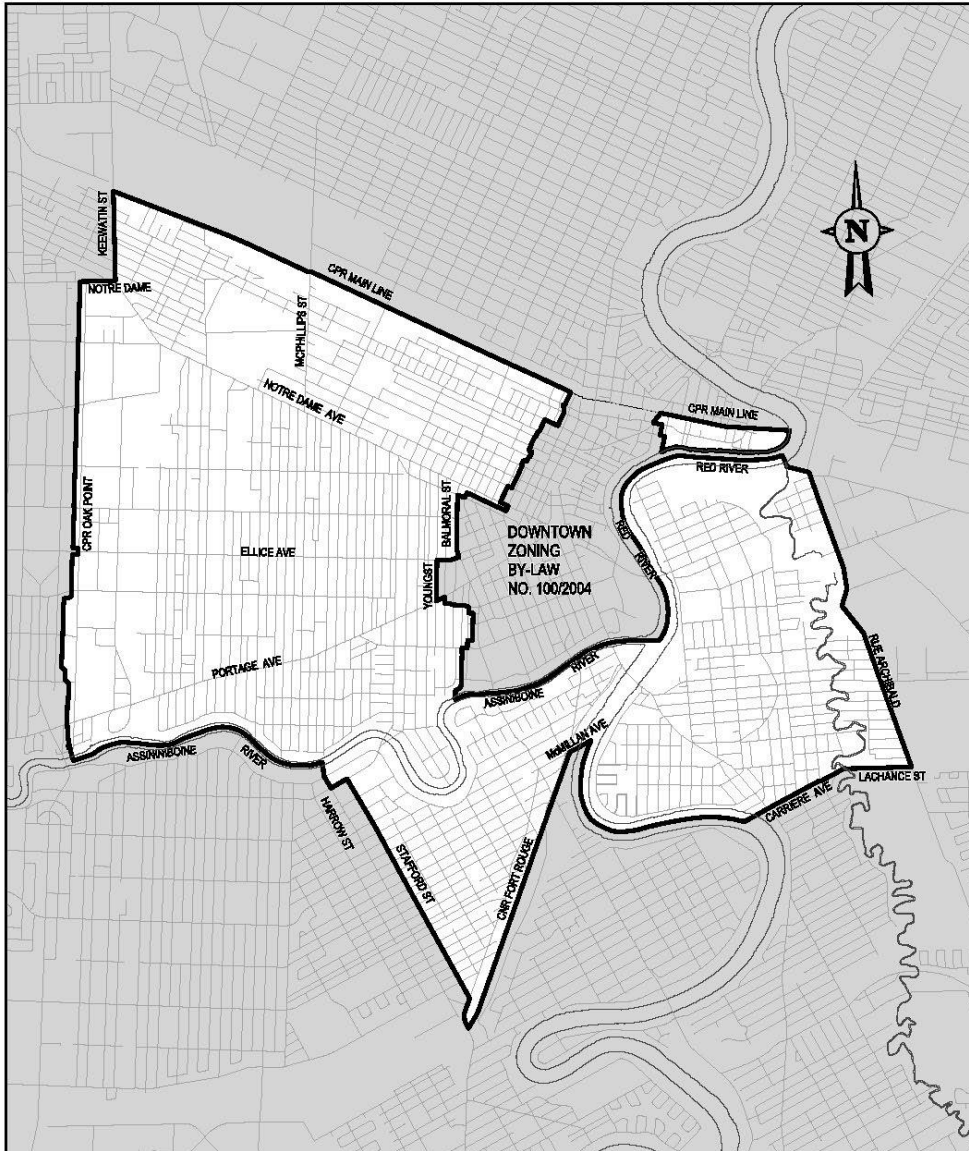
URBAN INFILL AREAS MAPS

While newer portions of the city have been divided or can be divided into parcels that are of adequate size and shape to accommodate the general standards of this By-law related to required on-site parking and landscaping, some older portions of the city have been divided into parcels that are too small or shallow to accommodate such parking and landscaping. In order to promote infill redevelopment in older portions of the city, the City of Winnipeg hereby provides for the establishment of Urban Infill Areas. The Urban Infill standards in Part 5: Development and Design Standards apply to:

- "multi-family" uses;
- "commercial sales and service" uses;
- "public and institutional" uses;
- "cultural and entertainment" uses; or
- "industrial" uses.

in the light-coloured areas on the Urban Infill Areas Maps below.

amended 121/2008; 95/2014



URBAN INFILL AREA MAP 1

WINNIPEG ZONING BY-LAW 200/2006

amended 148/2016

SCHEDULE D

amended 84/2009, 96/2011; 95/2014; 148/2016; 31/2017; 11/2022; 48/2022

Airport Vicinity Protection Area Planned Development Overlay 1 (PDO-1 Airport Vicinity)

Purpose

1. The Airport Vicinity Protection Area planned development overlay district is intended to minimize exposure of residential and other sensitive land uses to aircraft and their potential impacts in accordance with the Airport Vicinity Protection Area Regulation, M.R. 66/2021.

Applicability

2. (1) The Airport Vicinity Protection Area planned development overlay is applicable in accordance with the PDO-1 Airport Vicinity Protection Area overlay district map shown below (the "Map").

(2) For greater certainty, where a parcel of land is shown on the Map as being located partly in Area 1 and partly in Area 2, or partly in Area 2 and partly in an area outside the Airport Vicinity Protection Area, the entire parcel is deemed to be located in the area in which the majority of the parcel is located.

Development Standards within Area 1

3. (1) Subject to subsections (2), (3), and (4), where the majority or entirety of a parcel of land is located within Area 1, no single-family or multiple-family residential dwellings may be constructed on that parcel.

(2) New single-family residential dwellings may be constructed within Area 1 in order to replace existing single-family residential dwellings.

(3) New multiple-family residential dwellings may be constructed within Area 1 in order to replace existing multiple-family residential dwellings, provided that the number of dwelling units in each replacement dwelling does not exceed the number of dwelling units in the dwelling being replaced.

(4) New infill single-family residential dwellings may be constructed in Area 1 if:
 - a. the dwelling is located on a lot that was created as the result of the subdivision of an existing residential lot into no more than two lots; and
 - b. the newly created lot is located on a street where a full range of municipal services are already provided.

Development Standards within Area 2

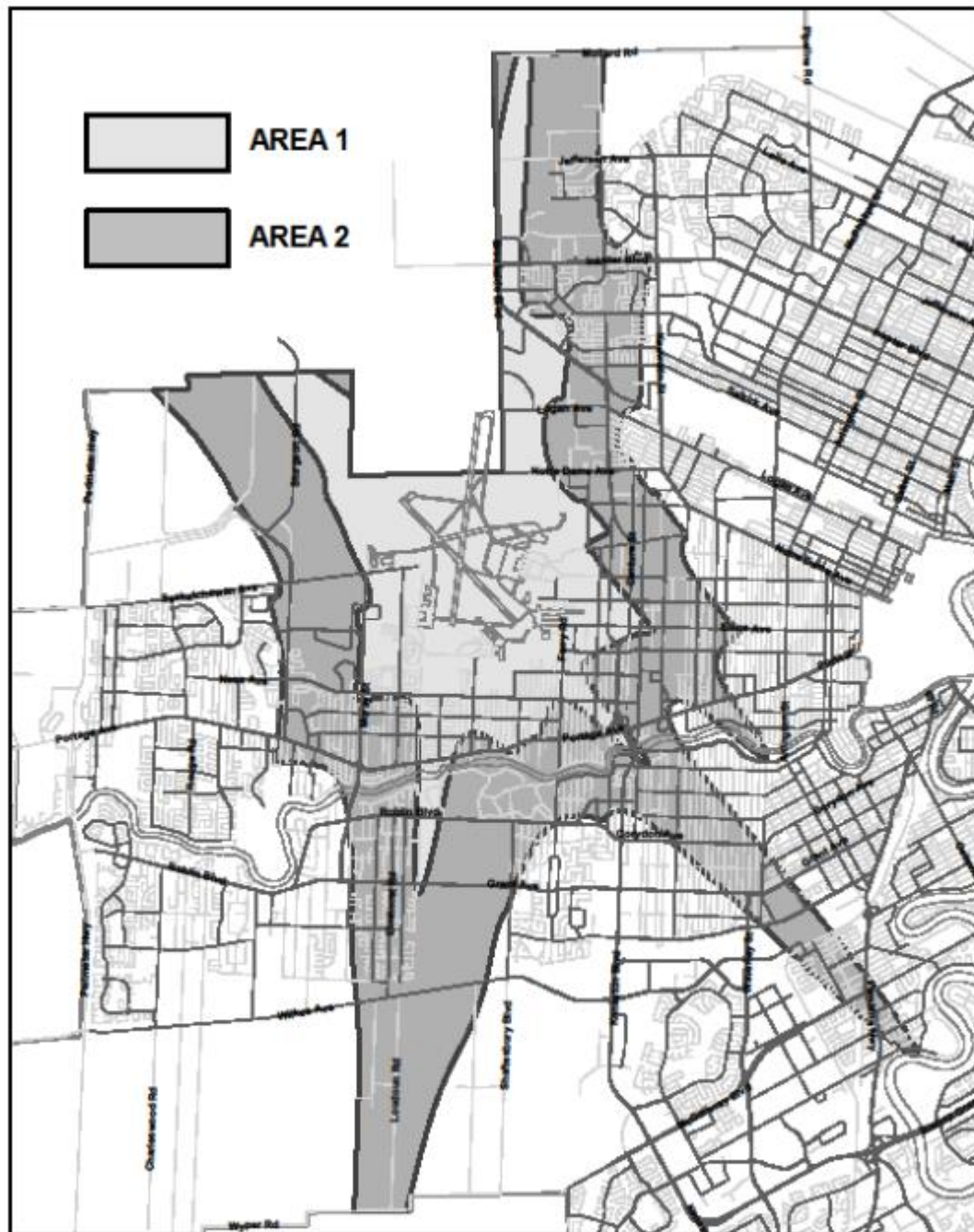
4. New or replacement single-family residential dwellings and multiple-family residential dwellings may be constructed in Area 2.

All Areas within Overlay District

5. Within all areas of the PDO-1 Airport Vicinity Protection Area, all new single-family or multiple-family residential dwellings must be designed and constructed in compliance with the noise mitigation standards set out in the Airport Vicinity Protection Area Regulation, M.R. 66/2021.

Conflict with Regulation

6. In the case of any conflict between this By-law and the Airport Vicinity Protection Area Regulation, M.R. 66/2021 or any successor to that regulation, including a conflict between the Map and any map of the Airport Vicinity Protection Area set out in the regulation, that regulation will prevail to the extent of the conflict.



**AIRPORT VICINITY PROTECTION AREA
PLANNED DEVELOPMENT OVERLAY MAP**

amended 96/2011; 11/2022; 145/2022

SCHEDULE E

amended 95/2014; 73/2017

BOULEVARD PROVENCHER PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 BOULEVARD PROVENCHER)**

Purpose

1. The purpose of this overlay is to encourage the protection of Provencher Boulevard with its cultural and historic significance to the French community as the neighbourhood main street for St. Boniface.

Applicability

2. This overlay shall apply to the lands fronting Boulevard Provencher, between avenue Tache and rue Langevin, as shown on the attached map (the Map).

Permitted Use Restrictions

3. Notwithstanding other provisions of this By-law, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory or temporary uses within the PDO-1 Boulevard Provencher:

amended 73/2017

- (1) amusement enterprise, outdoor;
amended 73/2017
- (2) animal hospital or veterinary clinic;
amended 73/2017
- (2.1) *added 154/2009; repealed 73/2017*
- (3) auto/light truck/motorcycle, repair and service;
added 73/2017
- (4) auto/light truck/motorcycle, sales and rental;
added 73/2017
- (5) billboard sign;
added 73/2017
- (6) car wash;
added 73/2017
- (7) cheque-cashing facility;
added 73/2017
- (8) subject to section 3.1, drive-in or drive-through;
added 73/2017
- (9) fleet services;
added 73/2017
- (10) fuel sales;
added 73/2017

(11) kennel; and
added 73/2017

(12) pawnshop.
added 73/2017

3.1 A drive-in or drive-through may be approved as a conditional use within the PDO-1 Boulevard Provencher where:

added 73/2017

(1) the drive-in or drive-through services a financial institution; and
added 73/2017

(2) there is no direct access from Provencher Boulevard to the drive-in or drive-through.
added 73/2017

Dimensional Standards

4. Development in the Boulevard Provencher overlay district must comply with the maximum building height and required yard standards below. In the event of a conflict between these provisions and any provisions applicable in the underlying zoning district, these standards apply. Except as modified by the following standards, all standards of the Zoning By-law continue to apply in the PDO1-Boulevard Provencher overlay district.

Maximum Building Height

(1) The maximum height of any building or structure, or an enlargement of any building or structure, must not exceed:

60 feet on the south side of Provencher Boulevard;
amended 73/2017

80 feet on the north side of Provencher Boulevard.

Required Yards

(2) The following yard requirements apply to all properties within the overlay district:

- (a) minimum 50 feet between the street right-of-way and any parking area;
- (b) maximum 15 feet between the street right-of-way and the front building façade;
and
- (c) no required side or rear yard.

Design Review

5. (1) Except as otherwise provided in this section, all development, redevelopment, expansion, demolition, signage or exterior alteration within the PDO-1 Boulevard Provencher that is visible from public rights-of-way is subject to urban design review and must be approved by the Riel Community Committee or the Director in accordance with this section prior to commencement of the development, redevelopment, expansion, demolition, signage or exterior alteration, as the case may be.
amended 73/2017

- (2) The Riel Community Committee shall make decisions on urban design review applications for new construction, expansion or signage.
amended 73/2017
- (3) The Director shall make decisions on all other urban design review applications.
amended 73/2017
- (4) The Standing Policy Committee on Property and Development may approve urban design guidelines, standards or criteria consistent with the requirements of this section.
amended 73/2017; 137/2022
- (5) In making decisions on urban design review applications, the Riel Community Committee and Director must consider any requirements in this section and any urban design guidelines, standards or criteria approved by the Standing Policy Committee on Property and Development.
added 73/2017; amended 137/2022
- (6) An applicant may, in accordance with The City of Winnipeg Charter, appeal a decision by the Riel Community Committee or Director to deny approval of an urban design review application, to the Standing Policy Committee on Property and Development.
added 73/2017; amended 137/2022
- (7) This section does not apply to single-family detached dwellings or two-family dwellings, or any associated accessory structures.
added 73/2017

Urban Design Considerations

- 6. (1) Review of development, redevelopment, expansion, demolition, or exterior alteration proposals is primarily intended to ensure the thoughtful integration of such proposals into their local context and consistency with the standards articulated in *OurWinnipeg*. For the purposes of this by-law, urban design review will focus on the quality of the public environment and be predicated on the understanding that the quality of that environment is formed as a result of many independent creative decisions.
amended 95/2014
- (2) In making a decision concerning the approval or denial of approval of proposed development and redevelopment in the Boulevard Provencher overlay district pursuant to subsection 5(1), the Director must consider the extent to which the proposed development or redevelopment is consistent with the guidelines set out in this section and by the Standing Policy Committee on Property and Development pursuant to section 7 in respect of the following Key Considerations.
amended 95/2014; 113/2015; 137/2022
 - (a) building placement;
 - (b) façade treatment & building entrances;
 - (c) driveways & building services; and
 - (d) signs.
- (3) In addition to serving as the basis for the Director's decision-making, the guidelines set out in this section:

- (a) are provided to assist property owners, design professionals, administrators, decision-makers, advisory committee members, and other parties involved in preparing, reviewing, or approving new developments, redevelopments, expansions, and exterior alterations;
- (b) provide a bridge between current policy desires and any detailed urban design guidelines, standards, or criteria that may be generated and which would then supplant the Key Considerations;
- (c) are not intended to stifle or discourage creativity; instead, they provide a framework within which to exercise creative design approaches.

Building Placement Considerations

- (4) The following guidelines are to be used in evaluating the placement of buildings:
 - (a) in general, buildings are expected to provide no or minimal yards to public road rights-of-way (front and corner side yards);
 - (b) building setbacks for Active Uses (e.g. sidewalk cafés, newsstands, retailer displays) can be accommodated;
 - (c) building setbacks to hotel, public & institutional, and cultural & entertainment uses can be accommodated;
 - (d) where residential uses are located at street level, building setbacks are encouraged (front and corner side yards);
 - (e) where a consistent building alignment exists along a block, buildings are expected to respect this alignment (front and corner side yards);
 - (f) shape, size and alignment of buildings and spaces should reflect the existing horizontal and vertical rhythm and urban form;
 - (g) new buildings or additions should acknowledge existing buildings in height and form;
 - (h) the form and appearance of a building should consider views along the Boulevard to landmark buildings such as the St. Boniface Cathedral, Hotel de Ville, and vistas such as the Esplanade Riel;
 - (i) landscaped spaces, streetscapes and architectural qualities of the Boulevard should be respected, including the preservation of Boulevard trees; and
 - (j) development should respect adjacent heritage buildings.

Façade Treatment and Building Entrance Considerations

(5) The following guidelines are to be used in evaluating the treatment of front facades and building entrances:

- (a) open and inviting building facades are encouraged at street level and 2nd storey, in order to enhance the convenience, comfort, and enjoyment of pedestrian experiences and enhance interactions between the public realm and business operations on private property;
- (b) long, undifferentiated blank walls located at street level and along public roads are discouraged; instead, they should be enhanced by combinations of transparent windows (not reflective or spandrel), window displays, active uses, vertical architectural features (e.g. columns, bays, fenestration, pilasters), and contrasting building materials/textures/colours/ shades;
- (c) opaque window signs, storage of materials blocking windows, permanently closed blinds, and other measures or operations that hamper transparent street level pedestrian/business interactions are discouraged;
- (d) direct access to retailers, service providers, and customer service areas from street level is encouraged;
- (e) multiple front entrances from street level to large developments are encouraged;
- (f) measures to enhance visibility and accessibility of building front entrances (e.g. setbacks or projections from building wall, architectural features, contrasting materials, ornamentation) are encouraged.
- (g) principal entrances to buildings should be on Provencher.
- (h) doorways should replicate the existing rhythm of entrances on the Boulevard
- (i) new buildings should use similarly sized and shaped windows and doors, creating a consistent rhythm.

Driveways & Building Service Considerations

(6) The following guidelines are to be used in evaluating the treatment of driveways and building services:

- (a) in order to encourage an uninterrupted pedestrian boulevard, numbers and dimensions of motor vehicle driveways, private approaches, and other intrusions into the boulevard should be minimized;
- (b) access to off street parking facilities, delivery loading spaces, refuse storage areas, and other building services is encouraged to be via public lane (or from secondary street, when public lane is not available);
- (c) off street parking facilities, delivery loading spaces, refuse storage areas, and other building services are encouraged to be located internal to buildings;

- (d) off street parking facilities, delivery loading spaces, refuse storage areas, and other building services located adjacent to public roads and residential uses are encouraged to be screened via landscaping, fencing, building wing walls, or combinations, ensuring pedestrian access and motor vehicle sight lines are maintained;
- (e) off street parking facilities, delivery loading spaces, refuse storage areas, and other building services located between building walls and boulevard Provencher are discouraged.

Signs

(7) The following guidelines are to be used in evaluating signs:

- (a) signs are expected to: enhance visibility; be helpful in identifying a building or use; have legible, clear, ordered copy/logo/symbol; be visible (primarily to pedestrians, secondarily to motorists); not obscure neighbouring signs; not limit individual tenant opportunities at multiple-tenant sites;
- (b) signs are expected to enable orientation and to be helpful in finding a building or use, from a distance or up close;
- (c) signs must not negatively impact personal safety or motor vehicle safety located and anchored safely and out of the way of pedestrians; not obscuring or mimicking traffic signs/signals;
- (d) signs are expected to respect historic areas and important sites; protect valued views and vistas; and complement other notable features;
- (e) all signage must be attached to a building;
- (f) signs should be lit by external sources and not internally; and
- (g) signage should be bilingual and feature at least the same size and quantity of lettering in French and English.

- 7. (1) *amended 113/2015; repealed 73/2017*
- (2) *amended 113/2015; repealed 73/2017*
- (3) *repealed 73/2017*



**BOULEVARD PROVENCHER PLANNED
DEVELOPMENT OVERLAY MAP**

SCHEDULE F

WARMAN ROAD PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 WARMAN ROAD)

Purpose

1. The purpose of this overlay is to protect designated industrial facilities from potential adverse impacts from surrounding properties located within 1000 feet of that industrial facility, as shown on the attached map (the Protected Site)

Applicability

2. The PDO-1 Warman Road overlay district is shown on the attached map (the Map).
- 2.1 Despite section 1, the PDO-1 Warman Road does not apply in respect of the property commonly referred to as 250 and 260 Panet Road and legally described as follows:
added 128/2022

LOT 1 PLAN 36548 WLTO IN LOT "F" OF THE ROMAN CATHOLIC MISSION PROPERTY.

- 2.2 Despite section 1, the PDO-1 Warman Road zoning does not apply in respect of the property commonly referred to as 474 and 494 Panet Road and legally described as follows:
added 2/2025

LOT 1, DASZ 31/2024 WLTO IN RL 72, 73 AND 74 PARISH OF ST. BONIFACE

Permitted Use Restrictions

3. Notwithstanding other provisions of this By-law, permitted, conditional, accessory and temporary uses are modified from those permitted in the underlying zoning district as follows:

All the following Permitted (P) uses for the underlying zoning district in Table 4.1, are Conditional (C) uses for lands within this overlay district, unless the Director approves a waiver of this requirement pursuant to subsection (2) below.

Personal Service Uses Not Listed Separately in Table 4.1

Light Manufacturing, General

Heavy Manufacturing, General

Mining and Extraction

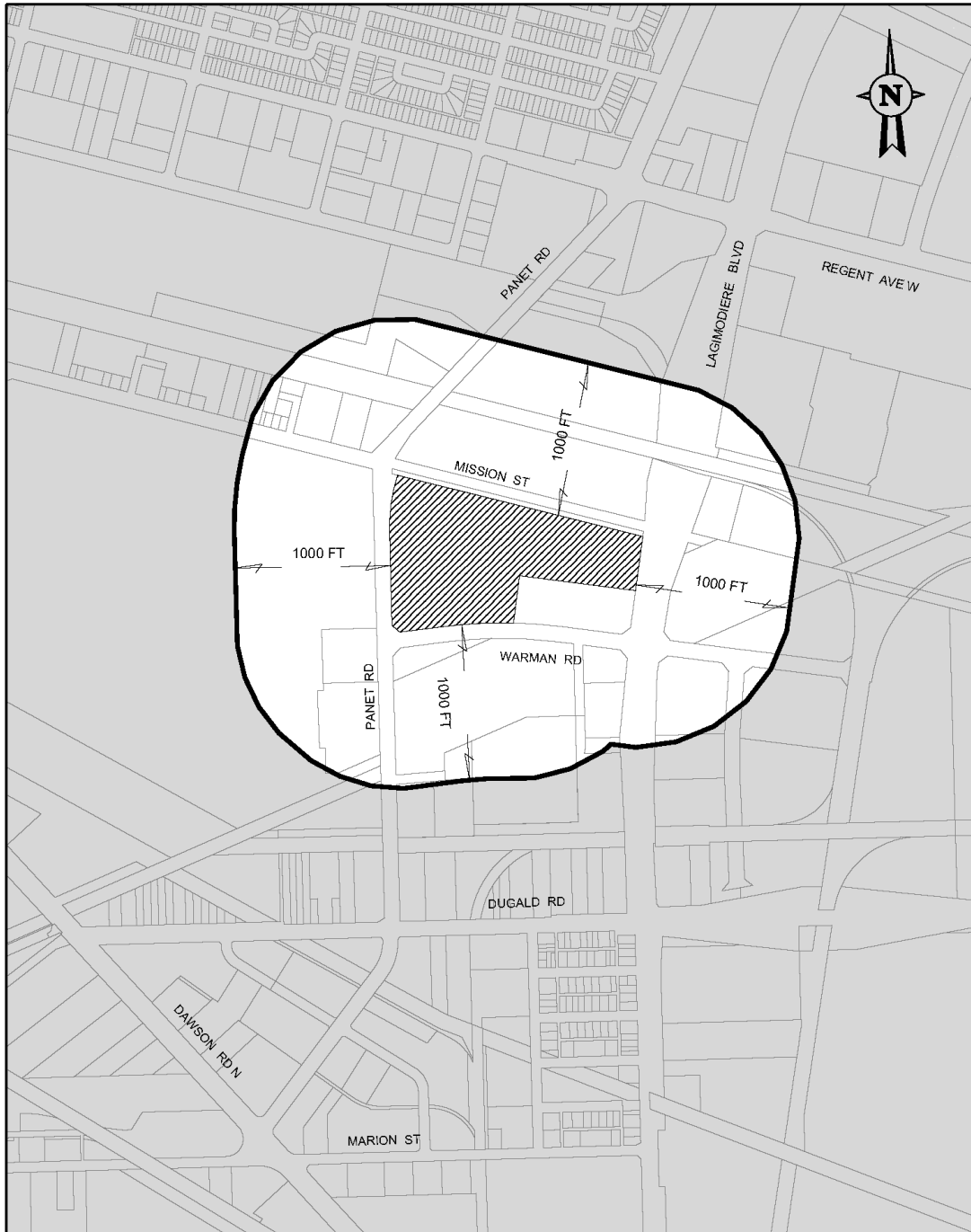
Garbage Incineration and Reduction

Recycling Plant, Enclosed

Waste Transfer Station

The Director may waive the requirement for conditional use approval of those uses listed in subsection (1) above if the use is listed as a Permitted (P) use in the underlying zoning district and the Director

determines that the use, as proposed, would have no adverse impacts on air quality that may affect the Protected Site.



WARMAN ROAD - PLANNED DEVELOPMENT OVERLAY MAP

SCHEDULE G

amended 121/2008; 36/2013; 148/2016

NEIGHBOURHOOD MAIN STREETS PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 NEIGHBOURHOOD MAIN STREETS)**

Purpose

1. The Neighbourhood Main Streets overlay district is intended to protect the scale and character of the pedestrian-oriented, neighbourhood-scale commercial areas in older areas of the city, to prevent the proliferation of certain uses that will erode the scale, character, or walkability of those areas, and to protect the surrounding neighbourhoods from adverse impacts of active commercial uses in close proximity to residential areas,

Applicability

2. The Neighbourhood Main Streets overlay district includes several non-contiguous areas of the city, all of which are shown on the attached map (the Map).

Permitted Use Restrictions

3. Notwithstanding other provisions of this By-law, within the Neighbourhood Main Streets overlay district the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

Billboard, Digital Moving Copy/ Billboard, Digital Static Copy/ Billboard, Poster

amended 36/2013

Amusement enterprise, outdoor

Auto/light truck/motorcycle, repair and service

Car wash

Drive-in or drive-through

Fleet services

Kennel

Pawnshop

Supermarket

4. Notwithstanding other portions of this By-law, within the Neighbourhood Main Streets overlay district the following uses may be approved only as conditional uses:

(1) Auto/light truck/motorcycle, sales and rental

(2) Drinking establishment

(3) Fuel sales

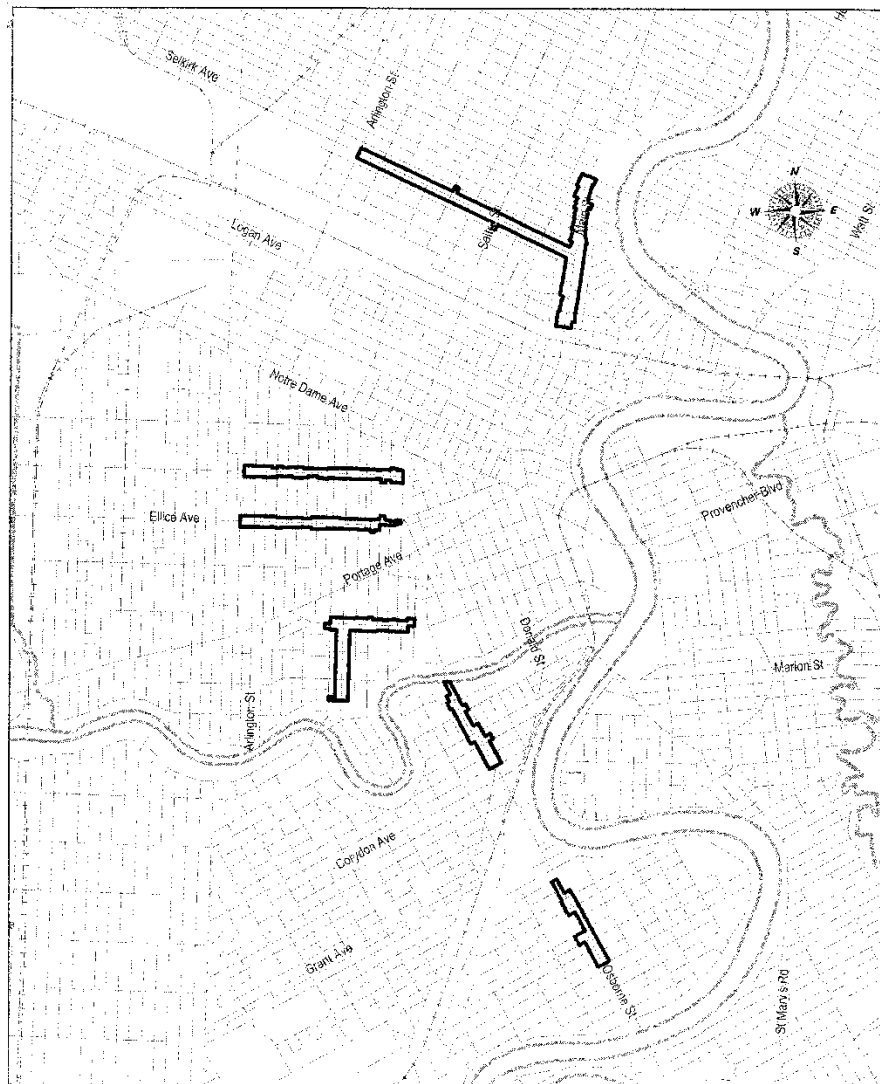
(4) Hotel or motel

(5) Craft brewery, distillery or winery

added 148/2016

Use Specific Standards

5. Notwithstanding other portions of this By-law, within the Neighbourhood Main Streets overlay district the following uses are limited to the specified amount of gross floor area per building:
- (1) Amusement enterprise, indoor: 2,500 square feet
 - (2) Medical/dental/optical/counselling clinic: 5,000 square feet
 - (3) Restaurant: 2,500 square feet
 - (4) Retail sales (unless otherwise listed): 5,000 square feet
 - (5) Studio, radio/TV/motion picture broadcast and production: 5,000 square feet
 - (6) Personal services (unless otherwise listed): 5,000 square feet



Neighbourhood Main Streets
Planned Development Overlay Map

amended 121/2008; 108/2016

SCHEDULE H

amended 121/2008

ADDITIONAL YARD REQUIREMENTS FOR LOTS ADJACENT TO STORM WATER RETENTION BASINS

1. For ease of reference, the special yards and alignments required under various zoning by-laws enacted by the City subsequent to January 1, 1972, and referenced at section 155, *Lots Adjacent to Storm Water Retention Basins*, are as set out, hereinafter, on pages H-2 through H-6, both inclusive.

amended 121/2008

2. The special yards 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.

Amber Trail – Brenner Bay

3. 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:

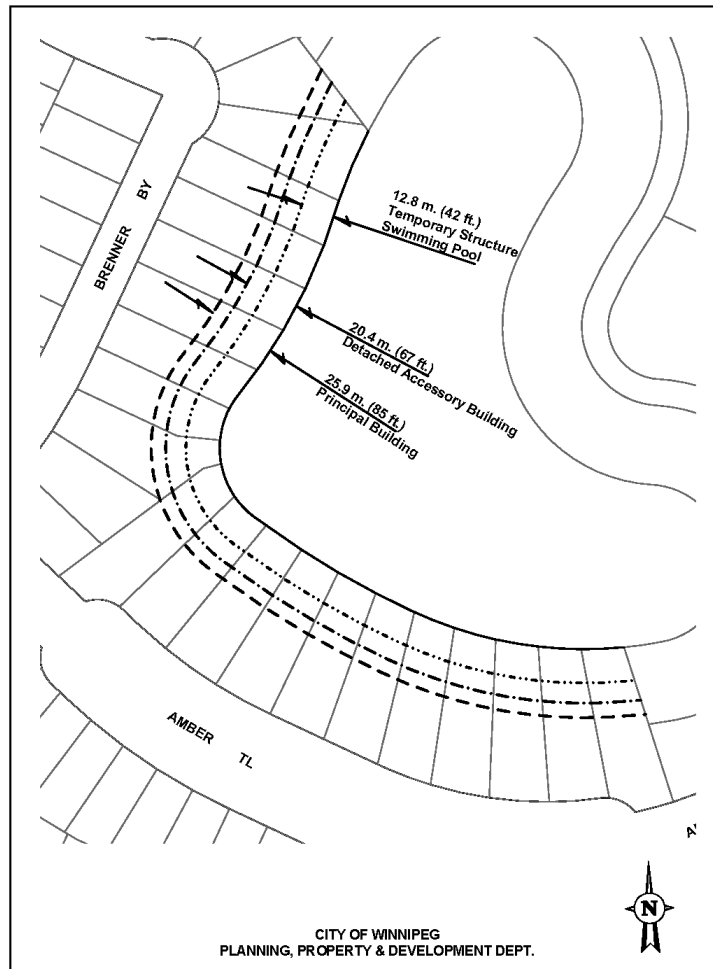
A minimum of 85 feet measured from that rear lot line to any principal building; and

A minimum of 67 feet measured from that rear lot line to any detached accessory building; and

A minimum of 42 feet measured from that rear lot line to any temporary structure or swimming pool not enclosed within a building.

4. These special rear yards shall be applied to said lots as shown on the map below (By-law No. 5144/89)

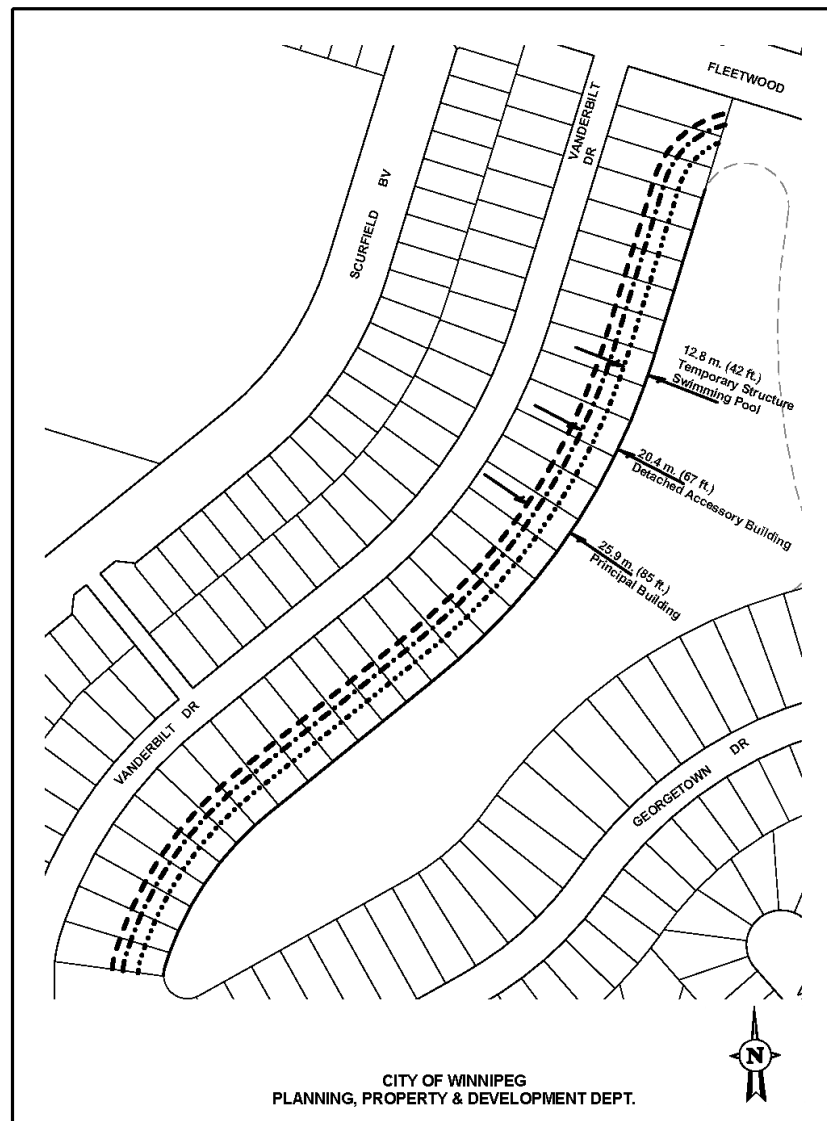
amended 121/2008



Whyte Ridge, Phase Three – Vanderbilt Drive

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

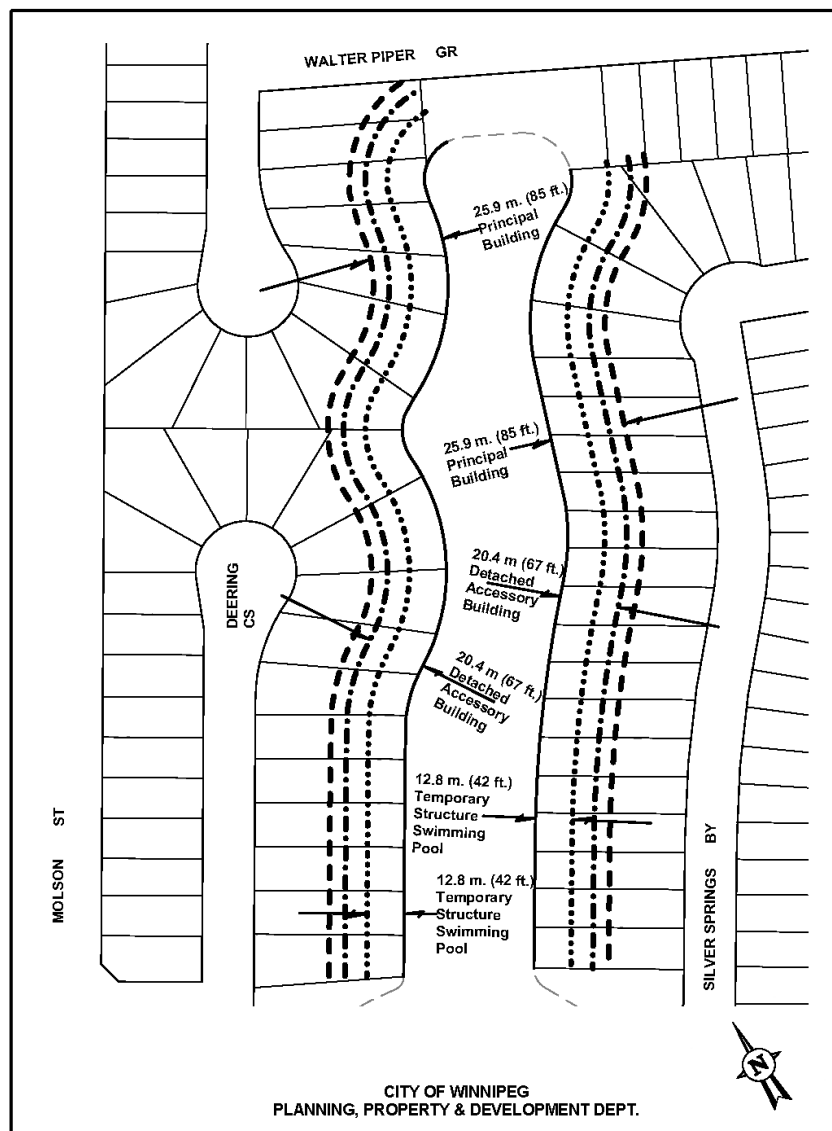
- (1) Minimum 85 feet to any principal building;
- (2) Minimum 67 feet to any detached accessory building;
- (3) Minimum 42 feet to any temporary structure not enclosed within a building.



Silver Spring Subdivision

6. 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:

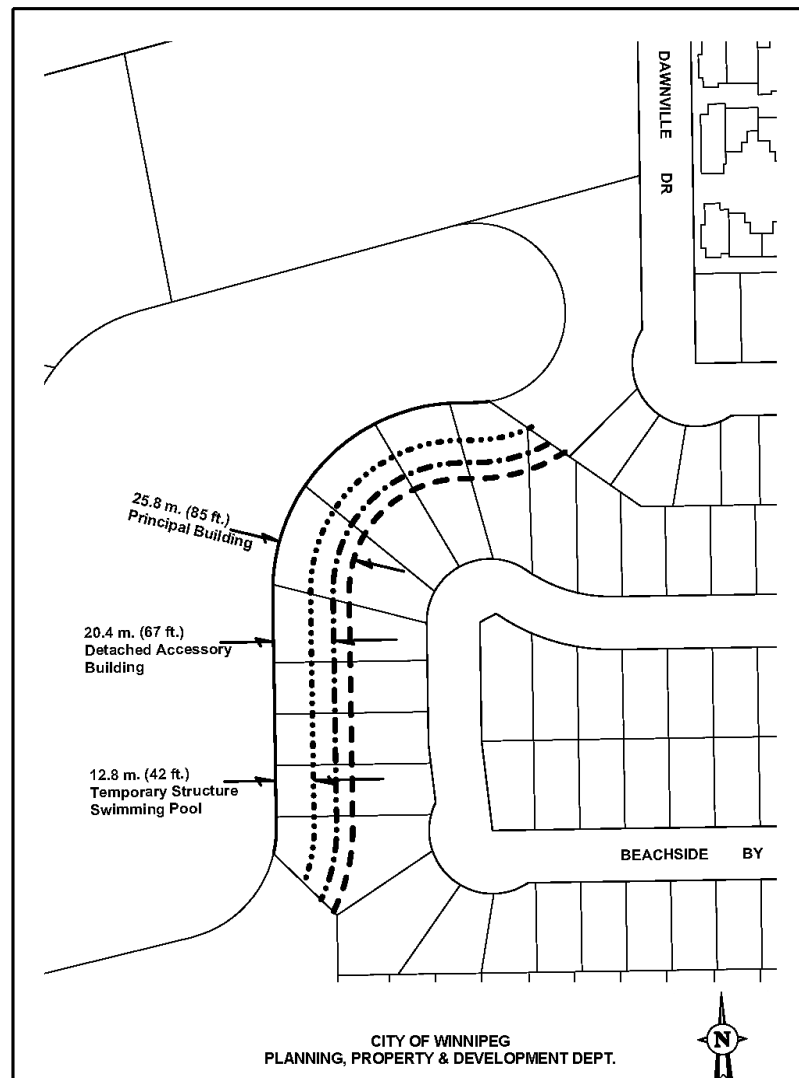
- (1) Minimum 85 feet to any principal building;
- (2) Minimum 67 feet to any detached accessory building;
- (3) Minimum 42 feet to any temporary structure or swimming pool not enclosed within a building.



Beachside Bay Subdivision

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

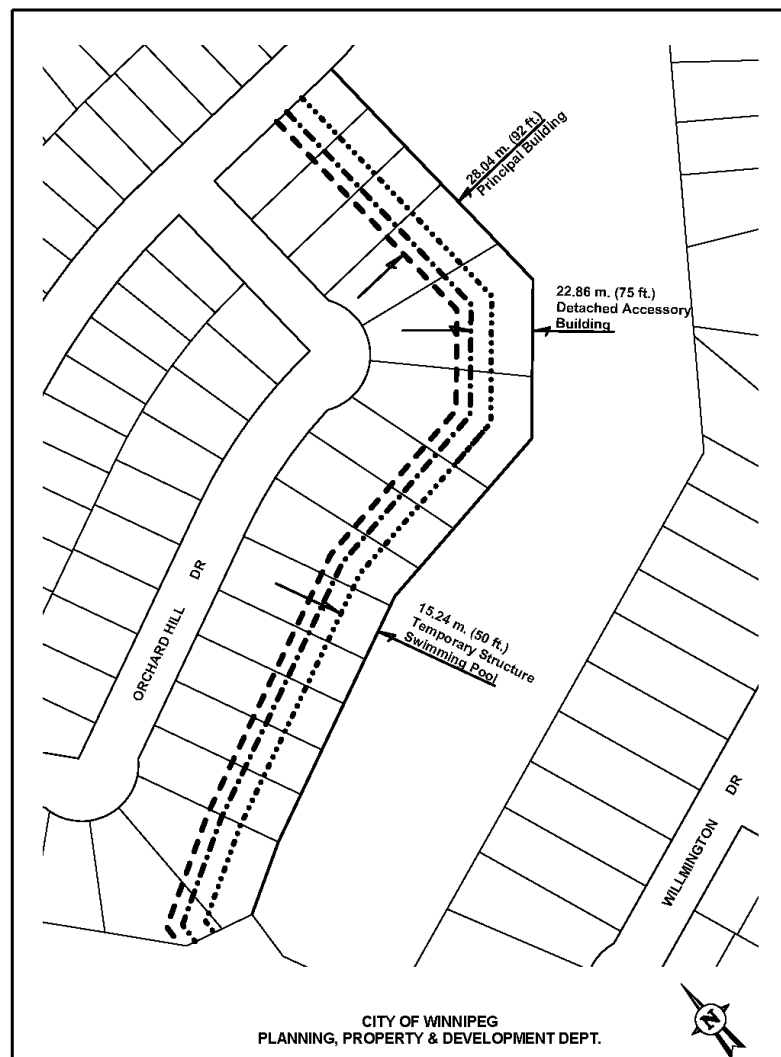
- (1) Minimum 85 feet to any principal building;
- (2) Minimum 67 feet to any detached accessory building;
- (3) Minimum 42 feet to any temporary structure or swimming pool not enclosed within a building.



Royalwood Subdivision

8. 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:

- (1) Minimum 92 feet to any principal building;
- (2) Minimum 75 feet to any detached accessory building;
- (3) Minimum 50 feet to any temporary structure or swimming pool not enclosed within a building.



SCHEDULE I

amended 121/2008; 95/2014

SPECIAL YARDS

1. All owners of lots within the areas identified in the first three columns of the table set out below must provide and maintain minimum yards, free from all improvements other than fences and landscaping in accordance with the requirements set out in the remaining three columns of the tables below.

amended 95/2014

STREET (A)			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		
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		

STREET (A)			FRONT YARD	REAR YARD	SIDE YARD
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		

STREET (B)			FRONT YARD	REAR YARD	SIDE YARD
Baffin Crescent	both sides	off Whytefold Road	27 ft		
Ballard Crescent	both sides		30 ft		
Beachside Bay		(see Plan)			
Beaver Street	both sides	North from Buffalo Place, By-law 418/73	20 ft		
Beaverbend Crescent	both sides	off Whytefold 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 8972	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 (B)			FRONT YARD	REAR YARD	SIDE YARD
Brunswick Street	west side	McLeod Avenue to North limit Lot 26, Plan 7913 <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		

STREET (C)			FRONT YARD	REAR YARD	SIDE YARD
Calrossie Blvd	both sides	Pembina Highway to Riverside Drive	30 ft		
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		

STREET (C)			FRONT YARD	REAR YARD	SIDE YARD
	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		
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 1257	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		

STREET (D)			FRONT YARD	REAR YARD	SIDE YARD
D'Arcy Drive	west side	see Plan 7003	45 ft		

STREET (D)			FRONT YARD	REAR YARD	SIDE YARD
Daffodil Street	both sides	Dahlia Avenue to Teakwood Avenue	30 ft		
Dafoe Boulevard	north side	McPhillips Street to Cottingham Street	30 ft		
Dahlia Avenue	both sides	C.P.R. right-of-way to the lane West of Daffodil Street	30 ft		
Dallas Road	both sides	off Whytefold 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 1148, and Lots 4/23, Plan 1108; of Plan 21806	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 3503	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		

STREET (E)			FRONT YARD	REAR YARD	SIDE YARD
Ellice Avenue	both sides	Ferry Road to St. James Street	20 ft		
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 4574	30 ft		
	south side	Aikins Street to Salter Street	30 ft		

STREET (F)			FRONT YARD	REAR YARD	SIDE YARD

STREET (F)			FRONT YARD	REAR YARD	SIDE YARD
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 7743 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 (G)			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 <i>special yard to be planted with grass and shrubs and maintained as a landscaped area</i>	40 ft		
Gilia Drive	both sides	Verbena Street to Canna Boulevard	30 ft		
Girton Boulevard	both sides	Nanton Boulevard to Assiniboine Drive	50 ft		
	west side	Tuxedo Boulevard to Nanton Avenue	35 ft		
Glencairn Road	west side	abutting Manitoba Hydro right-of-way (Pt. R.L. 35, Pt. Pcl. "B," Plan 3853 (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	

STREET (G)			FRONT YARD	REAR YARD	SIDE YARD
Gregoire Avenue	both sides	Hervo Street to C.N.R. right-of-way, By-law 418/73	20 ft		
Girton 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 (H)			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		
Harvard Avenue West	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 (H)			FRONT YARD	REAR YARD	SIDE YARD
Henderson Highway	east side	North of Leighton Avenue, Lot 10, Plan 6651 and Parcel A, Plan 6677 <i>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.</i>			
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

STREET (I)			FRONT YARD	REAR YARD	SIDE YARD
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		
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			
	west side	Ross to Pacific	14 ft		

NOTE: * Refer to Streets and Transportation By-laws.

STREET (J)			FRONT YARD	REAR YARD	SIDE YARD
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		

STREET (K)			FRONT YARD	REAR YARD	SIDE YARD
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		
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		
Kimberly Avenue	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		

STREET (L)			FRONT YARD	REAR YARD	SIDE YARD
Lagimodiere Blvd		(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 13323; Lots 1 to 12, Plan 13635; Lots 1 to 18, Block 1, Plan 13323; By-law 1619/77		45 ft	
Lakedale Place	west side	Lots 15 to 26, Block 20, Plan 12784; Lots 1 & 2, Block 1, Plan 13154; By-law 1619/77		45 ft	

STREET (L)			FRONT YARD	REAR YARD	SIDE YARD
Lanark Street	east side	from North limit to Lot 32, Block 8, Plan 1558, 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		

STREET (M)			FRONT YARD	REAR YARD	SIDE YARD
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		
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		

STREET (M)			FRONT YARD	REAR YARD	SIDE YARD
	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		
McLeod Avenue	north side	Gateway Road to Brunswick Street <i>the special yard to be planted with grass and shrubs and maintained as a landscaped area</i>	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		

STREET (M)			FRONT YARD	REAR YARD	SIDE YARD
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		
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

NOTE: * Refer to Streets and Transportation By-laws.

STREET (N)			FRONT YARD	REAR YARD	SIDE YARD
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 <i>the special yard to be maintained as a landscaped area</i> 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 Ave	south side		20 ft		
Nottingham Avenue	both sides	Gateway Road to Grey Street	25 ft		

STREET (O)			FRONT YARD	REAR YARD	SIDE YARD
Oak Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
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		

STREET (O)			FRONT YARD	REAR YARD	SIDE YARD
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 from 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 11867, 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		
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		

STREET (P)			FRONT YARD	REAR YARD	SIDE YARD
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>			

STREET (P)			FRONT YARD	REAR YARD	SIDE YARD
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		
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		

STREET (Q)			FRONT YARD	REAR YARD	SIDE YARD
Queenston Street	both sides	Wellington Crescent to Grant Avenue	30 ft		
Quincy Bay		Lots 6 to 21, Block 9, Plan 11867; By-law 1619/77		45 ft	

STREET (R)			FRONT YARD	REAR YARD	SIDE YARD
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		
Roch Street	west side	South of McLeod Avenue, Lots 1-8, Block 3, Plan 7362	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		

STREET (R)			FRONT YARD	REAR YARD	SIDE YARD
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		

STREET (S)			FRONT YARD	REAR YARD	SIDE YARD
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		
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

STREET (S)			FRONT YARD	REAR YARD	SIDE YARD
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		
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 8811	35 ft		
Southall Drive	south side	Aikins Street to West limit of Lot 1, Block 4, Plan 8437	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		

STREET (S)			FRONT YARD	REAR YARD	SIDE YARD
Sunnyside Boulevard	both sides	Assiniboine Avenue to Emo Avenue	35 ft		
Swan Lake Bay		Lots 1 to 12, Block 6, Plan 13154, By-law 1619/77		45 ft	
Sweetwood Bay	both sides		30 ft		
Sydney Avenue	south side	Watt Street to East limit	25 ft		

STREET (T)			FRONT YARD	REAR YARD	SIDE YARD
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

STREET (U)			FRONT YARD	REAR YARD	SIDE YARD
University Crescent	east side	from Thatcher Drive to Pembina Highway	30 ft		

STREET (V)			FRONT YARD	REAR YARD	SIDE YARD
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		
Victoria Avenue	north side	Brewster Street to Madeline Street	25 ft		
Viola Street	both sides	Arrowwood Drive to Gilia Drive	30 ft		

STREET (W)			FRONT YARD	REAR YARD	SIDE YARD
Wallasey Street	both sides	Portage Avenue to Ness Avenue	30 ft		

STREET (W)			FRONT YARD	REAR YARD	SIDE YARD
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		
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		
Wytewold Road	both sides	Portage Avenue to Silver Avenue	40 ft		
Wicklow Place	both sides	South off of Dowker Avenue	30 ft		
Wildwood Park		Plan 4565 (See section 28 in Schedule K)	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 (W)			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		

STREET (Y)			FRONT YARD	REAR YARD	SIDE YARD
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		
Yale Avenue West	both sides	Brewster Street to Madeline Street	25 ft		

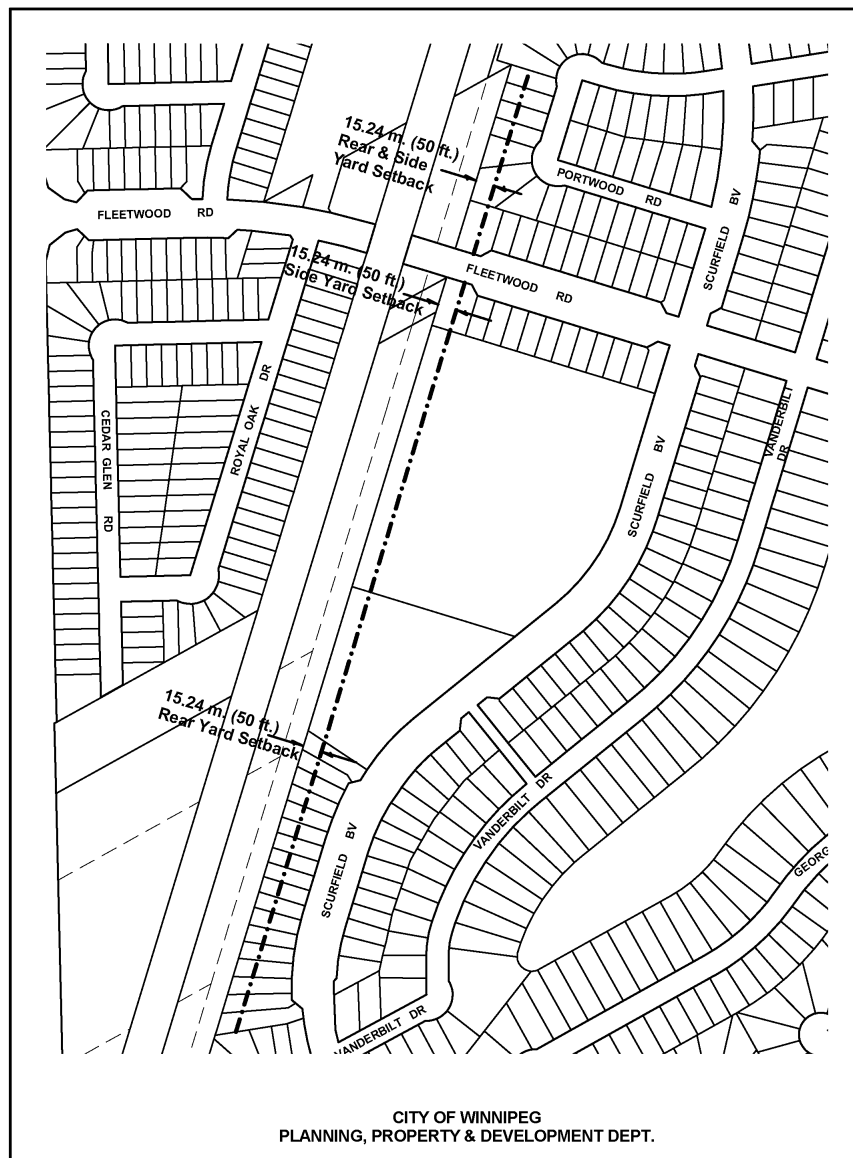
SCHEDULE J

amended 121/2008

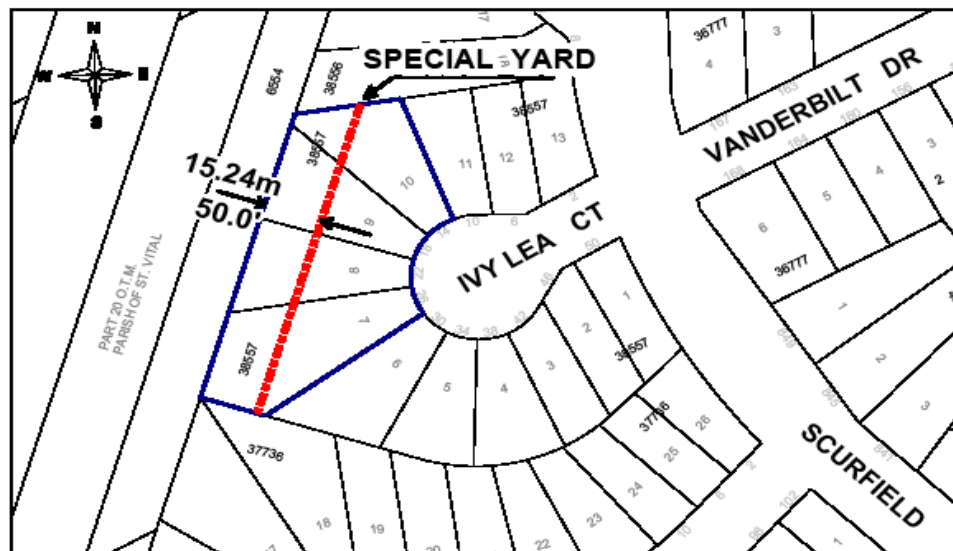
LOTS ADJACENT TO GREATER WINNIPEG GAS EASEMENT

Whyte Ridge Subdivision

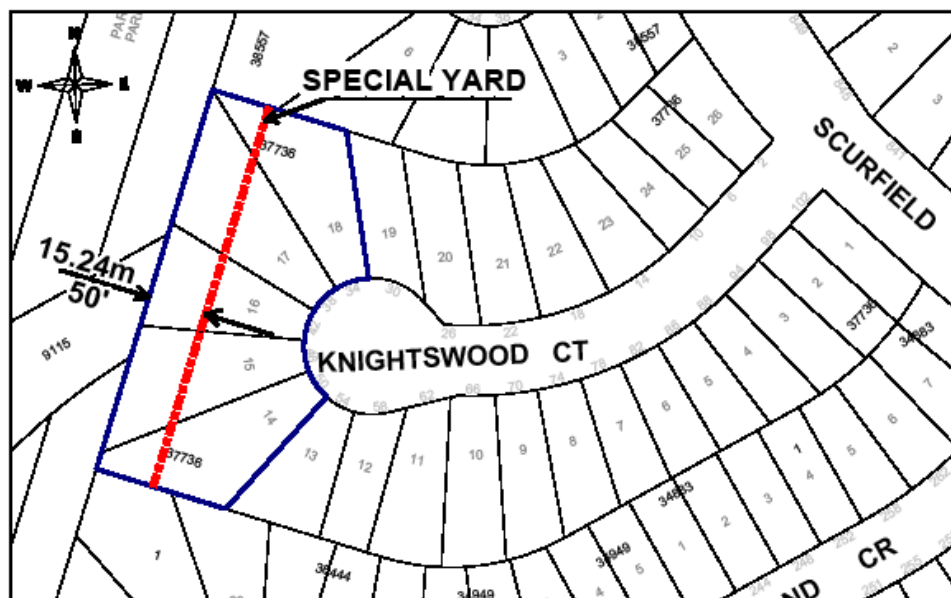
1. The owners of lots abutting the Greater Winnipeg Gas Company easement, identified in the map set out below, must provide a minimum rear yard or side yard for lots on that portion of Scurfield Boulevard, Fleetwood Road, and Portwood Road from the Winnipeg Gas Company easement to habitable buildings as shown on the Plan below:



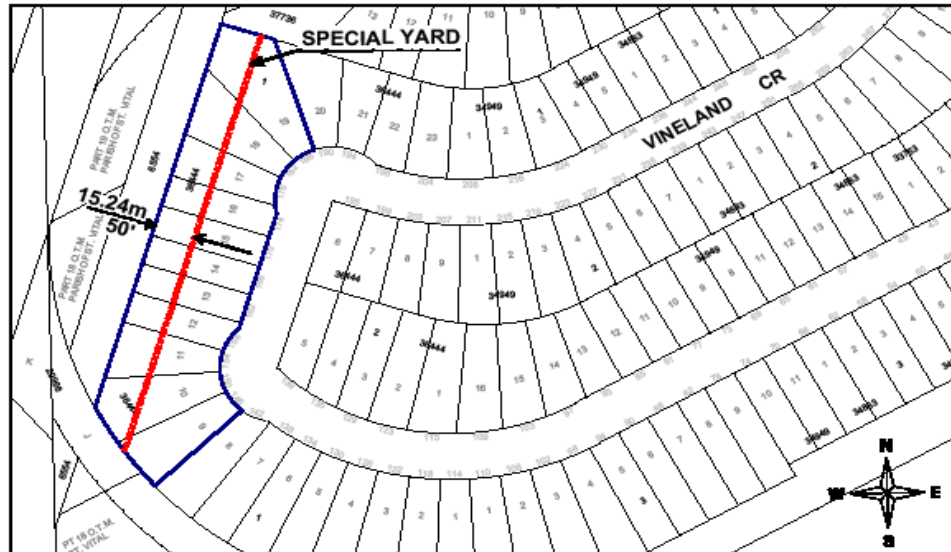
2. A minimum rear yard or side yard shall be provided for lots on that portion of Ivy Lea Court from the Centra Gas Easement to habitable buildings as shown on the plan below (By-law No. 7592/2000).



3. A minimum rear yard or side yard shall be provided for lots on Knightswood Court abutting the Centra Gas Easement as shown on the plan below, such that a 50.0 foot (15.24 metre) setback is maintained from the east limit of the Easement to any habitable building on the land (By-law No. 7479/99).



4. A minimum rear yard or side yard shall be provided for lots on that portion of Vineland Crescent from the Centra Gas Easement to habitable buildings as shown on the plan below (By-law No. 7033/97).



SCHEDULE K

amended 121/2008; 95/2014; 82/2015

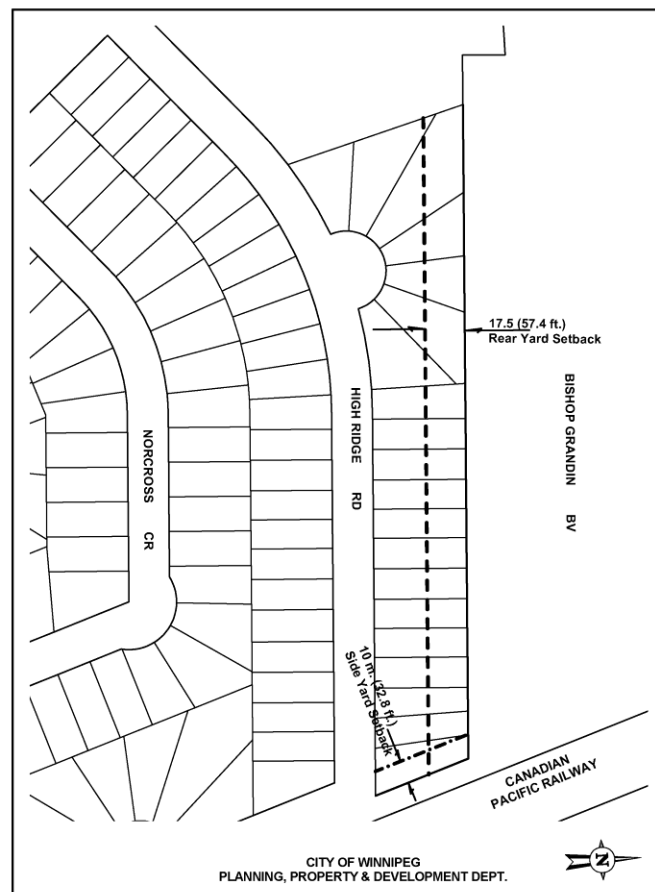
ADDITIONAL AREA-SPECIFIC YARD REQUIREMENTS

1. For ease of reference, the special yards and alignments required under various zoning by-laws referenced at section 159, *Additional Area-Specific Yard Requirements*, are as set out on pages K-1 through K-10.
2. The special yards 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.

Abinojii Mikanah

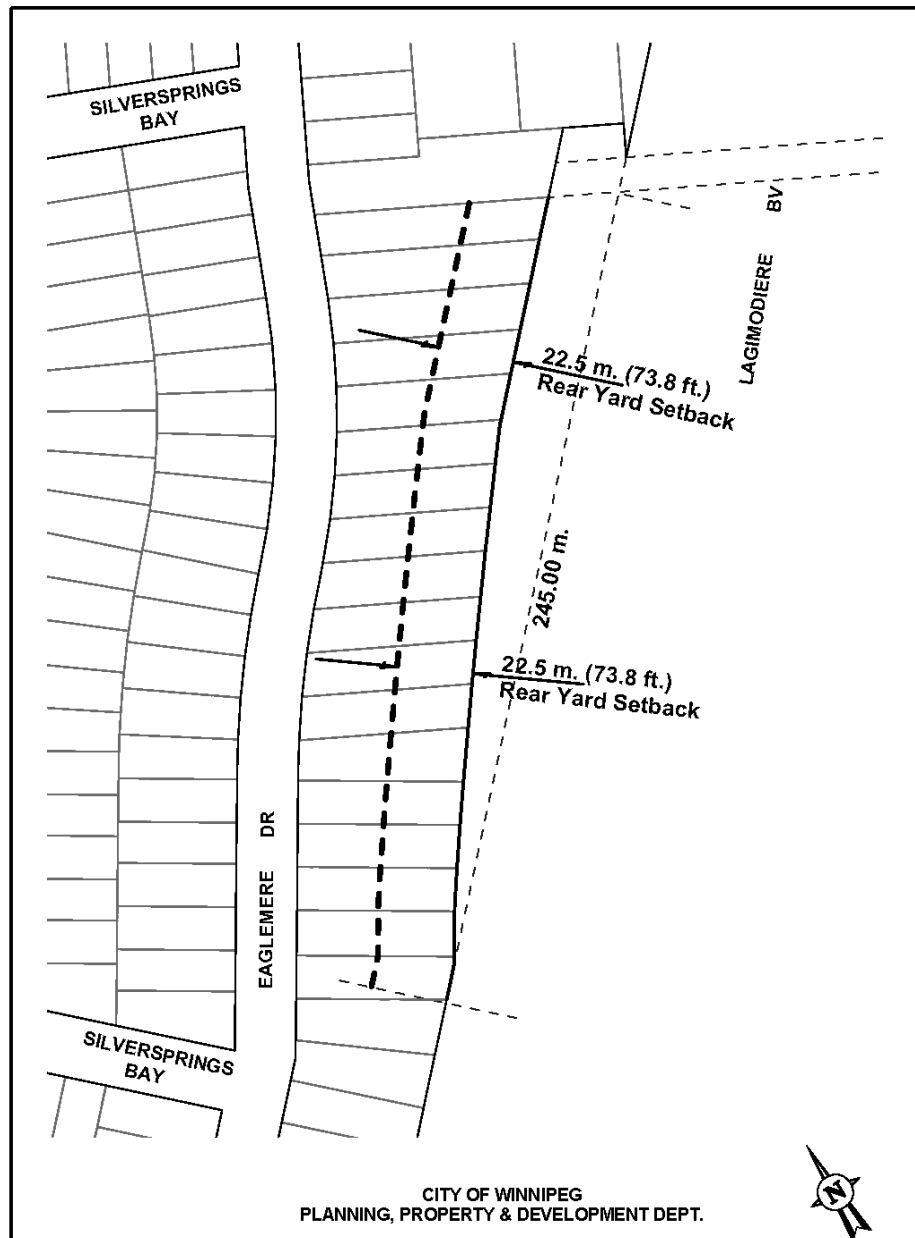
3. The owners of lots adjacent to Abinojii Mikanah and the West limit of the C.P.R. Emerson right-of-way, shall provide and maintain thereon a 57.4 foot rear yard and a 32.8 foot side yard as shown on the Plan below:

amended 82/2025



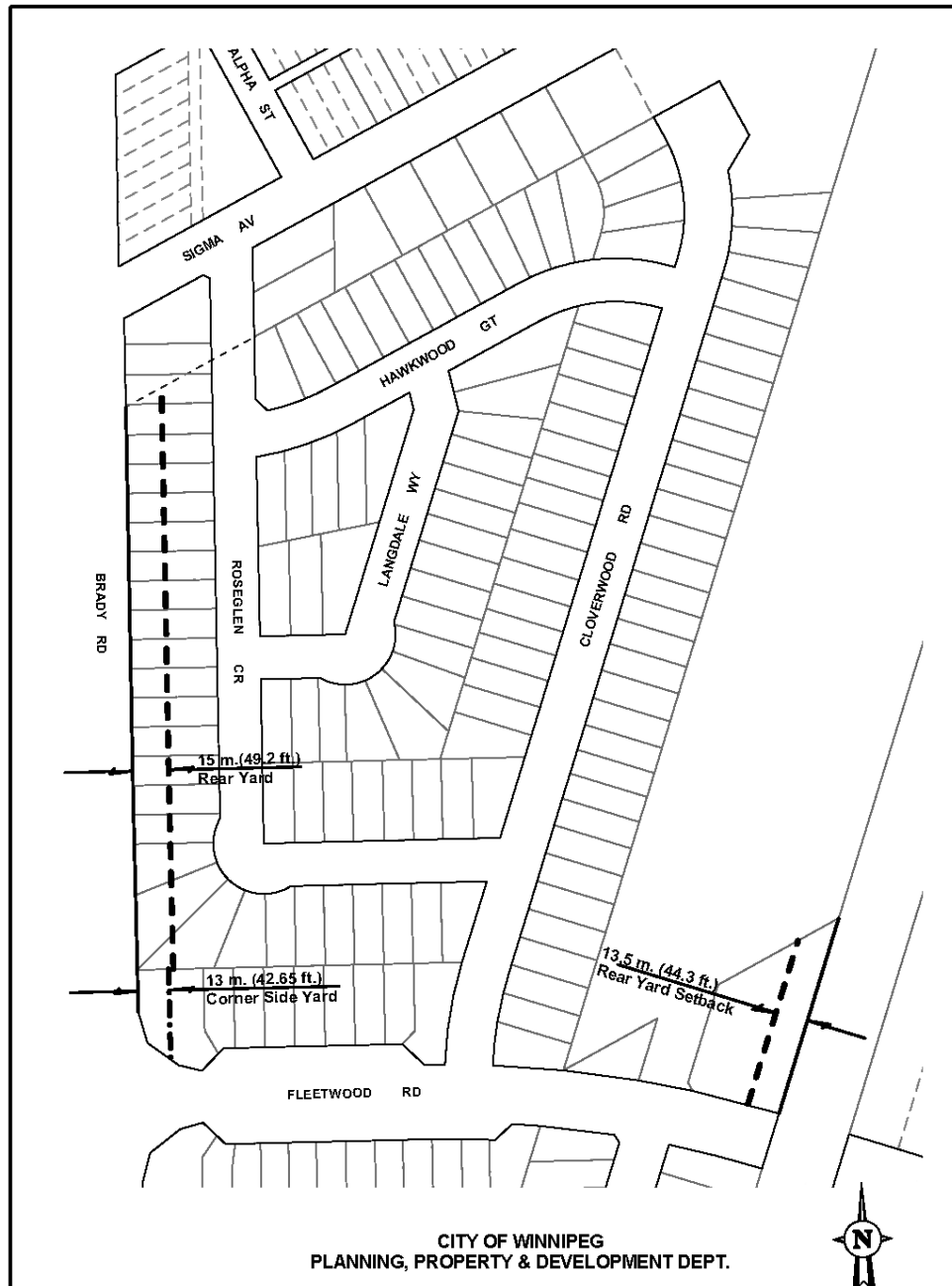
Lagimodiere Boulevard Adjacent to Eaglemere Drive

4. 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

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



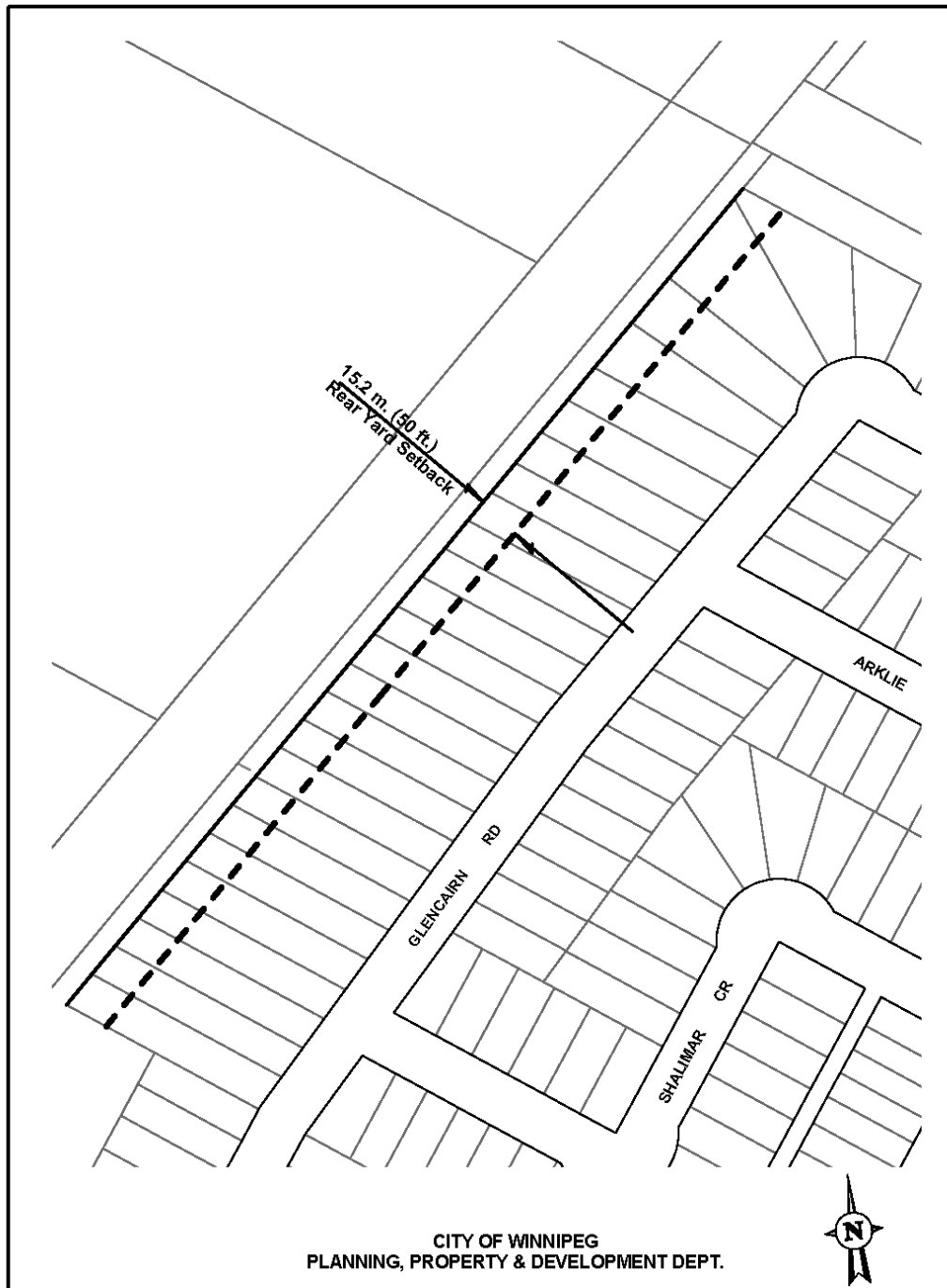
Properties Between Abinojii Mikanah and John Bruce Road

6. 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):
amended 82/2025



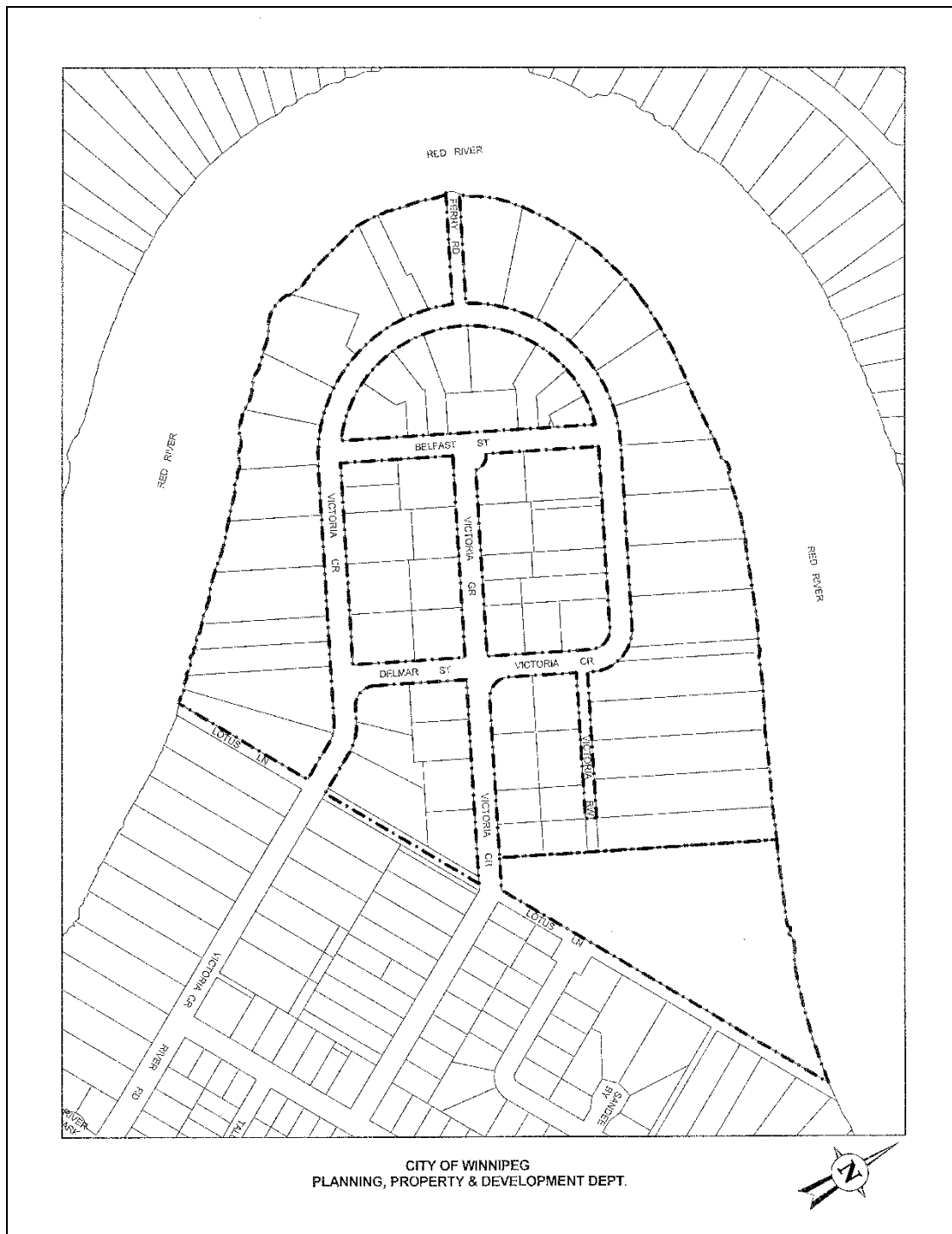
Glencairn Road

7. Yards shall be as shown in the Plan below:



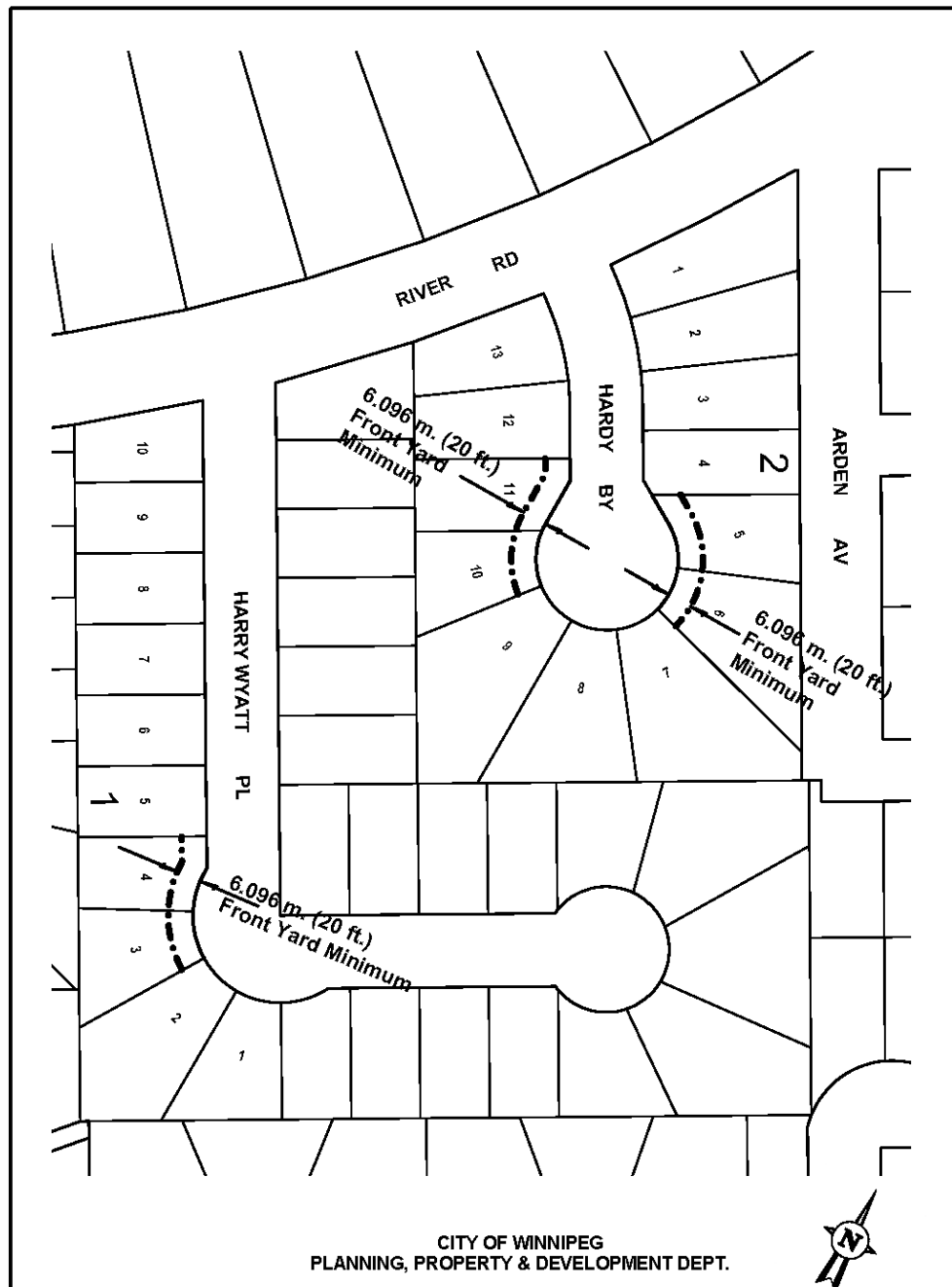
Victoria Crescent Area

8. In the Victoria Crescent Area shown on the Plan below, the minimum front yard shall be 50 feet and the minimum lot width shall be 100 feet:



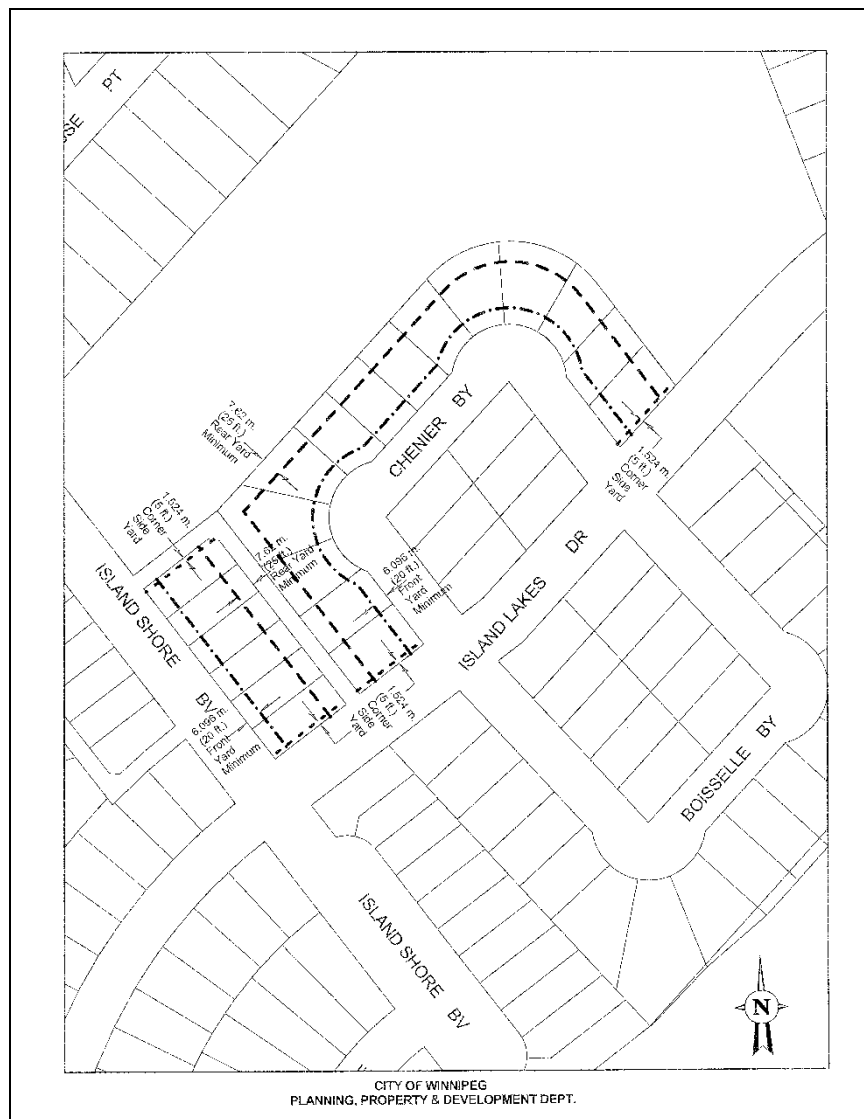
River Road Area

9. 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:



Roman Catholic Mission Property

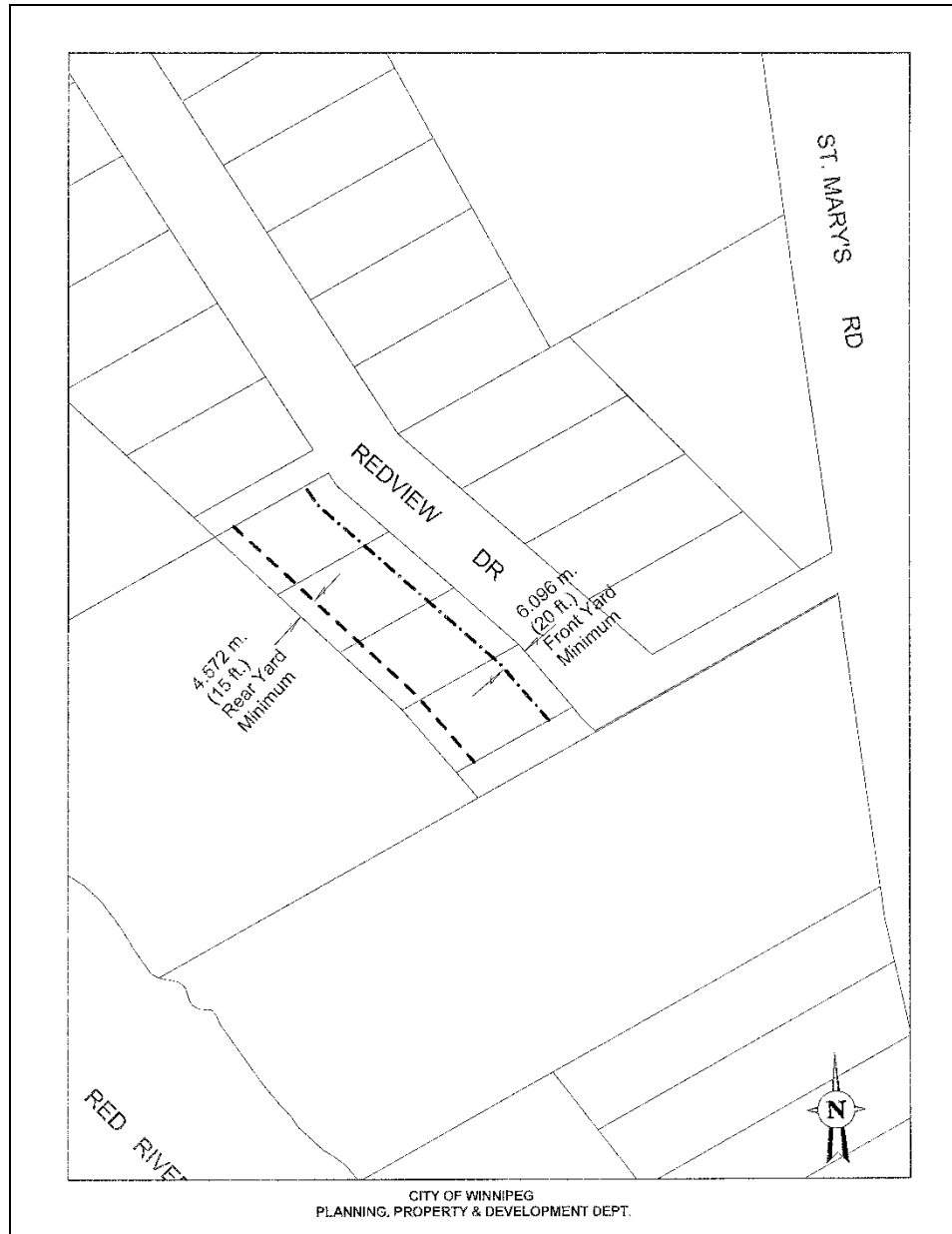
10. In the case of Lot 3, Block 3, which lot is shown on a Plan of Survey of Part of Lots 260, 261 and 275 of the Roman Catholic Mission Property, registered in the Winnipeg Land Titles Office as Plan 7,551, the required side yard shall be 8.6 feet.
11. On the lands shown on the Plan below, the following yards shall be provided and maintained:
 - (1) Front yard - 20 feet,
 - (2) Rear yard - 25 feet,
 - (3) Interior side yard - 4 feet,
 - (4) Corner side yard - 5 feet.



Redview Drive

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

- (1) Front yard - 20 feet,
- (2) Rear yard - 15 feet,



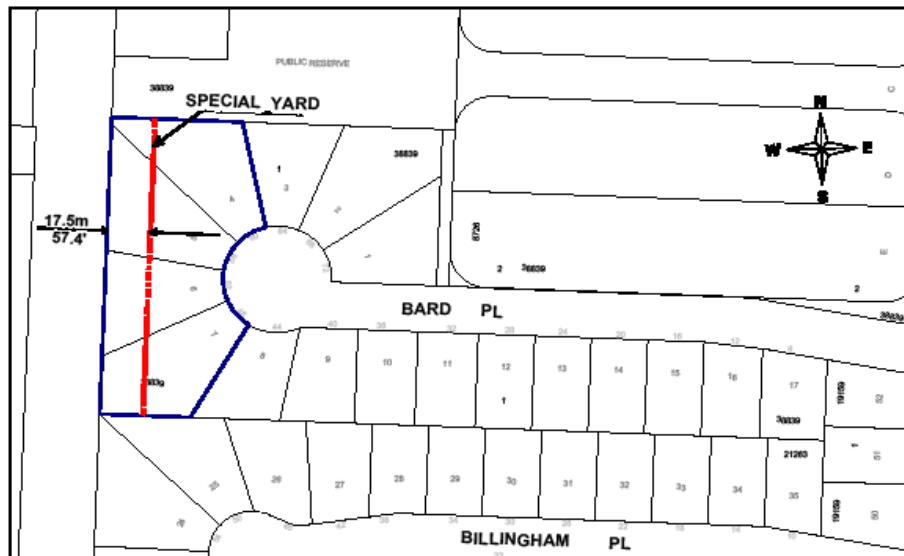
Warde Avenue

13. In the following areas on Warde Avenue, as shown on the Plan below, the following yards shall be provided and maintained:
- (1) 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;
 - (2) 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;
 - (3) 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;
 - (4) 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.



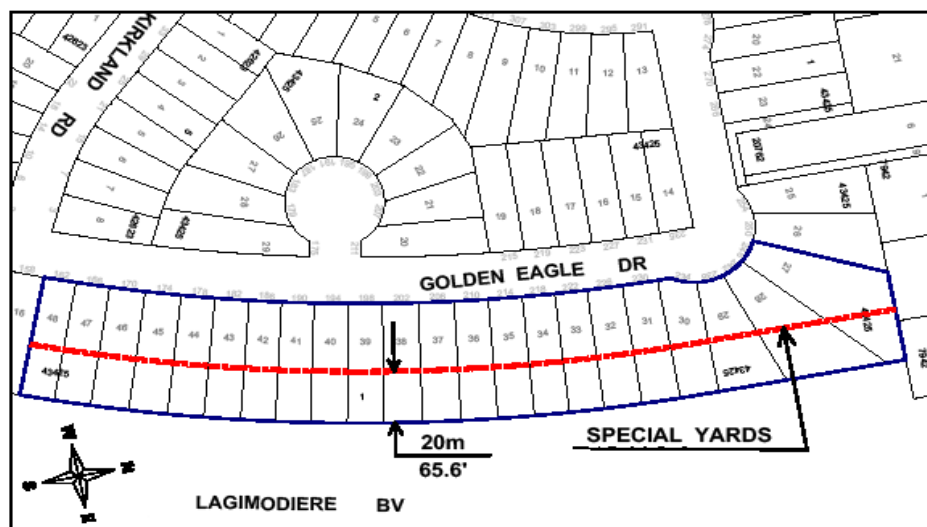
Bard Place

14. Dwellings along the east side of Shaftesbury Boulevard shall provide a minimum rear yard setback of 17.5 metres (57.4 feet) to the principal dwellings as shown on the plan below (By-law No. 7665/2000).

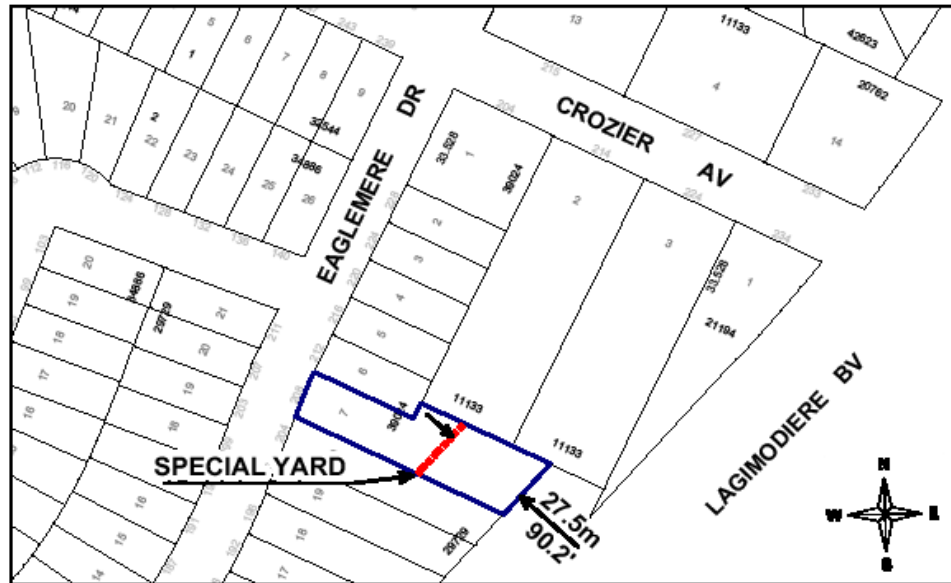


Eaglemere Subdivision - Residential Lots Abutting Lagimodiere Boulevard

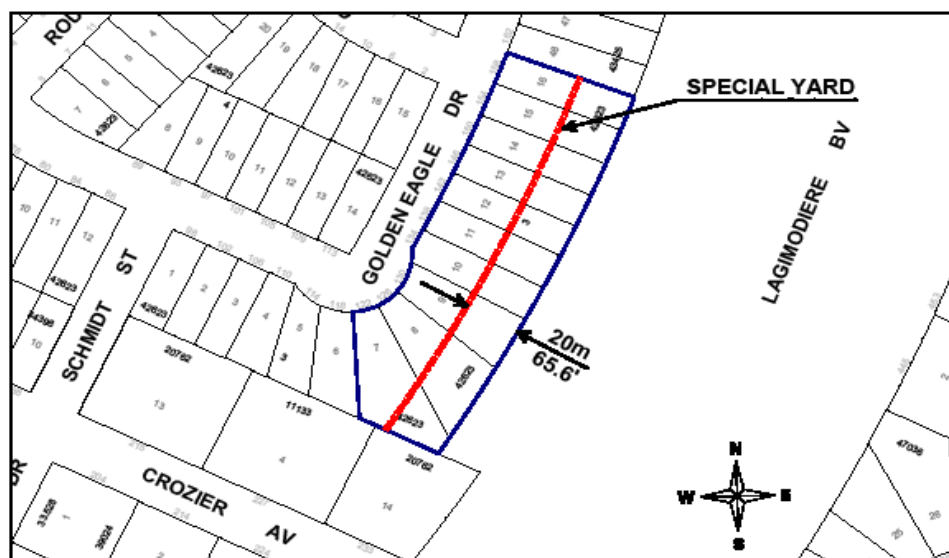
15. Residential development along Lagimodiere Boulevard shall provide a minimum rear yard of 65.6 feet (20 metres) to principal dwellings as shown on the plan below (By-law Nos. 88/2004 and 97/2004).



16. Proposed Lot 7 (Eaglemere Drive), shall provide a minimum rear yard of 27.5 metres (90 feet) to habitable structures as shown on the plan below (By-law No. 7663/2000).

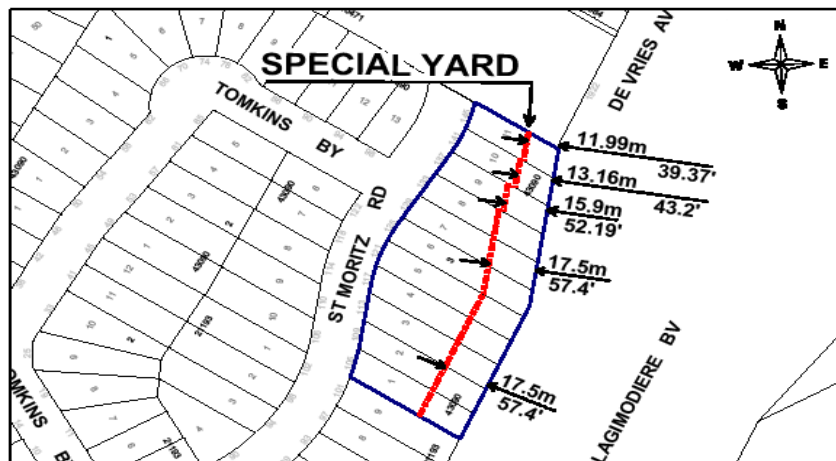


17. Residential development along Lagimodiere Boulevard shall provide a minimum rear yard of 65.6 feet (20 metres) to principal dwellings as shown on the plan below (By-law No. 133/2003).



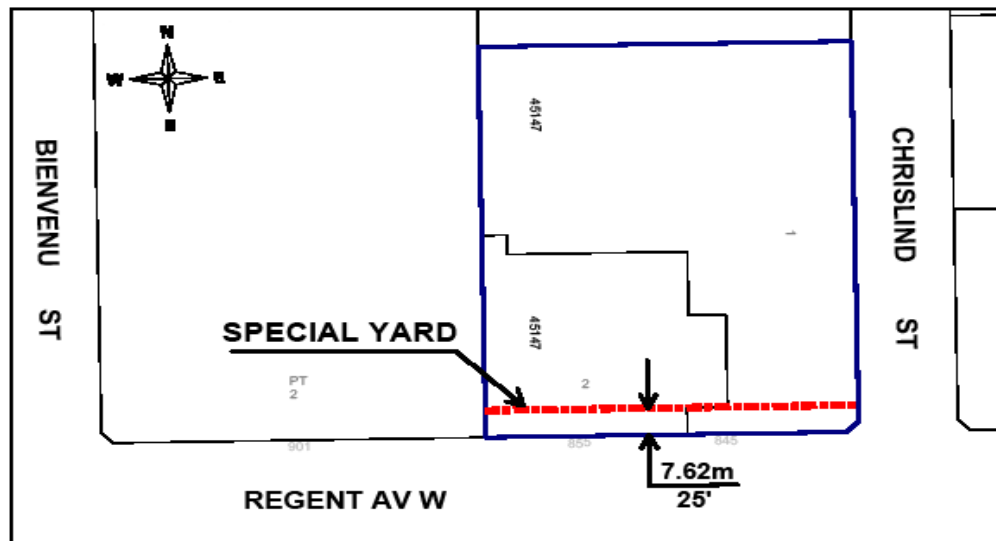
Residential Lots Abutting De Vries Avenue

18. Residential development along De Vries Avenue shall provide the following:
- (a) a minimum rear yard of 17.5 metres (57.4 feet) to principal dwellings on Lots 1-8, Block 3
 - (b) a minimum rear yard of 15.90 metres (52.19 feet) to the principal dwelling on Lot 9, Block 3
 - (c) a minimum rear yard of 13.16 metres (43.2 feet) to the principal dwelling on Lot 11, Block 3; as shown on the plan below.
 - (d) a minimum rear yard of 11.99 metres (39.37 feet) to the principal dwelling on Lot 11, Block 3, as shown on the plan below (By-law No. 93/2004).



Land Located at 841/851 Regent Avenue West

19. The minimum front yard setback shall be 7.62m (25 feet) as shown on the plan below (By-law No. 168/2004).



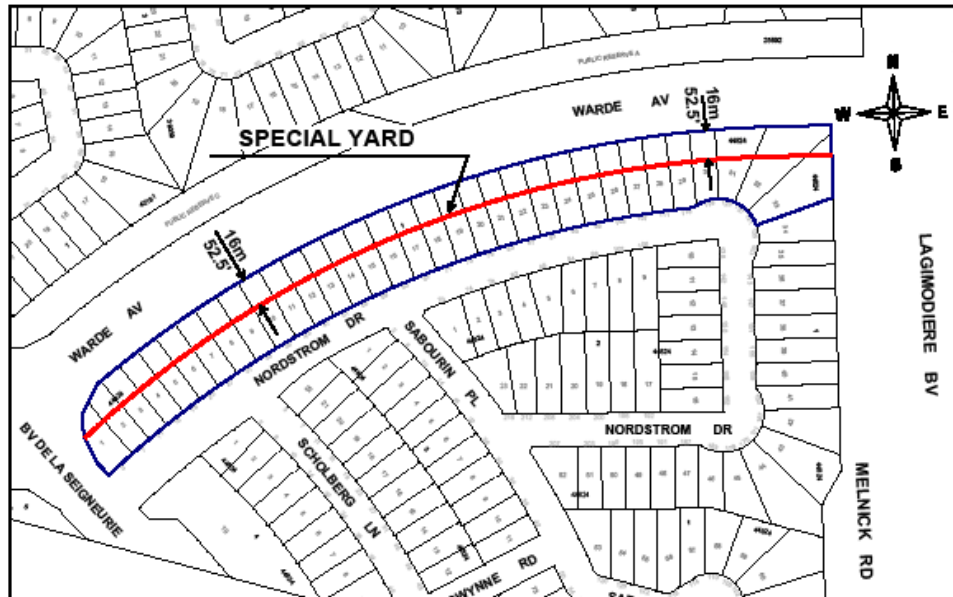
Lands Located South of Lee Boulevard, East of Waverley Street

20. There shall be:
- (a) a minimum rear yard setback of 16.5m on lots with rearage on Waverley Street to any habitable rooms as shown on the plan below.
 - (b) a minimum side yard setback of 12.0m to the proposed residence on Lot 1, Block 1, to any habitable room as shown on the plan below (By-law No. 9/2005).



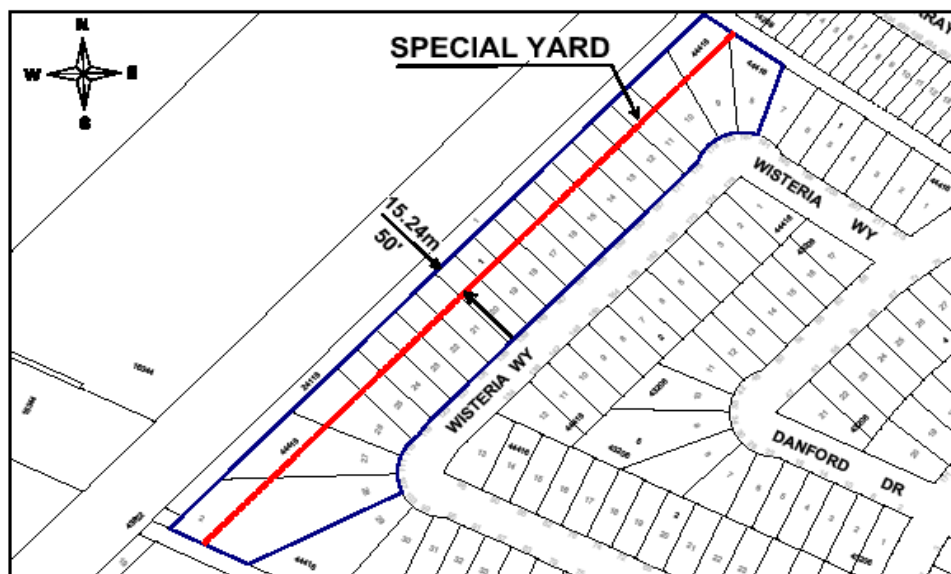
Lands Located South of Warde Avenue

21. Lots backing onto Warde Avenue are to be established with a minimum depth to provide a minimum rear yard setback of 16.0 m as shown on the plan below (By-law No. 48/2005).



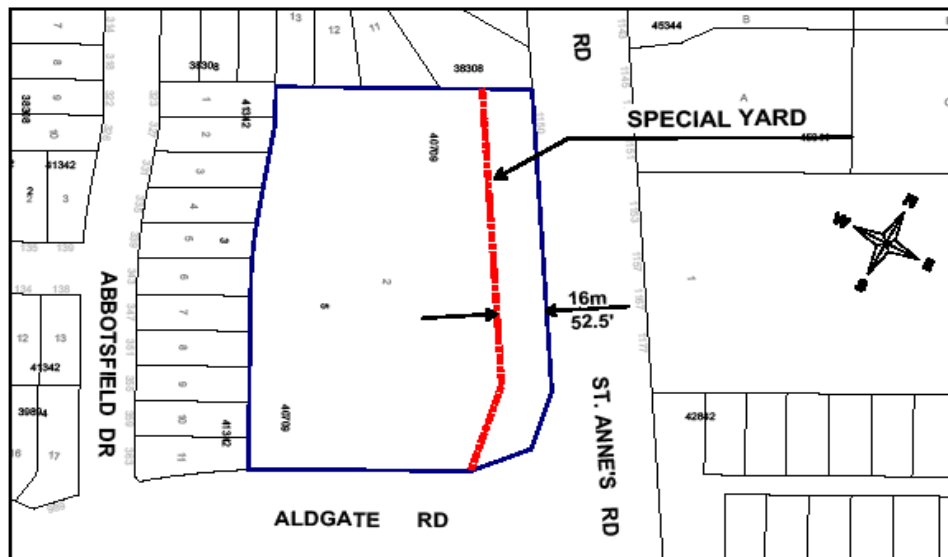
Land Located South of Murray Avenue, West of Main Street

22. Lots with rearage on the Winnipeg Beach Rail Right-of-way shall provide a minimum 50 foot (15.24 metre) setback between the rear property line and any habitable rooms of principal buildings as shown on the plan below (By-law No. 7938/2001).



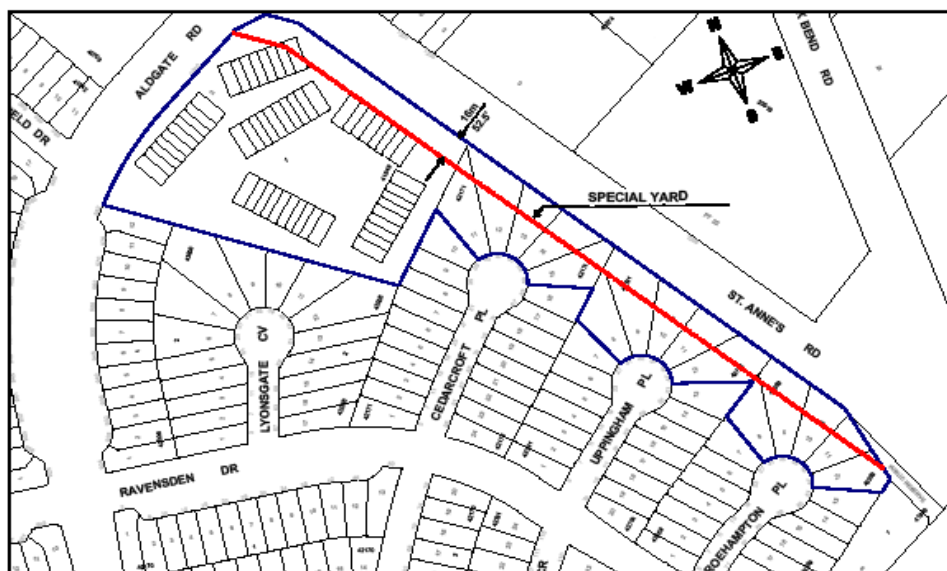
Residential Development Abutting St. Anne's Road

23. Residential development abutting St. Anne's Road shall provide a minimum setback of 16 m to St. Anne's Road as shown on the plan below (By-law No. 83/2003).



Land Located on the West Side of St. Anne's Road

24. There shall be a minimum setback of 16 metres established for all residential lots abutting St. Anne's Road as shown on the plan below (By-law No. 8023/2002).



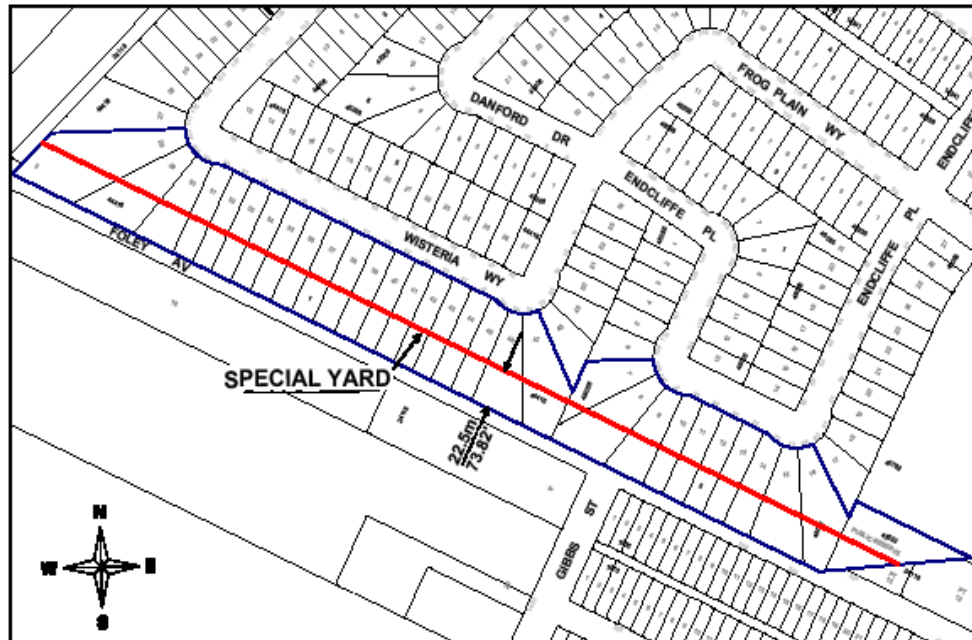
25. Lots with rearage on the Winnipeg Beach Rail Right-of-way shall provide a minimum 50 foot (15.24 metre) setback between the rear property line and any habitable rooms of principal buildings as shown on the plan below (By-law No. 7937/2001).



-
- The site map shows a residential area with several streets: Roseglen Cr, Sigma Av, Hawkwood, and Le Wy. A red dashed line outlines a 'SPECIAL YARD' area. The dimensions of this area are 17.5m and 57.4'. A north arrow is located in the bottom left corner of the map.

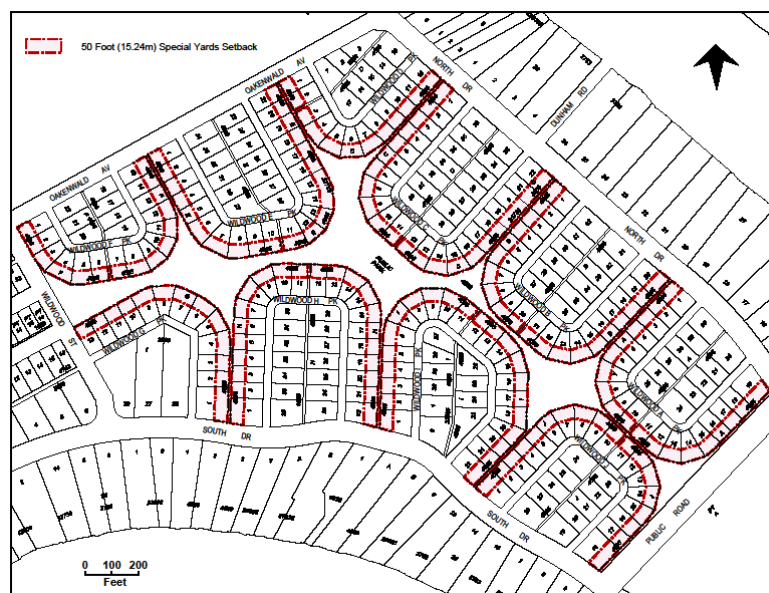
Lands Located on the North Side of Foley Avenue

27. Lots with rearage on Foley Avenue (future extension of Chief Peguis Trail – Kildonan Corridor) shall provide a minimum rear yard of 22.5 metres as shown on the plan below (By-law No. 125/2004).



Lands Located in Wildwood Park (Plan #4565)

28. Lots located in Wildwood Park (Plan 4565) shall have a front yard setback of 50 feet and shall not include fences, trees, hedges, shrubs or a similar landscape feature that creates a fence-like effect in the required front yard.



added 95/2014

SCHEDULE L

added 102/2009; amended 148/2016; 59/2025

WEST ALEXANDER & CENTENNIAL PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 WEST ALEXANDER & CENTENNIAL)**

Purpose

1. The purpose of this overlay is to implement the policies of the West Alexander & Centennial Neighbourhood Plan.

Applicability

2. The PDO-1 West Alexander & Centennial overlay district is shown on the attached map, identified as PDO-1 West Alexander & Centennial Principal Overlay Map.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By- law, including the design standards in sections 206 to 211, apply in the West Alexander & Centennial Plan area.

Area 1

4. **Medium Density Residential Area**



Applicability

- (1) The Medium Density Residential Area is shown in yellow on Map 1.

Rationale

- (2) See intent statement for the Medium Density Residential Area in the West Alexander & Centennial Neighbourhood Plan.

Permitted Use Restrictions

- (3) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) The expansion of or establishment of a Single Room Occupancy.

Dimensional Standards

- (4) Notwithstanding other provisions in this By-law, in the Medium Density Residential Area, development must comply with the dimensional standards in this subsection.

Height of Principle Buildings

- (a) Subject to Schedule AC, the maximum height for a principal buildings is:
replaced 59/2025
- (i) 40 feet for buildings fronting or flanking on William Avenue, Bannatyne Avenue or McDermot Avenue; and
- (ii) 35 feet for all other streets.

Lot size

- (b) The minimum lot area is 2,500 square feet.

Area 2

5. Residential Mixed Use Area

Applicability

- (1) The Residential Mixed Use Area is shown in gold on Map 2.



Rationale

- (2) See intent statement for the Residential Mixed Use Area in the West Alexander & Centennial Neighbourhood Plan

Permitted Use Restrictions

- (3) Notwithstanding other provisions in this By-law, in the Residential Mixed Use Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) The expansion of or establishment of a Single Room Occupancy;
 - (b) Drinking establishment;
 - (c) Parking, surface (as a principle use)
 - (d) Craft brewery, distillery or winery
- added 148/2016*

Use Specific Standards

- (4) Notwithstanding other provisions in this By-law, in the Residential Mixed Use Area, the following uses are limited to the specified amount of gross floor area: (a) Retail sales: 2,500 square feet;
- (b) Personal services: 2,500 square feet;
 - (c) Medical, Dental, Optical Counselling Clinic: 1,500 square feet; (d) Offices: 2,500 square feet.

Dimensional Standards

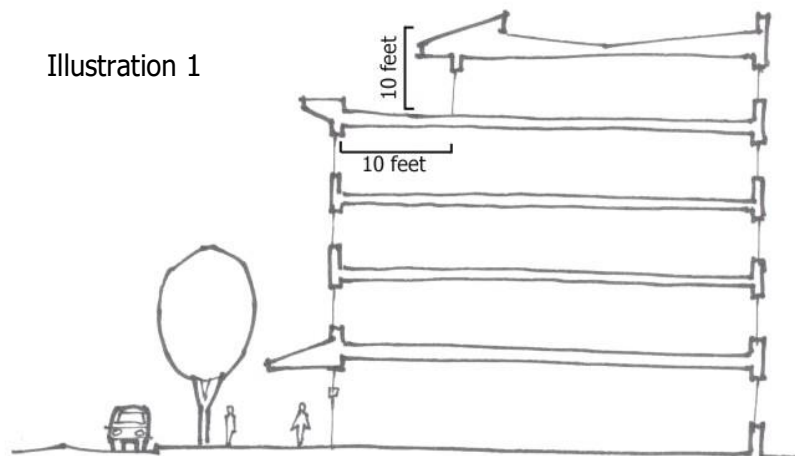
- (5) Notwithstanding other provisions in this By-law, in the Residential Mixed Use Area development must comply with the dimensional standards in this subsection.

Height of Principle Buildings

- (a) For properties zoned "RMU" Residential Mixed Use
- 1) 50 feet, only for developments meeting the following criteria;
 - i) The lot area is a minimum of 9,000 square feet;
 - ii) The fifth story is setback from the street, at a distance equal to or greater than the height of the fifth story;
 - 2) 40 feet, in all other instances

The fifth storey setback is equal to the height of the fifth storey

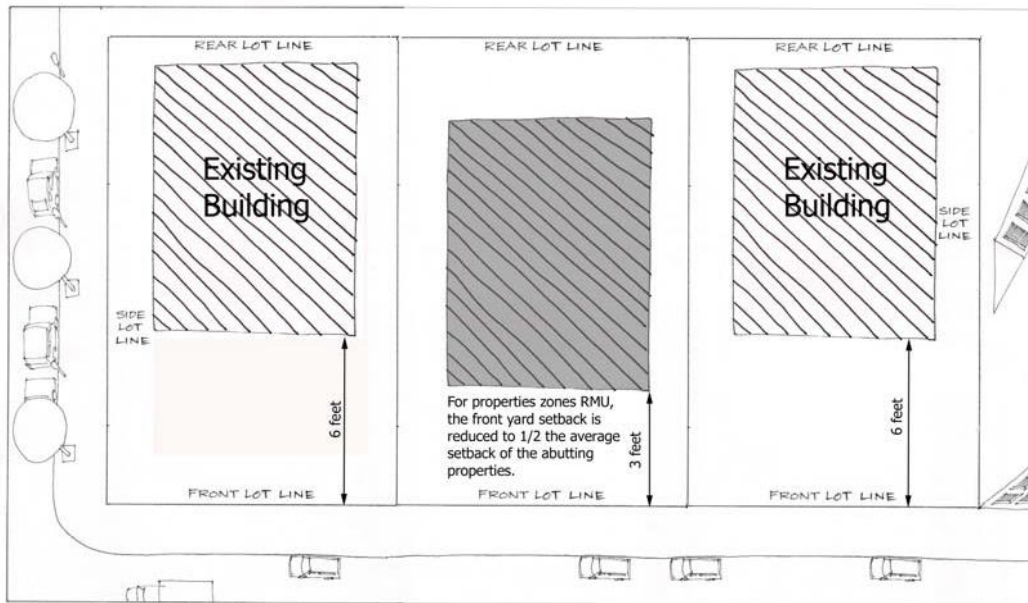
Illustration 1



Required Yards

- (b) On properties zoned "RMU" Residential Mixed Use, the minimum front yard setback is $\frac{1}{2}$ the average setback of the existing front yards on that block or portion of the block (see Illustration 2). In the case of a corner lot, the minimum front yard setback is either the average setback of the two nearest properties on the same block or the average setback for all properties facing the same street on the same block.

Illustration 2



Minimum Lot Area per Dwelling Unit

- (c) On properties zoned "RMU" Residential Mixed Use, the minimum lot area is 1,000 square feet per dwelling unit.

Lot size

- (d) On properties zoned "RMU" Residential Mixed Use, the minimum lot area is 2,500 square feet.

Design Review

- (6) Notwithstanding other provisions of this By-law, within the Residential Mixed Use Area, on properties zoned "M1" Manufacturing District, all development, redevelopment, or expansion visible from the public right of way is subject to site plan review and must be approved by the Director of Planning, Property, and Development or designate, prior to commencement. Approval, as set out herein, is only required if a building or development permit is required.

Design Review Considerations

- (7) Review of development, redevelopment, or expansion is intended to ensure the thoughtful integration of such proposals into their local context and consistency with the general purpose of the "RMU" Residential Mixed Use District of Zoning By-law 200/2006 and the policies of the Residential Mixed Use Area, as outlined in the West Alexander and Centennial Neighbourhood Plan. Design review will focus on a proposal's consistency and compatibility with the standards of the "RMU" Residential Mixed Use District of Zoning By-law 200/2006, where appropriate and reasonable.

Area 3

6. Commercial Mixed Use Area

Applicability

- (1) The Commercial Mixed Use Area is shown in brown on Map 3.



Rationale

- (2) See intent statement for the Commercial Mixed Use Area in the West Alexander & Centennial Neighbourhood Plan

Permitted Use Restrictions

- (3) Notwithstanding other provisions of this By-law, in the Commercial Mixed Use Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) Auto/light truck/motorcycle, repair and service;
 - (b) Auto/light truck/motorcycle, sales and rental;
 - (c) Parking, surface (as a principle use);
 - (d) Drive-in or drive-through (as a principle use);
- (4) Notwithstanding other provisions in this By-law, within the Commercial Mixed Use Area, the following uses may be approved only as conditional uses, where they are otherwise permitted:
- (a) Fuel sales;
 - (b) Car wash;
 - (c) Parking, structured;
 - (d) Drive-in or drive-through (as an accessory use)

Use Specific Standards

- (5) Notwithstanding other provisions of this By-law, in the Commercial Mixed Use Area, the following uses are limited to the specified amount of gross floor area:
- (a) Amusement enterprise, indoor: 2,500 square feet;
 - (b) Medical/dental/optical counselling clinic: 5,000 square feet;

- (c) Restaurant: 2,500 square feet;
- (d) Retail sales (unless otherwise listed): 5,000 square feet;
- (e) Personal services (unless otherwise listed): 5,000 square feet.

Dimension Standards

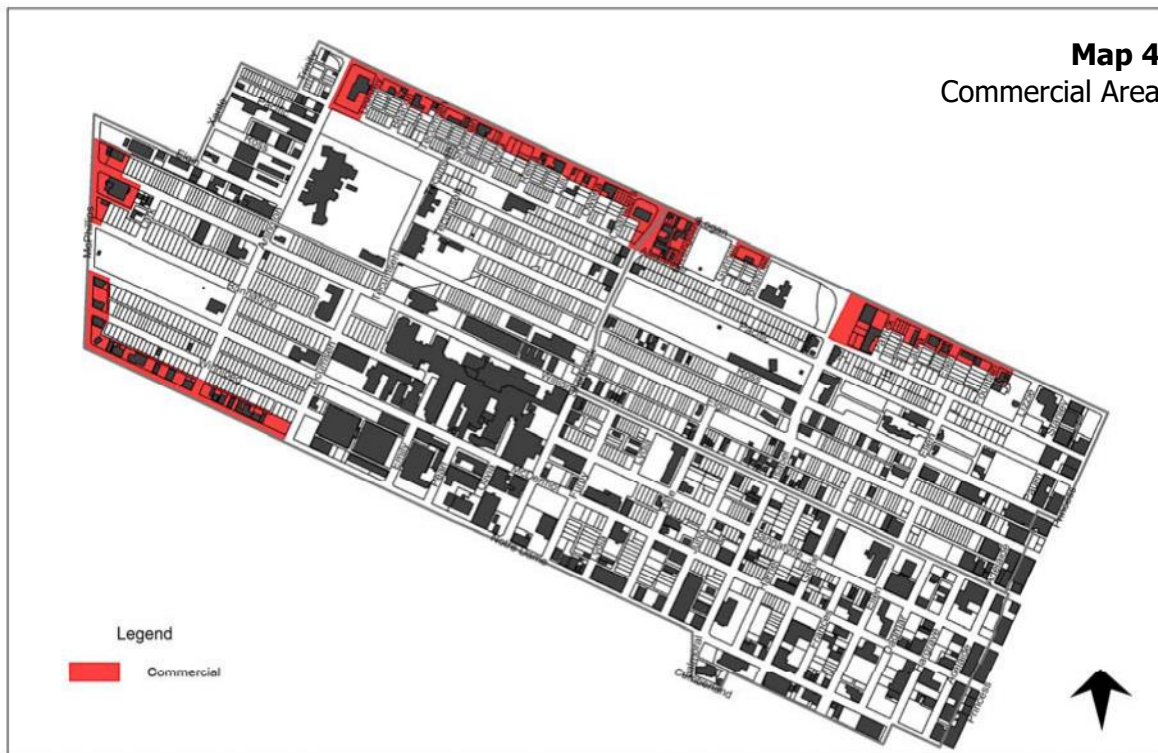
- (6) Notwithstanding other provisions of this By-law, in the Commercial Mixed Use Area, development must comply with the dimensional standards listed in this subsection.

Height of Principle Buildings

- (a) The maximum height of a principal building is 49 feet.

Area 4

7. Commercial Area



Applicability

- (1) The Commercial Area is shown in red on Map 4.

Rationale

- (2) See intent statement for the Commercial Area in the West Alexander & Centennial Neighbourhood Plan.

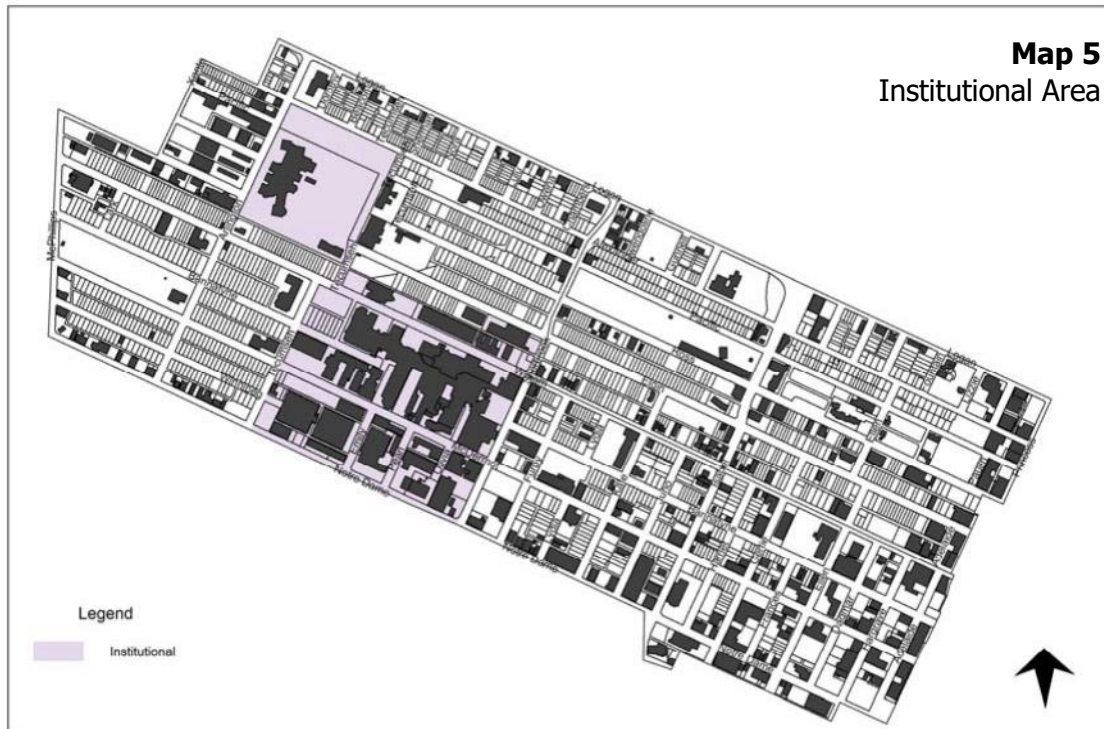
Permitted Use Restrictions

- (3) Notwithstanding other provisions of this By-law, in the Commercial Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
 - (a) Pawn shop;
 - (b) X-rated store.

- (4) Notwithstanding other provisions of this By-law, in the Commercial Area, the following uses may be approved only as conditional uses, where they are otherwise permitted:
- (a) Drinking establishments;
 - (b) Parking, surface (as a principal use)
 - (c) Craft brewery, distillery or winery
- added 148/2016*

Area 5

8. Institutional Area



Applicability

- (1) The Institutional Area is shown in purple on Map 5.

Rationale

- (2) See intent statement for the Institutional Area in the West Alexander & Centennial Neighbourhood Plan.

Dimensional Standards

- (3) Notwithstanding other provisions of this By-law, in the Institutional Area, development must comply with the dimensional standards in this subsection.

Height of Principal Buildings

- (a) The maximum height of a principal building is as follows:
- (i) The maximum height of a principal building is as follows:

- (A) on the east side of Tecumseh Street, between Notre Dame and William Avenues, within 104 feet of the Institutional Area boundary, five storeys or 52 feet, whichever is less;
 - (B) on the north side of Notre Dame Avenue, west side of Sherbrook Street, and east side of Arlington Street, within 200 feet of the Institutional Area boundary, 10 storeys or 100 feet, whichever is less;
 - (C) on all other streets, within 90 feet of the Institutional Area boundary, five stories in height or 45 feet, whichever is less.
- (ii) For the purpose of determining the maximum height of a principal building in the Institutional Area, the distance from an Institutional Area boundary is measured from the nearest property line outside of the Institutional Area
 - (iii) When height boundary areas overlap, the more restrictive standard applies
 - (iv) The maximum building height may be increased 1 foot for every 2 feet from the Institutional Area boundary, up to a maximum of 200 feet or 20 storeys, whichever is less. (see Illustrations 3 and 4).

Illustration 3

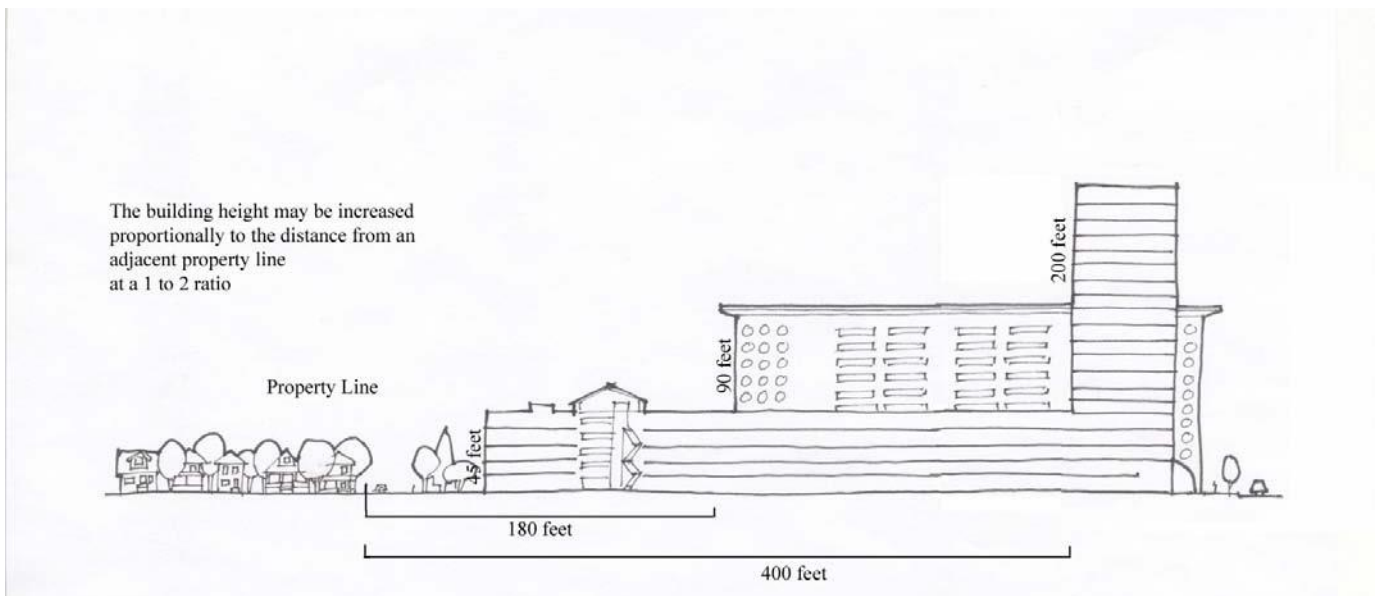
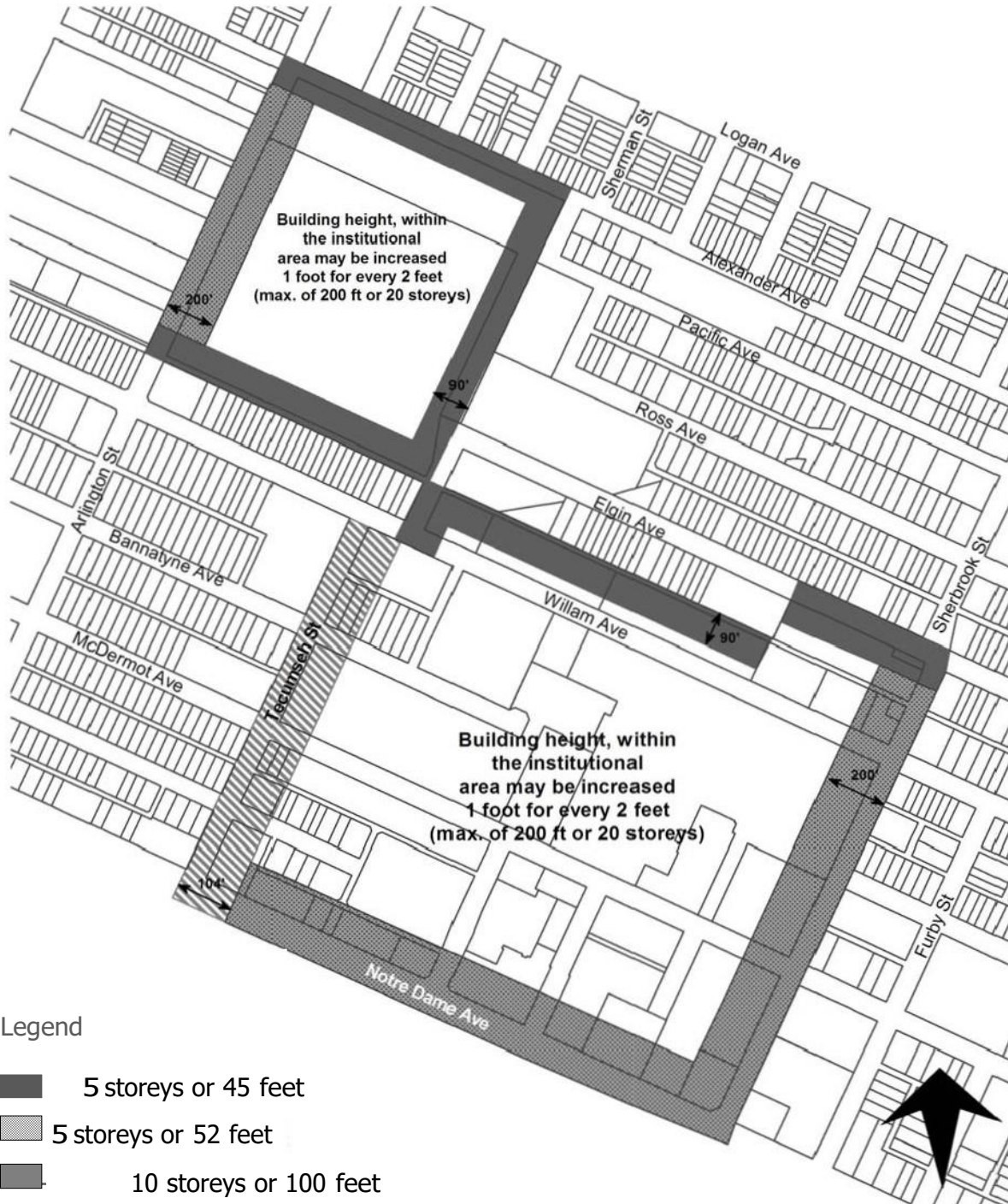


Illustration 4



*map not to scale

Area 6

9. Industrial Area

Applicability

- (1) The Industrial Area is shown in grey on Map 6.



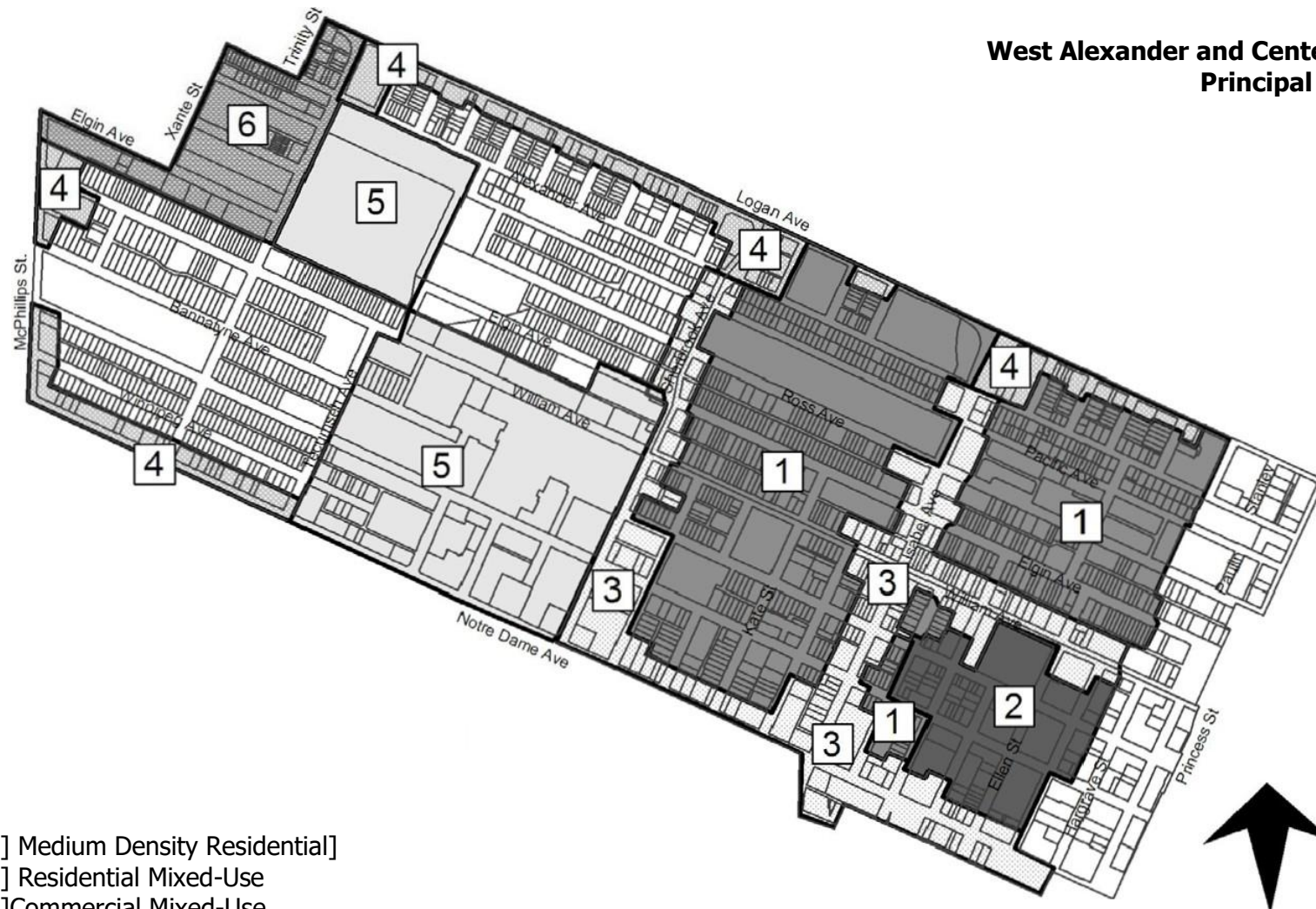
Rationale

- (2) See intent statement for the Industrial Area in the West Alexander & Centennial Neighbourhood Plan

Permitted Use Restrictions

- (3) Notwithstanding other provisions of this By-law, in the Industrial Area, the following use may be approved only as a conditional use, where it is otherwise permitted:
- (a) Parking, surface (as a principal use)

**West Alexander and Centennial PDO-1
Principal Overlay Map**



- [1] Medium Density Residential
- [2] Residential Mixed-Use
- [3] Commercial Mixed-Use
- [4] Commercial
- [5] Institutional
- [6] Industrial

SCHEDULE M

added 118/2010; amended 36/2013; 148/2016; 31/2017; 91/2021; 59/2025

DOWNTOWN TRANSCONA PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 DOWNTOWN TRANSCONA)**

Purpose

1. To protect and enhance the character of Downtown Transcona as the city centre of Transcona.

Applicability

2. PDO-1 Downtown Transcona overlay district is shown on the attached map and identified as PDO-1 Downtown Transcona Principal Overlay Map (Map 1).

Development Standards

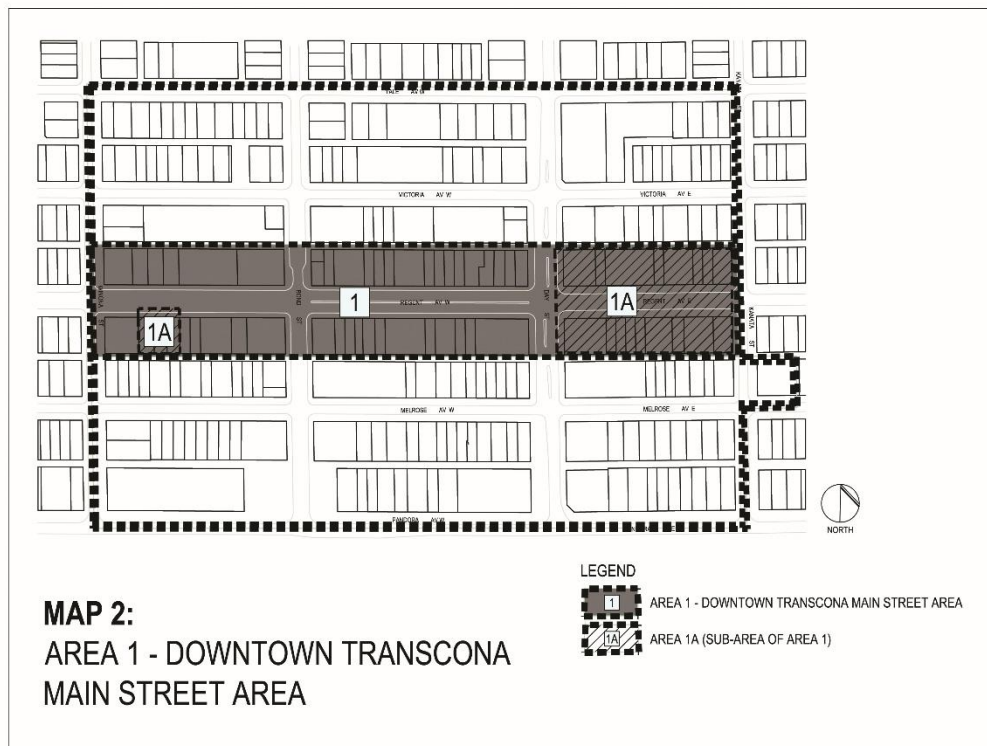
3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries specified in the Principal Overlay Map (Map 1).

Area 1

4. Downtown Transcona Main Street Area

Applicability

- (1) The Downtown Transcona Main Street Area is shown as Area 1 and Area 1A on Map 2.



Intent

- (2) To promote and enhance Transcona's historic main street by:
- (a) Encouraging the intensification of commercial businesses with a neighbourhood focus that positively contributes to the community;
 - (b) Ensuring that all development conforms with the urban form and character of the area; and,
 - (c) Creating a vital and safe pedestrian environment on Regent Avenue.

Permitted Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the Downtown Transcona Main Street Area, the following uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses.
- (a) Billboard, Digital Moving Copy/ Billboard, Digital Static Copy/ Billboard, Poster;
amended 36/2013
 - (b) Auto / light truck / motorcycle, sales and rental;
 - (c) Auto parts and supplies, sales;
 - (d) Car wash;
 - (e) Cheque-cashing facility;
 - (f) Drive-in or drive-through;
 - (g) Fuel sales;
 - (h) Pawnshop; and
 - (i) X-rated store.
- (4) Notwithstanding other provisions in this By-law, in the Downtown Transcona Main Street Area, the following uses may be approved only as conditional uses, where they are otherwise permitted.
- (a) Auto / light truck / motorcycle, repair and service; and
 - (b) Drinking establishments.
 - (c) Craft brewery, distillery or winery
added 148/2016
- (5) Notwithstanding other provisions of this By-law, in Area 1A on Map 2 in the Downtown Transcona Main Street Area, the following uses are permitted, subject to use specific standards:
- (a) Dwelling, live-work;
 - (b) Dwelling, multi-family; and
 - (c) Dwelling, single-family, detached.

Use Specific Standards

- (6) Notwithstanding other provisions in this By-law, in the Downtown Transcona Main Street Area, the following uses are limited to the specified maximum amount of gross floor area:
 - (a) Drinking establishment: 1,000 square feet
 - (b) Retail sales: 25,000 square feet
- (7) Notwithstanding other provisions of this By-law, the following uses may only be established on any floor higher than the ground floor of any building:
 - (a) Dwelling, live-work;
 - (b) Dwelling, multi-family; and
 - (c) Dwelling, single-family, detached.

Development and Design Standards***Dimensional Standards***

- (8) Notwithstanding other provisions of this By-law, in the Downtown Transcona Main Street Area, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

- (a) If a proposed building will exceed 35 feet in height, the portion of the building exceeding 35 feet must be set back from the front property line a distance equal to or greater than 10 feet.
- (b) In a proposed development, if an applicant proposes a building on the south side of Regent Avenue that will exceed 25 feet in height, the applicant must submit a solar impact study. The Downtown Transcona Design Guidelines provide additional detail on the required content of the study.

Additional Yard Requirements

- (c) Subject to clause (d), all buildings must have a front yard of 0 feet.
- (d) For the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50 percent of the length of the ground floor façade of any building, to a maximum length of 25 feet, may have a front yard of greater than 0 feet. The maximum depth of the front yard is 10 feet.

Development Standards for Parking and Loading

- (9) Accessory surface parking areas abutting Regent Avenue are prohibited.
- (10) Any accessory parking, loading and service area must be located behind a building.

Signs

- (11) The following sign types are not permitted:
 - (a) Digital moving copy signs, digital reader boards, digital static copy signs, and digital static copy, 24-hour hold signs;
amended 36/2013
 - (b) Flashing, scintillating, or rotating sign;
amended 36/2013

- (c) Free-standing sign;
- (d) Mobile sign; and
- (e) Roof sign.

Landscaping and Buffering

- (12) If a service area or a surface parking lot abuts a public street, the owner must screen the perimeter of the service area or surface parking lot from public view with an ornamental Downtown Transcona screen fence, as depicted in Illustration 2, and shrubs (maximum mature height of 2' 6") planted one every 2 feet on centre in a 3 foot wide planting bed which extends the length of the fence and has planting soil 18 inches deep and mulch 4 inches deep.

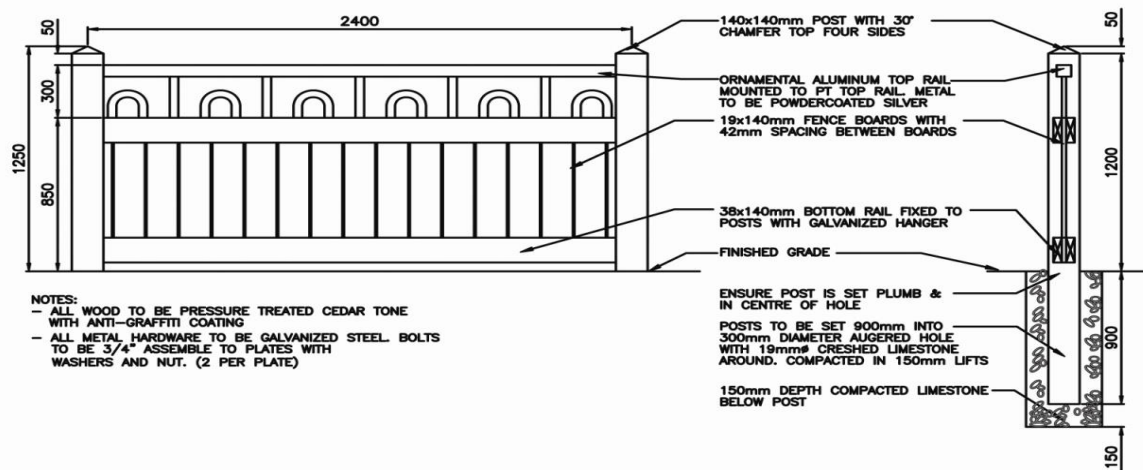


Illustration 2: Downtown Transcona Screen Fence

Design Standards

- (13) Development must comply with the design standards in this subsection.

Entryway Design and Location

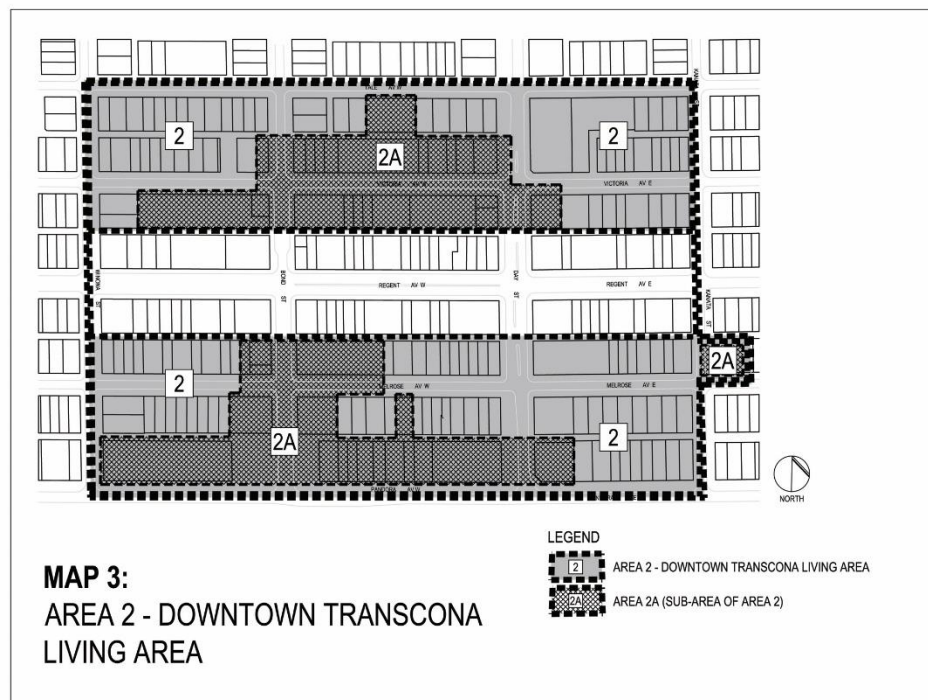
- (a) The main public entrance of every building must face Regent Avenue and be directly accessible from the public sidewalk.

Area 2

5. **Downtown Transcona Living Area**
amended 148/2016; 31/2017

Applicability

- (1) The Downtown Transcona Living Area is shown as Area 2 and Area 2A on Map 3.
amended 148/2016; 31/2017



Intent

- (2) To facilitate and guide development of the neighbourhood immediately surrounding the Downtown Transcona Main Street Area, contributing to the vibrancy and viability of Downtown Transcona by:
- (a) Maintaining the residential diversity and encouraging the intensification of residential uses compatible with adjacent properties;
 - (b) Ensuring that all development conforms with the urban form and character of the area, and;
 - (c) Creating a vital and safe pedestrian environment.

Permitted Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the areas shown as Area 2 on Map 3, Industrial, Commercial Sales and Service and Private Motor Vehicle related uses are prohibited and are not allowed as permitted, conditional, accessory or temporary uses.
amended 148/2016
- (4) Notwithstanding other provisions in this By-law, in the areas shown as Area 2A on Map 3, the following uses are prohibited and are not allowed as permitted, conditional, accessory or temporary uses:
amended 148/2016
- (a) Billboard, Digital Moving Copy;
amended 148/2016

- (b) Billboard, Digital Static Copy;
amended 148/2016
 - (c) Billboard, Poster;
added 148/2016
 - (d) Auto/light truck/motorcycle, sales and rental;
added 148/2016
 - (e) Cheque-cashing facility;
added 148/2016
 - (f) Fuel sales;
added 148/2016
 - (g) Pawnshop;
added 148/2016; 31/2017
 - (h) X-rated store.
added 148/2016
 - (i) Auto parts and supplies, sales; and
added 31/2017
 - (j) Drive-in or drive-through.
added 31/2017
- (4.1) Clause 5(4)(j) does not apply in respect of the property commonly referred to as 107 Pandora Avenue West and legally described as:

LOT 1 PLAN (DEPOSIT NO. 1203/2018) _____ WLTO
IN NE 1/4 5 – 11 – 4 EPM
added 3/2019

- (5) Notwithstanding other provisions in this By-law, in the Downtown Transcona Living Area, the following uses may be approved only as conditional uses, where they are otherwise permitted:
amended 148/2016; 31/2017
- (a) Auto / light truck / motorcycle, repair and service;
 - (b) Car wash; and
 - (c) Drinking establishments.
 - (d) Craft brewery, distillery or winery
added 148/2016

Use Specific Standards

- (6) Notwithstanding other provisions in this By-law, in the Downtown Transcona Living Area, the following uses are limited to the specified maximum amount of gross floor area:

amended 148/2016; 31/2017

- (a) Drinking establishment: 1,000 square feet
- (b) Office: 2,500 square feet
- (c) Personal services: 2,500 square feet
- (d) Restaurant: 2,500 square feet
- (e) Retail sales: 2,500 square feet

Development Design Standards**Dimensional Standards**

- (7) Notwithstanding other provisions of this By-law, in the Downtown Transcona Living Area, all development, except single-family dwellings, must comply with the dimensional standards listed in this subsection.

amended 148/2016; 31/2017

Height of Buildings

- (a) The height of any building or structure or enlargement of any building or structure must not exceed 80 feet.

Development Standards for Parking and Loading

- (8) Any accessory parking, loading and service area for Commercial Sales and Service and Private Motor Vehicle Related uses must be located behind a building.
- (9) Any accessory parking, loading and service area for uses other than Commercial Sales and Service and Private Motor Vehicle Related must be located behind or beside a building.

Signs

- (10) The following sign types are not permitted:
- (a) Digital moving copy signs, digital reader boards, digital static copy signs, and digital static copy, 24-hour hold signs;
amended 36/2013
 - (b) Flashing, scintillating, or rotating sign;
amended 36/2013
 - (c) Free-standing sign greater than six (6) feet in height;
 - (d) Mobile sign; and
 - (e) Roof sign.

Landscaping and Buffering

- (11) If a service area or a surface parking lot abuts a public street, the owner must screen the perimeter of the service area or surface parking lot from public view with landscaping as set out in this subsection.
- (a) Subject to (b), the owner of a development must install a minimum of four (4) shrubs every 10 feet and one shade tree every 25 feet in accordance with the following standards:

- (i) Shrubs and trees to be located in planting beds;
 - (ii) Minimum planting bed width of 6'0";
 - (iii) Shrubs to be clustered with a maximum spacing between shrubs of 2'0"; and,
 - (iv) Minimum planting soil depth 18 inches for shrubs, 3 ft. for trees, with minimum 11.12 cu. yards of soil per tree.
- (b) The owner of a commercial development is not required to comply with (a) but must screen the development from public view with an ornamental Downtown Transcona screen fence, as depicted in Illustration 2, and shrubs (maximum mature height of 2' 6") planted one every 2 feet on centre in a 3 foot wide planting bed which extends the length of the fence and has planting soil 18 inches deep and mulch 4 inches deep.

Design Standards

- (12) Development must comply with the design standards in this subsection.

Entryway Design and Location

- (a) The main public entrance of every building must face the front street and be directly accessible from the public sidewalk.

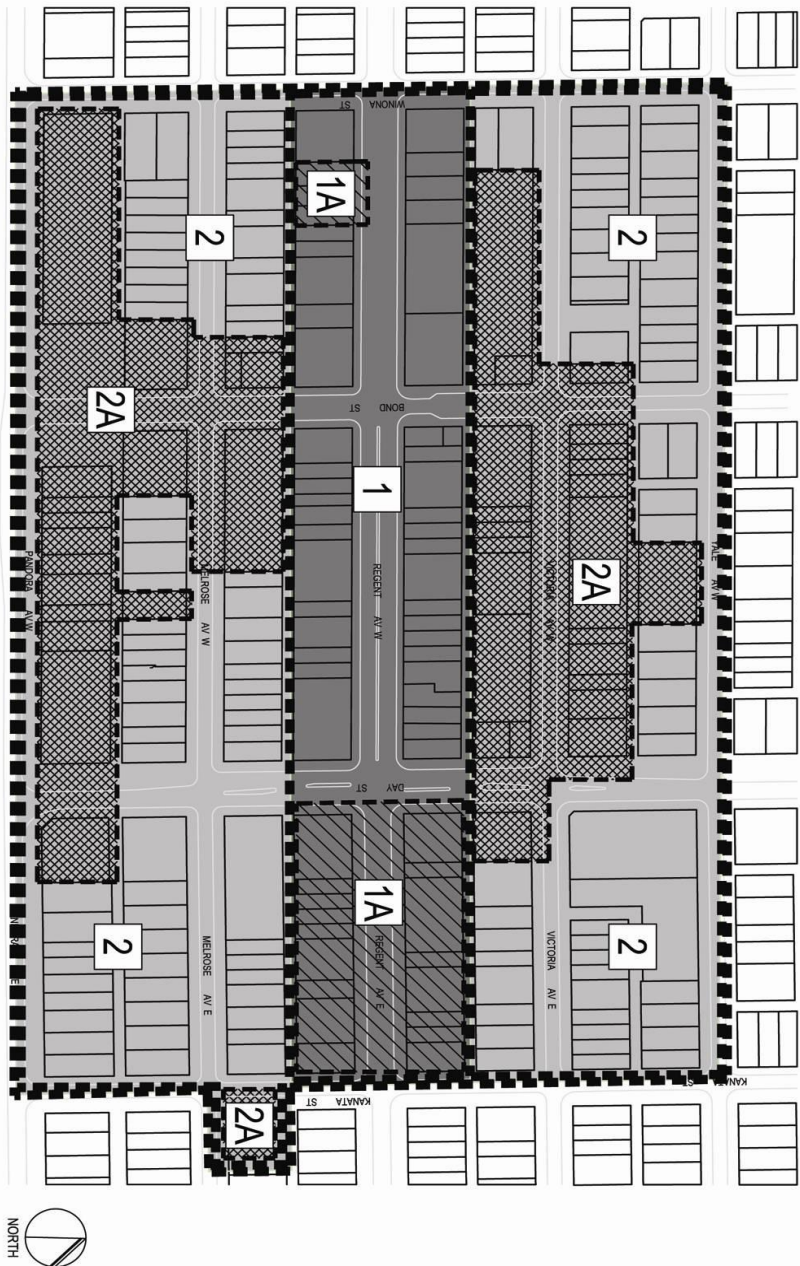
Additional Design Standards

6. This section applies to all areas of the PDO-1 Downtown Transcona overlay district.

Design Review

- (1) Except as otherwise provided in this section, all development, redevelopment, expansion, demolition, signage or exterior alteration visible from public rights-of-way is subject to urban design review and must be approved by the East Kildonan-Transcona Community Committee or the Director, as provided in this section, prior to commencement.
- (2) The East Kildonan-Transcona Community Committee shall make decisions on:
amended 9/7/2021
- (a) all urban design review applications in Area 1 (Downtown Transcona Main Street Area) except those urban design review applications for signage; and
 - (b) urban design review applications for new construction or expansion in Area 2 (Downtown Transcona Living Area).
- (3) The Director shall make decisions on:
amended 148/2016; 31/2017; 9/7/2021
- (a) urban design review applications in Area 1 (Downtown Transcona Main Street Area) that are for signage; and
 - (b) all urban design review applications in Area 2 (Downtown Transcona Living Area) except those urban design review applications for new construction or expansion.
- (4) The Standing Policy Committee on Property and Development may approve urban design guidelines, standards or criteria, not inconsistent with the requirements in this section.
amended 113/2015; 13/7/2022
- (5) In making decisions on urban design review applications, the East Kildonan-Transcona Community Committee and Director must consider any requirements in this section and any urban design guidelines, standards or criteria approved by the Standing Policy Committee on Property and Development.
amended 113/2015; 13/7/2022

- (6) The East Kildonan-Transcona Community Committee or Director may not deny approval of an urban design review application without first giving the applicant notice of the date, time, and location of a meeting to hear representation from the applicant concerning the application. If the applicant has not been so notified within 45 days of the urban design application being submitted in full, the applicant may submit a letter requesting such notification to the Standing Policy Committee on Property and Development. Upon receiving such letter, the Standing Policy Committee on Property and Development shall instruct the East Kildonan-Transcona Community Committee or the Director to approve or deny the urban design application within a specified period of time.
amended 113/2015; 137/2022
- (7) An applicant may, in accordance with *The City of Winnipeg Charter*, appeal a decision by the East Kildonan-Transcona Community Committee to deny approval of an urban design review application, to the Standing Policy Committee on Property and Development.
amended 113/2015; 137/2022
- (8) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.
replaced 59/2025



MAP 1: **PRINCIPAL OVERLAY MAP**

- LEGEND**
- AREA 1 - DOWNTOWN TRANSCONA MAIN STREET AREA
 - AREA 1A (SUB-AREA OF AREA 1)
 - AREA 2 - DOWNTOWN TRANSCONA LIVING AREA
 - AREA 2A (SUB-AREA OF AREA 2)

(k)

SCHEDULE N

added 80/2010; amended 36/2013; 59/2025

ST. NORBERT NEIGHBOURHOOD MAIN STREET PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 ST. NORBERT)**

Purpose

1. To respect and reinforce the character of St. Norbert's Neighbourhood Main Street.

Applicability

2. PDO-1 St. Norbert overlay district is shown on the attached map, identified as PDO-1 St. Norbert Principal Overlay Map (Map 1).

Development Standards

3. Except to the extent modified by the standards in this Schedule N, all standards of this By-law apply within the boundaries specified in the Principal Overlay Map (Map 1).

Area 1 – Village Centre Area

4. The following provisions apply to Village Centre Area 1 and Area 1A, unless otherwise stated:

Applicability

- (1) The Village Centre Area is shown as Area 1 and Area 1A on Map 1.

Intent

- (2) To enable St. Norbert's Village Centre Area to create and maintain a focal point for vibrancy and life in the community by:
 - (a) Preserving and enhancing the heritage character of St. Norbert;
 - (b) Celebrating St. Norbert as the south entrance to Winnipeg;
 - (c) Intensifying development, progressively from south to north along Pembina Highway, while maintaining a small town scale;
 - (d) Distinguishing Pembina Highway south of the Perimeter as St. Norbert's main street;
 - (e) Maintaining and enhancing Pembina Highway as a public street that encourages pedestrian activity.

Permitted Use Restrictions

- (3) The following use is prohibited and is not allowed as a permitted, conditional, accessory, or temporary use:
 - (a) Billboard, Digital Moving Copy/ Billboard, Digital Static Copy/ Billboard, Poster,
amended 36/2013

Development and Design Standards

Dimensional Standards

- (4) Development must comply with the dimensional standards in this subsection.

Height of Buildings

- (a) Subject to sub-clauses (b) and (c), the maximum height of a building or structure must not exceed 35 feet;
- (b) Where a proposed building will exceed 25 feet, the portion exceeding 25 feet must be set back from the front building facade at a distance equal to or greater than 10 feet;
- (c) In Area 1A, the maximum height of any residential building or structure, must not exceed 60 feet.

Additional Yard Requirements

- (d) Subject to (e), all buildings or structures must have a minimum front yard of 10 feet, except in Village Centre Area 1A;
- (e) For the purpose of accommodating an otherwise approved park, plaza, square, outdoor dining/drinking area, or other pedestrian amenity, a building or structure may have a front yard greater than 10 feet to a maximum depth of 20 feet;
- (f) For development of a lot with width greater than or equal to 50 feet, a commercial building or structure shall have a minimum side yard, interior side, or corner side yard of 4 feet.

Development Standards for Parking and Loading

- (5) Accessory parking, loading and service areas must be located underground, behind or beside buildings.

Signs

- (6) The owner should install bilingual signage which features at least the same size and quantity of lettering in French and in English.
- (7) The following sign types are not permitted:
 - (a) Mobile sign.

Landscaping and Buffering

- (8) Subject to sub-section (9), the owner is required to plant and maintain a minimum of one shade tree and three shrubs every 125 square feet in the front yard, clustered for interest or effect;
- (9) In Area 1A, the owner is required to plant and maintain a minimum of one evergreen tree and five shrubs every 250 square feet in the front yard.

Design Standards

- (10) Development must comply with the design standards in this subsection.

Façade Design

- (a) Commercial and multi-family dwelling developments must incorporate three of the following seven features as part of the building wall facing Pembina Highway:

- (i) the main public entrance;
- (ii) a canopy or portico;
- (iii) an arcade or arch;
- (iv) a peaked roof form;
- (v) an outside patio;
- (vi) a display window;
- (vii) integrated planters or wingwalls that incorporate landscaped areas or seating areas.

Building Transparency

- (b) For commercial developments, each building façade area that faces a street must be composed of a minimum of 30 percent transparent materials, at least 1/2 of which must be provided so that the lowest edge of transparent material is no higher than 4 ft. above the street level.

Area 2 – Community Cultural Centre Area

- 5. The following provisions apply to the Community Cultural Centre Area, unless otherwise stated:

Applicability

- (1) The Community Cultural Centre Area is shown as Area 2 on Map 1.

Intent

- (2) To encourage and maintain development that respects and enhances the cultural significance of St Norbert and complements the commercial activity in the Village Centre Area, by:
 - (a) Maintaining and enhancing the prominent role and presence of institutional uses and heritage buildings in the area;
 - (b) Maintaining the rural country character and community focus of the area.

Development and Design Standards

Signs

- (3) The owner should install bilingual signage which features at least the same size and quantity of lettering in French and in English.
- (4) Notwithstanding other provisions of this By-law, in the Community and Cultural Centre Area, the following sign types are not permitted:
 - (a) Mobile sign.

Area 3 – Residential Area

- 6. The following provisions apply to the Residential Area:

Applicability

- (1) The Residential Area is shown as Area 3 on Map 1.

Intent

- (2) To maintain the residential character of the area and create a greater sense of place by incorporating building and site design elements.

Permitted Use Restrictions

- (3) The following use is prohibited and is not allowed as a permitted, conditional, accessory, or temporary use:
- (a) Billboard, Digital Moving Copy/ Billboard, Digital Static Copy/ Billboard, Poster.
amended 36/2013

Development Standards for Parking and Loading

- (4) Parking for all commercial and multi-family dwelling developments must be located underground, behind or beside buildings.

Signs

- (5) The owner should install bilingual signage which features at least the same size and quantity of lettering in French and in English.
- (6) The following sign types are not permitted:
- (a) Mobile sign.

Landscaping and Buffering

- (7) The owner is required to plant and maintain a minimum of one shade tree and three shrubs every 125 square feet in the front yard.

Additional Design Standards

7. This section applies to all areas of the PDO-1 St. Norbert overlay district.

Design Review

- (1) Except as otherwise provided in this section, all development, redevelopment, expansion, demolition, signage or exterior alteration visible from public rights-of-way is subject to urban design review and must be approved by the Riel Community Committee or the Director, as provided in this section, prior to commencement.
- (2) The Riel Community Committee shall make decisions on urban design review applications for new construction, expansion or signage.
- (3) The Director shall make decisions on all other urban design review applications.
- (4) The Standing Policy Committee on Property and Development may approve urban design guidelines, standards or criteria, not inconsistent with the requirements in this section.
amended 113/2015; 137/2022
- (5) In making decisions on urban design review applications, the Riel Community Committee and Director must consider any requirements in this section and any urban design guidelines, standards or criteria approved by the Standing Policy Committee on Property and Development.
amended 113/2015; 137/2022
- (6) The Riel Community Committee or Director may not deny approval of an urban design review application without first giving the applicant notice of the date, time, and location of a meeting to hear representation from the applicant concerning the application. If the applicant has not been so notified within 45 days of the urban design application being submitted in full, the applicant may submit a letter requesting such notification to the Standing Policy Committee on Property and Development. Upon receiving such letter, the Standing Policy Committee on Property and Development shall instruct the Riel Community Committee or the Director to approve or deny the urban design application within a specified period of time.
amended 113/2015; 137/2022

- (7) An applicant may, in accordance with *The City of Winnipeg Charter*, appeal a decision by the Riel Community Committee or Director to deny approval of an urban design review application, to the Standing Policy Committee on Property and Development.
amended 113/2015; 137/2022
- (8) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.
replaced 59/2025



Map 1 : St. Norbert Principal Overlay Map

SCHEDULE O

added 3/2012; amended 36/2013; 148/2016; 31/2017

ACADEMY ROAD NEIGHBOURHOOD MAIN STREET PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 ACADEMY ROAD)

Purpose

- 1** To respect and reinforce the character of Academy Road as a Neighbourhood Main Street to River Heights.

Applicability

- 2** PDO-1 Academy Road overlay district is shown on the attached map, identified as Map 1: Academy Road Principal Overlay Map (hereinafter referred to as "Map 1").

Development Standards

- 3** Except to the extent modified by the standards in this Schedule O, all standards of this By-law apply within the boundaries specified in the Principal Overlay Map (Map 1).

Area 1

- 4** Academy Shops and Services Area

Applicability

- 4.1 The Academy Shops and Services Area is shown as Area 1 and Area 1A on Map 1.

Intent

- 4.2 To respect and reinforce the character of Academy Shops and Services Area as a vibrant, intimate, and eclectic street by:
 - (a) promoting a high quality built form that accommodates and promotes a unique place for small shops, local businesses and urban living;
 - (b) minimizing the impact of commercial activity on adjacent residential properties to ensure neighbourhood harmony; and
 - (c) enhancing a street environment that promotes comfort, interest and pedestrian activity.

Permitted Use Regulations

- 4.3 The following uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
 - (a) Billboard, Digital Moving Copy/ Billboard, Digital Static Copy/ Billboard, Poster;
amended 36/2013
 - (b) Cheque-cashing facility;
 - (c) Drive-in or drive-through; and
 - (d) Pawnshop.

- 4.4 In addition to subsection 4.3, the following uses are prohibited and are not allowed as permitted, conditional, accessory or temporary uses in Area 1A:
- (a) Drinking establishments.
 - (b) Craft brewery, distillery or winery
added 148/2016

Use Specific Standards

- 4.5 Subject to subsection 4.6, the following use is limited to the specified maximum amount of gross floor area:
- (a) Restaurant: 2,500 square feet
- 4.6 In Area 1A, the following use is limited to the specified maximum amount of gross floor area:
- (a) Restaurant: 1,500 square feet.
- 4.7 Subject to subsection 4.4, outdoor dining/drinking areas are permitted in the front yard of commercial developments and are not permitted in the side or rear yards.

Development and Design Standards

Dimensional Standards

- 4.8 Development must comply with the dimensional standards in this subsection.

Height of Buildings

- (a) Where multi-family dwelling or commercial development will exceed 25 feet in height, the portion exceeding 25 feet must be set back from the front building façade at a distance equal to or greater than 10 feet.

Additional Yard Requirements

- (b) Subject to Schedule I, for the purpose of accommodating an otherwise approved park, plaza, square, outdoor dining/drinking area or other pedestrian amenity, a commercial or multi-family dwelling development may have a maximum front yard of 10 feet.

Development Standards for Parking and Loading

- 4.9 Accessory parking, loading and service areas must be located behind or beside buildings.

Signs

- 4.10 The following signs types are not permitted:
- (a) Digital moving copy signs, digital reader boards, digital static copy signs, digital static copy, 24-hour hold signs;
amended 36/2013
 - (b) Free-standing sign; and
 - (c) Mobile sign.

Design Standards

- 4.11 Development must comply with the design standards in this subsection.

Entryway Design and Location

- (a) The main public entrance to multi-family dwellings and commercial developments must face Academy Road and be directly accessible from the public sidewalk.

Building Transparency

- (b) Commercial development building façade area that faces the street must be composed of a minimum of 30 percent transparent materials. At least one half of this amount must be provided so that the lowest edge of the transparent materials is no higher than 4 feet above the street level.

Façade Articulation

- (c) Multi-family dwellings and commercial developments that have a façade greater than 30 feet in length abutting a street, measured horizontally, must incorporate architectural features such as wall plane projections or recesses to visually interrupt the façade. No uninterrupted length of any building façade may exceed 30 horizontal feet, as depicted in illustration 1.

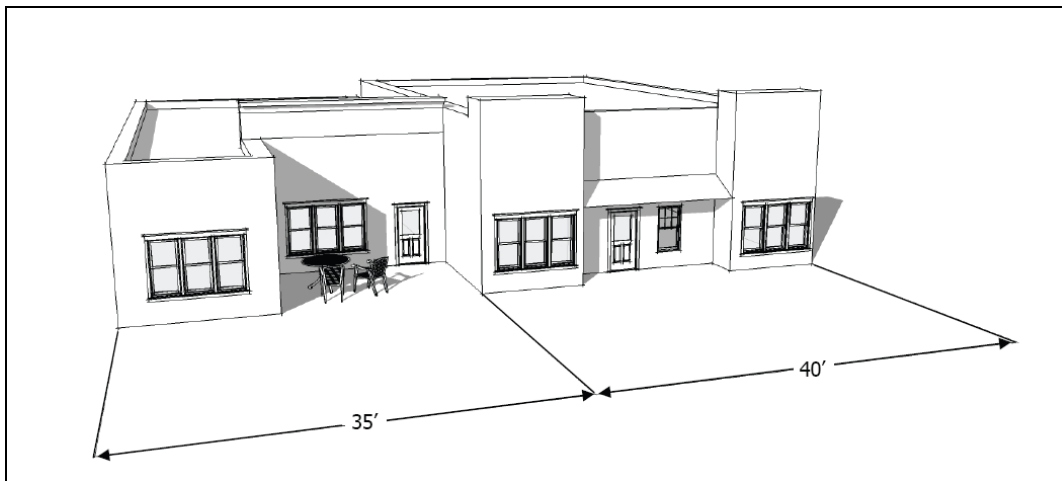


Illustration 1: Façade Articulation

Roof Articulation

- (d) Multi-family dwellings and commercial developments are required to have at least one interruption in the roofline every 20 feet such as a gable or other break in the horizontal line of the roof ridgeline, as depicted in Illustration 2.

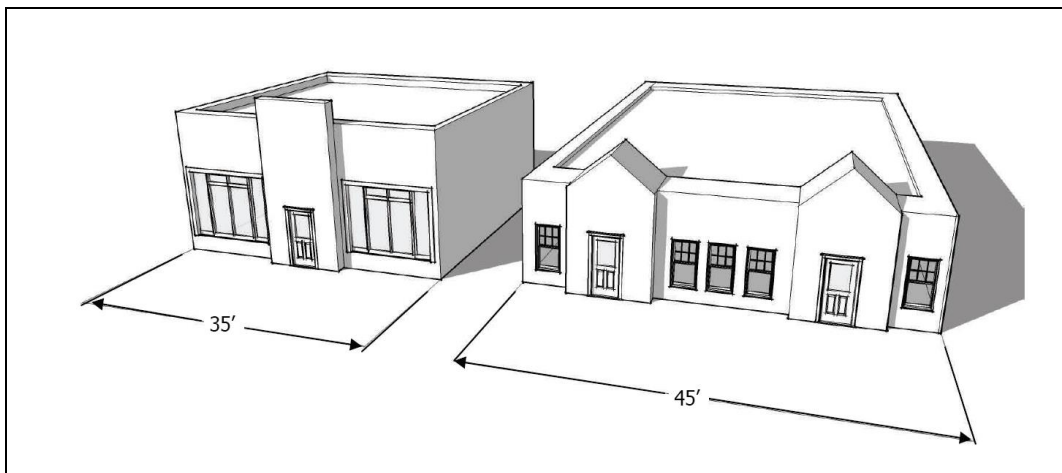


Illustration 2: Roof Articulation

Area 2

5 Academy Living Area

amended 148/2016; 31/2017

Applicability

- 5.1 The Academy Living Area is shown as Area 2 on Map 1.

amended 148/2016; 31/2017

Intent

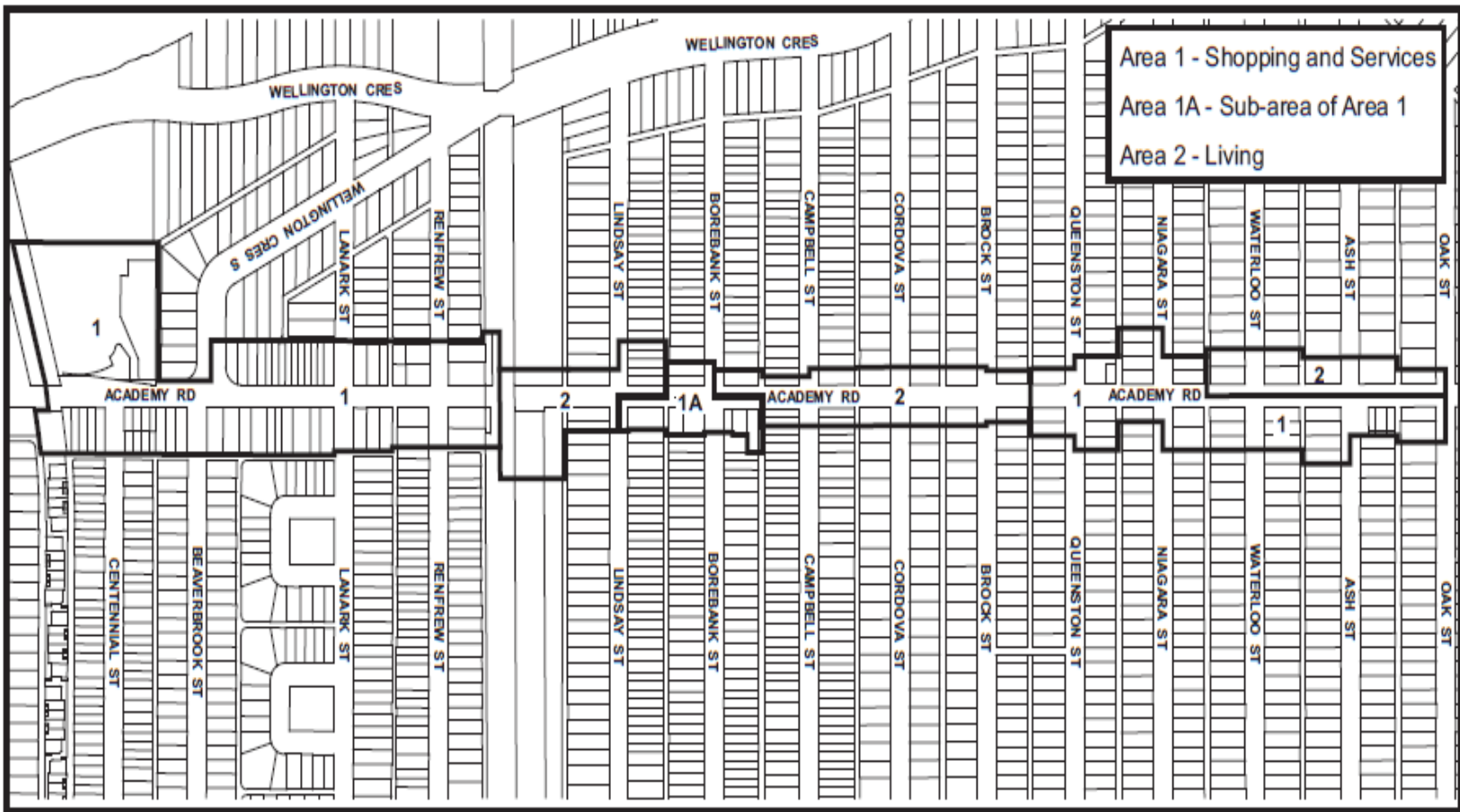
- 5.2 To maintain and respect the integrity of the existing residential neighbourhood, by prohibiting non-residential uses in the Academy Living Area.

amended 148/2016; 31/2017

Permitted Use Restrictions

- 5.3 The following uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

- (a) Commercial Sales and Services uses.



Map 1: Academy Road Principal Overlay Map

amended 79/2018; 105/2018

SCHEDULE P

*added 65/2012;
amended 36/2013; 18/2015; 148/2016; 47/2025*

THE YARDS AT FORT ROUGE PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 The Yards at Fort Rouge)**

Purpose

1. The purpose of this overlay is to support the redevelopment of The Yards at Fort Rouge as a Transit Oriented Development Major Redevelopment Site and implement the development concept of the Yards at Fort Rouge Area Master Plan.

Applicability

2. PDO-1 The Yards at Fort Rouge overlay district is shown on the attached map and identified as PDO-1 the Yards at Fort Rouge Principal Overlay Map (Map 1).

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on the Principal Overlay Map (Map 1).

Development Density

4. The maximum development density of the overlay district is:
 - (a) A total of 927 dwelling units in Areas 1, 2, and 3 combined; and
 - (b) A total of 223 dwelling units in Areas 4A and 4B combined.
amended 18/2015; 47/2025 (entire section)

Rapid Transit Right of Way Setback

4. Notwithstanding any other provision of this By-law, there must be a minimum 25 foot separation distance between any structure containing one or more dwelling units and the western boundary of the overlay district shown on the Principal Overlay Map (Map 1).

Design Standards

5. All development must comply with the design standards for Mixed Use Development, as applicable, in section 210 of this By-law.

Parking for Bicycles and Motor Vehicles

6. (1) If a property does not comply with the required amount of parking or bicycle parking, the property owner may propose to the Director a Parking or Bicycle Parking Management Plan prepared by a professional traffic engineer or parking consultant documenting that the amount of off-street parking and/or bicycle parking is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets or public lanes.
amended 18/2015

- (2) If the Director concludes that the proposed Parking and Bicycle Parking Management Plan will provide off-street parking and/or bicycle parking adequate to meet the needs of the proposed use or combination of uses and to prevent traffic congestion on surrounding streets and public lanes, the Director may approve the Parking and Bicycle Parking Management Plan and may reduce or increase the amount of parking and/or bicycle parking to conform with the approved plan.
amended 18/2015
 - (3) Once a Parking and Bicycle Parking Management Plan is approved, that owner shall provide parking spaces and bicycle parking spaces in accordance with the Parking and Bicycle Parking management plan which has been approved by the Director.
amended 18/2015
 - (4) Any owner of land in the PDO-1 The Yards at Fort Rouge may, in accordance with this overlay and this By-law, submit to the Director for approval:
 - (a) A Parking and Bicycle Parking Management Plan for the overlay district; or,
 - (b) an amended Parking and Bicycle Parking Management Plan for the overlay district.
added 18/2015 (entire subsection)
 - (5) The total number of parking spaces in Areas 1-3 of the overlay district must not exceed the minimum number of parking spaces prescribed by this By-law for Areas 1-3.
added 18/2015
 - (6) The total number of parking spaces in Area 4 of the overlay district must not exceed the minimum number of parking spaces prescribed by this By-law for Area 4.
added 18/2015
 - (7) Notwithstanding subsection (5), the number of parking spaces on any one lot in Areas 1-3 of the overlay district may exceed the maximum prescribed for that lot by this overlay and this By-law.
added 18/2015
 - (8) Notwithstanding subsection (6), the number of parking spaces on any one lot in Area 4 of the overlay district may exceed the maximum prescribed for that lot by this overlay and this By-law.
added 18/2015
7. (1) *repealed 18/2015*
- (2) *repealed 18/2015*

Signage

- (1) The Director may approve a master signage plan for the overlay district in accordance with this overlay and this By-law
- (2) The Director must not approve any master signage plan for the overlay district which allows or provides for more than one freestanding sign to be erected in the overlay district.
- (3) An owner of land in the overlay district must not erect signage on his land unless the signage is in accordance with a master signage plan for the overlay district which has been approved by the Director.

- (4) An owner of land in the overlay district with signage erected on his land must maintain and repair the signage in accordance with the master signage plan for the overlay district which has been approved by the Director
- (5) Any owner of land in the overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval
 - (a) a master signage plan for the overlay district; or
 - (b) an amended master signage plan for the overlay district.
- (6) No mobile or Billboards, Digital Moving Copy/ Billboards, Digital Static Copy/ Billboards, Poster signs are permitted within the overlay district.
amended 36/2013

Fencing

- 8. A fence located within a required front or corner side yard must not exceed 4 feet in height.

Area 1

- 9. The Yards at Fort Rouge Area 1 (includes Area 1A)

Applicability

- (1) The Yards at Fort Rouge Areas 1 and 1A are shown on Map 2 as Area 1 and Area 1A respectively.

Intent

- (2) In accordance with the Yards at Fort Rouge Area Master Plan, to accommodate:
 - (a) A high density, predominately residential district with a diversity of housing types.
 - (b) A vertical and horizontal mix of uses to help create an 18 hour activity zone.
 - (c) An active defined centre to create a dynamic area for a variety of users and incorporate compact, high quality, pedestrian-oriented environments by creating smaller walkable blocks.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in Yards at Fort Rouge Area 1, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
 - (a) Dwelling, single-family detached
 - (b) Dwelling, two family

Permitted Use Regulations

- (4) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 1, a non-residential use, with the exception of home occupations, is not permitted above the second floor of any building.

- (5) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 1, the following principal use may be approved only as conditional uses, where it is otherwise permitted.
- (a) Post office/carrier depot

(6) *repealed 18/2015*

(a) Accessory uses, not listed

(7) Notwithstanding other provisions of this By-law, the in Yards at Fort Rouge Area 1, the following principal use is permitted:

(a) Transit station

Development and Design Standards

Dimensional Standards

(8) Notwithstanding other provisions of this By-law, in Yards at Fort Rouge Area 1, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

(a) The maximum height of a principal building is 250 feet;

(b) In Area 1A the maximum height of a principal building is 190 feet; and,

(c) Principal buildings must not extend into a 45 degree angular plane measured from a point 40 feet above grade at the eastern property line.

Yard Requirements

(d) Minimum front yard of 10 feet.

(e) Minimum corner side yard of 10 feet.

(f) Minimum interior side yard of 0 feet.

(g) Minimum rear yard of 0 feet. (Provision 5 of this PDO still applies)

Area 2

10. The Yards at Fort Rouge Area 2

Applicability

(1) The Yards at Fort Rouge Area 2 is shown on Map 2 as Area 2.

Intent

(2) In accordance with the Yards at Fort Rouge Area Master Plan, to accommodate:

(a) A medium to higher density, predominately residential district with a diversity of housing types that provides a transition between the Fort Rouge Yards transit station and the lower density development to the south.

(b) Limited small scale commercial and service facilities to support residential development while maintaining a predominately residential character.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 2, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) Drinking Establishment
 - (b) Dwelling, single-family detached
 - (c) Dwelling, two family
 - (d) Craft brewery, distillery or winery
added 148/2016

Permitted Use Regulations

- (4) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 2, a non-residential use, with the exception of a home occupation, is not permitted above the second floor of any building.
- (5) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 2, the following principal uses may be approved only as conditional use, where they are otherwise permitted.
- (a) Post office/carrier depot
- (6) *repealed 18/2015*
- (a) Accessory uses, not listed

Development and Design Standards

Dimensional Standards

- (7) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 2, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

- (a) Principal buildings must not extend into a 45 degree angular plane measured from a point 20 feet above grade at the eastern lot line.

Yard Requirements

- (b) Minimum front yard of 10 feet.
- (c) Minimum corner side yard of 10 feet.
- (d) Minimum interior side yard of 0 feet.
- (e) Minimum rear yard of 0 feet. (Provision 5 of this PDO still applies)

Area 3

11. The Yards at Fort Rouge Area 3

Applicability

- (1) The Yards at Fort Rouge Area 3 is shown on Map 2 as Area 3.

Intent

- (2) In accordance with the Yards at Fort Rouge Area Master Plan, to accommodate:
- (a) A medium density, residential district.
 - (b) Limited small scale commercial and service facilities to support residential development while maintaining a residential character.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 3, the following uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) Dwelling, single-family
 - (b) Dwelling, two-family
 - (c) Post office/carrier depot
 - (d) College or university
 - (e) Commercial school
 - (f) Cultural centre
 - (g) Gallery/museum
 - (h) Drinking establishment
 - (i) Restaurant
 - (j) Craft brewery, distillery or winery
added 148/2016

Permitted Use Regulations

- (4) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 3, a non residential use, with the exception of a home occupation, is not permitted above the first floor of any building, must be located in a corner unit fronting on Argue Street, and must provide direct access to a public right of way.
- (5) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 3, the following uses may be approved only as conditional uses, where they are otherwise permitted:
 - (a) Library
 - (b) Protection and emergency services
 - (c) Day care centre
 - (d) Office
 - (e) Personal services (unless otherwise listed)
 - (f) Medical/dental/optical/counselling clinic
 - (g) Retail sales (unless otherwise listed)
- (6) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 3, the following accessory use may be approved only as conditional uses, where it is otherwise permitted:
 - (a) *repealed 18/2015*
 - (b) Retail sales

Use Specific Standards

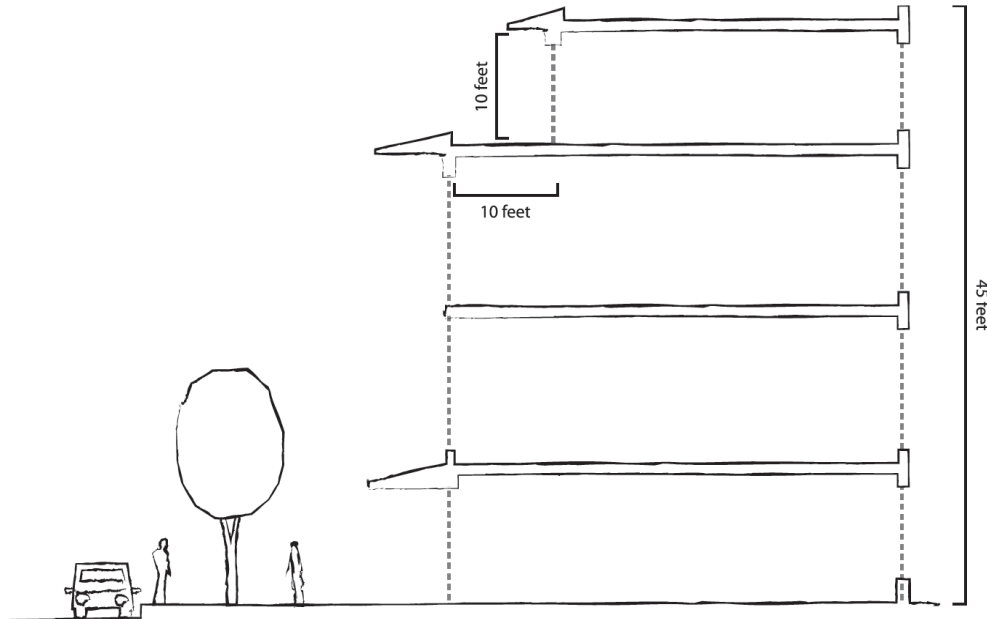
- (7) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 3, the following uses are limited to the specified amount of gross floor area:
 - (a) Office: 2,500 square feet
 - (b) Personal services (unless otherwise listed): 2,500 square feet
 - (c) Medical/dental/optical/counselling clinic: 1,500 square feet
 - (d) Retail sales (unless otherwise listed): 2,500 square feet

Development and Design Standards***Dimensional Standards***

- (8) Notwithstanding other provisions of this By-law, the Yards at Fort Rouge Area 3, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

- (a) The maximum height of a principal building is 45 feet.
- (b) For any principal building with height exceeding 40 feet, the top floor of the building must be set back from any wall of the building which faces a public right of way, by a distance of at least the height of the top floor of the building.



(A)

Illustration 29: Top Floor Setback

Yard Requirements

- (c) Minimum front yard of 10 feet.
- (d) Minimum corner side yard of 0 feet.
- (e) Minimum interior side yard of 0 feet.
- (f) Minimum rear yard of 0 feet. (Provision 5 of this PDO still applies)

Principal Building Separation

- (g) For any principal building with height of 40 feet or less, the minimum principal building separation is 8 feet. For any principal building with height exceeding 40 feet, the minimum principal building separation is 8 feet plus one foot for every foot the height of the building exceeds 40 feet.

Areas 4A and 4B

14. The Yards at Fort Rouge Areas 4A and 4B

Applicability

- (1) The Yards at Fort Rouge Areas 4A and 4B are shown on Map 2 as Area 4A and Area 4B respectively.

Intent

- (2) In accordance with the Yards at Fort Rouge Area Master Plan, to accommodate:
 - (a) A medium to higher density, predominately residential district with a diversity of housing types that provides a transition between the Fort Rouge transit station and the lower density development to the east and south; and,
 - (b) Limited small scale commercial and service facilities to support residential development while maintaining a predominately residential character.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Areas 4A and 4B, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
 - (a) Dwelling, single-family detached; and,
 - (b) Dwelling, two family.
- (4) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 4B, the following principal uses are prohibited and are not allowed as permitted, condition, accessory, or temporary uses:
 - (a) Drinking establishment.
 - (b) Craft brewery, distillery or winery
added 148/2016

Permitted Use Regulations

- (5) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 4B, a non-residential use, with the exception of a home occupation, is not permitted above the ground floor of any building.
- (6) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 4B, the following principal uses may be approved only as conditional use, where they are otherwise permitted.
 - (a) Post office/carrier depot.

Use Specific Standards

- (7) Notwithstanding other provisions of this By-Law, in the Yards of Fort Rouge Area 4A, a second principal dwelling unit is permitted within a dwelling unit with the following use specific standards:

- (a) The second principal dwelling unit is only permitted within the basement or ground floor of the principal residential use;
- (b) The maximum size of the second principal dwelling unit may be no more than 33 percent of the floor area of the dwellings, or 800 square feet, whichever is less; and,
amended 148/2016
- (c) No second principal dwelling unit shall have a floor area of less than 350 square feet.

Development and Design Standards

Dimensional Standards

- (8) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Areas 4A and 4B, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

- (a) Principal buildings must not extend into a 45 degree angular plane measured from a point 20 feet above grade at the eastern lot line of Areas 4A and 4B and the portion of the southern lot line that abuts the public lane in Area 4A.

Yard Requirements

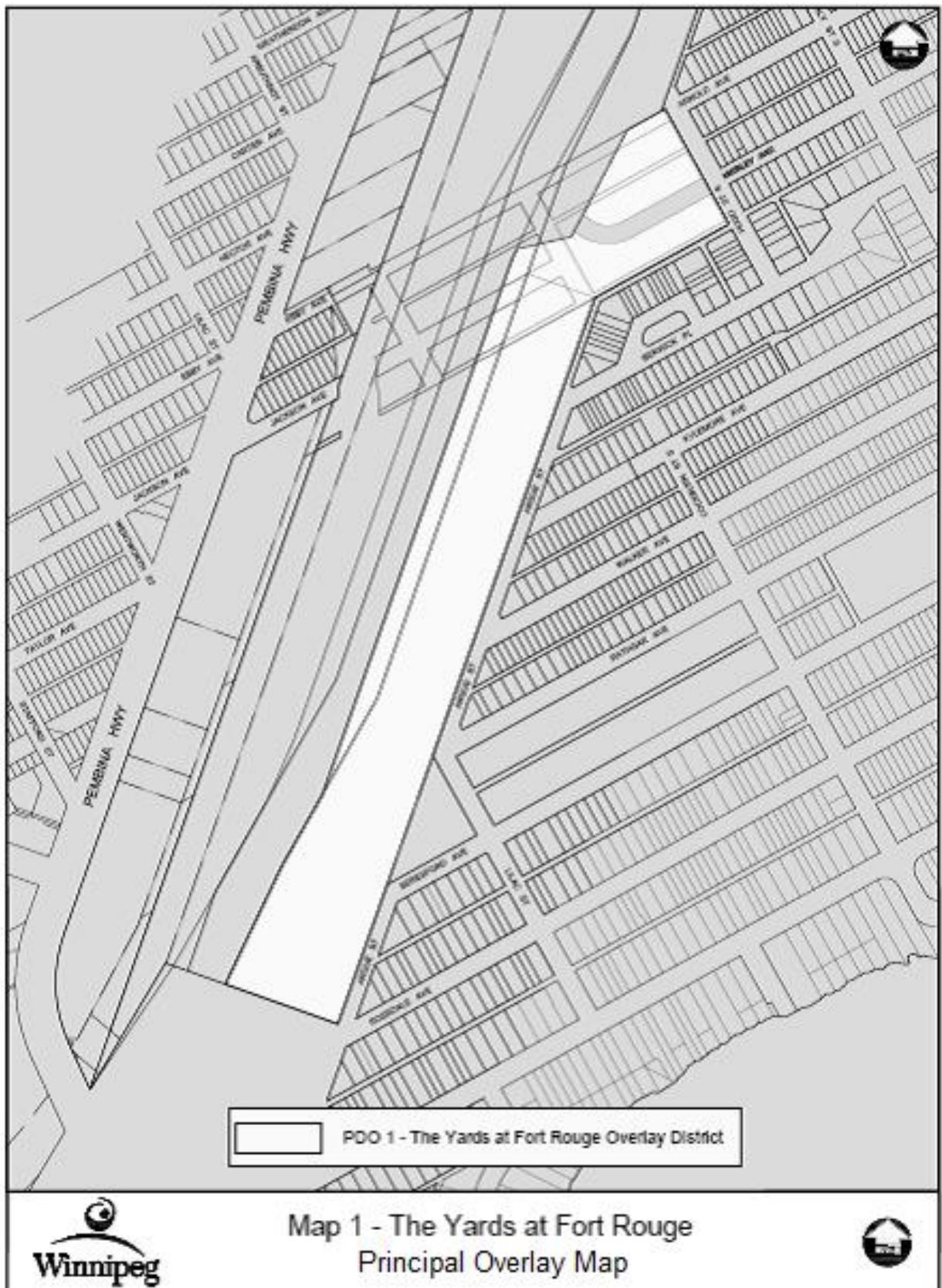
- (b) In Area 4A:
 - i. the north side yard is 10 feet, excepting the most westerly 100 feet, where the north side yard is 6 feet;
 - ii. the south side yard is 25 feet, excepting the most westerly 100 feet, where the south side yard is 8 feet;
 - iii. the front yard is 10 feet.
- (c) In Area 4B:
 - i. the rear yard is 8 feet;
 - ii. the south side yard is 12 feet.

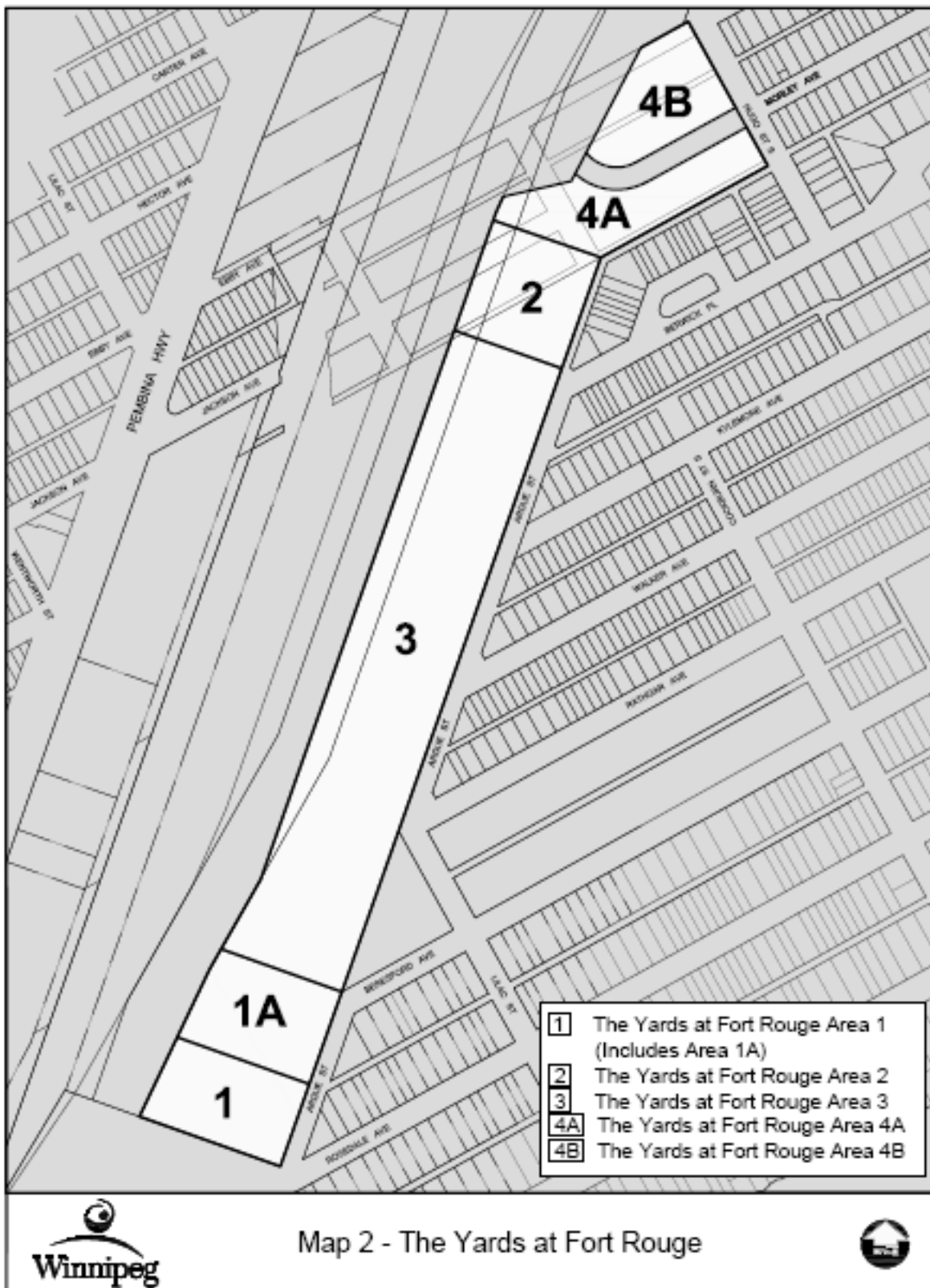
Permitted Projections

- (d) In Area 4A, open parking is a permitted projection into the required south side yard, excepting the most westerly 235 feet, where open parking shall be no closer than 8 feet to the south property line.
- (e) In Area 4A, open parking is a permitted projection into the required front yard for the most southerly 25 feet only.
- (f) In Area 4B, balconies shall be no closer than 7 feet to the south property line.

Parking Layout

- (g) In Area 4A, parking spaces are permitted to have direct access from a public lane.
added 18/2015 (entire section 14)





amended 18/2015

SCHEDULE Q
WESTPORT FESTIVAL PLANNED DEVELOPMENT OVERLAY 2
(PDO-2 Westport Festival)

added 19/2015

Purpose

1. The purpose of this overlay is to support the development of the Westport Festival Regional Mixed Use Centre.

Applicability

2. PDO-2 Westport Festival overlay district is shown on the attached map and identified as PDO-2 Westport Festival (Map 1).

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on the attached map (Map 1).

Definitions

4. "Parking, Bicycle Parking and Loading Management Plan" means a plan prepared by a professional traffic engineer or parking consultant that may be approved by the Director as an alternative to the requirements for off-street parking, bicycle parking, and loading of the Winnipeg Zoning By-law 200/2006.

A Parking, Bicycle Parking and Loading Management Plan will be required when a proposed development will not meet one or more of the requirements in By-law 200/2006 for off-street parking, bicycle parking, or loading.

Each Parking, Bicycle Parking and Loading Management Plan will include:

- 1 **Part 1:** Off-Street Parking
- 2 **Part 2:** Bicycle Parking
- 3 **Part 3:** Loading

5. "**Master Signage Plan**" means a plan with drawings, text, and specifications setting out the specifics of the location, arrangement, type and design of signs to be erected on premises within a defined area, that shall be approved by the Director and Community Committee.

Permitted Use Regulations

6. Notwithstanding other provisions of this By-law, in the PDO-2 Westport Festival, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying C4 zoning district.

- (1) Stable or Riding Academy*
- (2) College or University*
- (3) Hospital*
- (4) Private Club, non licensed
- (5) Camping Ground*
- (6) Body Modification Establishment
- (7) Cheque-cashing facility
- (8) Funeral Chapel or Mortuary*
- (9) Pawn Shop
- (10) Bus Depot*
- (11) Transit Station
- (12) Contractor's Establishment*
- (13) Heavy Equipment Sales, Service, and Rental*

- (14) Wholesaling*
 - (15) Light Manufacturing*
 - (16) Mini-warehouse, Self Storage*
 - (17) Warehouse*
 - (18) Dwelling, multi-family*
- added 116/2020*

* See sections 8 thru 17 for applicable use specific standards

- 7. Notwithstanding other provisions of this By-law, in the PDO-2Westport Festival, the following accessory uses shall be permitted in addition to the permitted and conditional uses of the underlying C4 zoning district.

- (1) Apiary*
- (2) Aviary*
- (3) Stable, private*
- (4) Agricultural Cultivation*
- (5) Agricultural Grazing and Feeding*
- (6) Auction Yard*

* See sections 8 thru 17 for applicable use specific standards

Use Specific Standards

- 8. Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Stable or Riding Academy, Camping Ground

- 9. Minimum lot area: 5 acres

College or University, Hospital

- 10. Subject to the Master Plan requirements in Part 5: Sections 149-151

Funeral Chapel or Mortuary

- 11. (1) Limited to a maximum of 15,000 square feet of gross floor area
- (2) Cremation is not permitted

Bus Depot

- 12. All operations and storage of vehicles and equipment must occur within an enclosed building

Contractor's Establishment

- 13. (1) All operations must occur within an enclosed building
- (2) Outdoor storage must be screened in accordance with Part 5: Section 197

Heavy Equipment Sales, Service, and Rental

- 14. (1) Outdoor storage must be screened in accordance with Part 5: Section 197
- (2) Subject to all use specific standards in Part 4: Section 95 *Auto/Light Truck/Motorcycle Sales and Rental*

Wholesaling, Mini-Warehouse, Self-Storage, Warehouse

- 15. Outdoor storage must be screened in accordance with Part 5: Section 197

Light manufacturing

16. (1) Outside operations are not permitted
- (2) Outside storage must be screened in accordance with Part 5: Section 197
- (3) Noise, smoke, fumes, odours, glare, or health or safety hazards from the assembly, fabrication, and/or processing of goods and materials shall be fully contained within an enclosed building.

Dwelling, Multi-Family

- 16.1 All multi-family dwellings must meet the requirements of the RMU zoning districts
added 116/2020

Additional Standards for Specific Accessory Uses

17. Regardless of whether an accessory use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Apiary, Aviary, Stable, Private, Agricultural Cultivation, Agricultural Grazing and Feeding

18. Minimum lot area: 5 acres

Auction Yard

19. (1) Outside operations are not permitted
- (2) Outside storage is not permitted

Outdoor Display and Sales

20. (1) Outside display area not exceeding 35% of gross floor area is permitted in PDO-2 Westport Festival

Dimensional Standards

21. Notwithstanding Table 5-5 of this By-law, in PDO-2 Westport Festival, development must comply with the dimensional standards listed in this subsection.

Zoning District	Minimum / Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building (Ft.)	Maximum Floor Area Ratio (FAR)
Non Residential Structures						
PDO-2 Westport Festival	0 [note b]	0 [note b]	0 [note b]	0 [note b]	n/a	5.0 [note c]
NOTES: a. Where a side or rear lot line in a commercial or institutional zoning district abuts a side or rear lot line of an R1 or R2 zoning district, a yard of 10 feet must be provided along the side or rear lot line in the commercial or institutional zoning district. The 10 foot side yard must be landscaped pursuant to sections 188 through 193, Landscaping and Buffering, and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind. b. A 10 foot setback shall be required, free from all improvements other than parking, fences, landscaping, and drive-in or drive-throughs abutting all following roadways: 1) Portage Avenue (PTH 1) (public) 2) RaceTrack Road (private) 3) Any future north/south roadway extending north from the intersection of Camp Manitou Road and Portage Avenue (PTH 1), whether public or private c. Maximum FAR is increased to 6.0 if the property is located within 400 meters of a transit stop served by regular daily service.						

Parking, Bicycle Parking and Loading

22. Parking, Bicycle Parking and Loading Management Plan

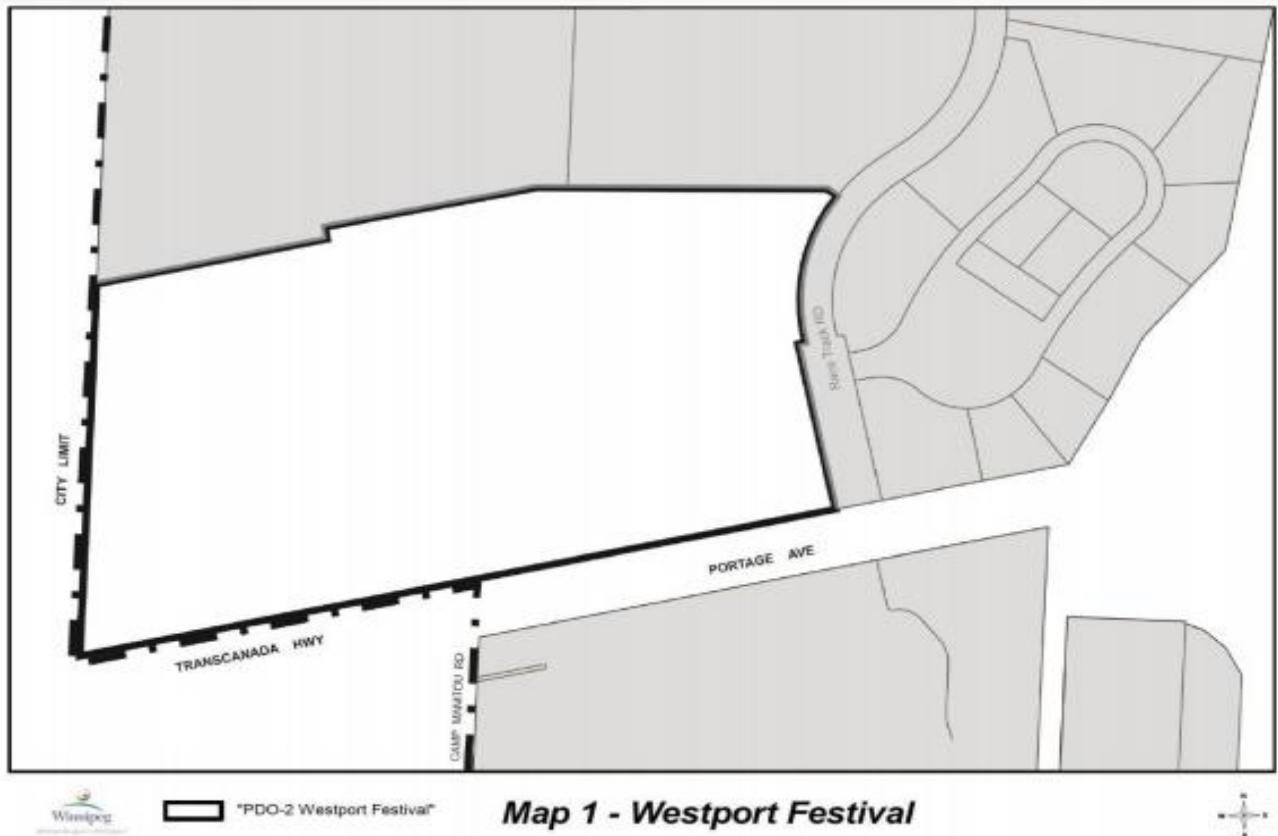
- (1) A property owner may propose to the Director a Parking, Bicycle Parking and Loading Management Plan prepared by a professional traffic engineer or parking consultant documenting that a lower amount of off-street parking, and/or bicycle parking, and/or loading is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets or public lanes: because of the unique patterns of peak hour use, the proximity of other public parking areas, proximity to major transportation routes, or other factors, without the imposition of additional parking management tools.
- (2) If the Director concludes that the proposed Parking, Bicycle Parking and Loading Management Plan will provide off-street parking, bicycle parking, and/or loading adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and public lanes, the Director may approve the Parking, Bicycle Parking and Loading Management Plan and may reduce the amount of required off-street parking, bicycle parking, and/or loading required to conform with the approved plan.

- (3) Once a Parking, Bicycle Parking and Loading Management Plan is approved, that owner shall provide parking spaces, bicycle parking spaces, and loading spaces in accordance with the Parking, Bicycle Parking, and Loading Management Plan which has been approved by the Director.
 - (4) Any owner of land in the overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval
 - (a) A Parking, Bicycle Parking and Loading Management Plan for the overlay district; or
 - (b) An amended Parking, Bicycle Parking and Loading Management Plan for the overlay district.
23. All bicycle parking spaces in the PDO-2 Westport Festival must comply with the following design standards
- (1) Be located with convenient access to major building entrances
 - (2) Include short and long-term bicycle parking facilities
 - (3) Racks or lockers made from high quality materials anchored with bolts to either concrete or asphalt surfaces of the ground, floor, or wall
 - (4) Located in well-lit areas
 - (5) Wherever possible, situated close to bicycle friendly routes
 - (6) Located at ground level or accessible from ground level

Signage

24. The Director may approve a Master Signage Plan for the overlay district in accordance with this overlay and this By-law
25. An owner of land in the overlay district must not erect signage on his land unless the sign(s) are in accordance with the Master Signage Plan which has been approved by the Director and Community Committee.
26. Any owner of land in the overlay district may, in accordance with this overlay and this By-law, submit to the Director and to the Community Committee for the area where the land is located, for approval
- (1) A Master Signage Plan for the overlay district; or
 - (2) An amended Master Signage Plan for the overlay district.
27. Provided that a Master Signage Plan is submitted to and approved by the Director and the Community Committee, the following dimensional standards shall apply:
- (1) Maximum number of freestanding signs permitted within the PDO-2 Westport Festival as shown on map 1: 8
 - (2) Maximum sign surface area per freestanding sign:
 - i. 4 signs: 400 square feet
 - ii. 4 signs: none
 - (3) Maximum height per freestanding signs:
 - i. 4 Signs: 45 feet
 - ii. 4 Signs: 155 feet
 - (4) Maximum number of flags permitted with the PDO-2 Westport Festival as shown on map 1: 8

- (5) Maximum height per flag: 40 feet
28. Freestanding signage may be located anywhere within the PDO-2 Westport Festival, as identified on map 1, in accordance with an approved Master Signage Plan for the overlay district.
29. Freestanding signage may display messages directing attention to a business, commodity, service, thing, message, or entertainment conducted, sold, or offered anywhere within the precinct area identified on map 2, in accordance with an approved Master Signage Plan for the overlay district.



amended 116/2020



 PRECINCT AREA

Map 2 - Westport Festival

0.0 0.1 0.2 0.3 0.4 0.5
Kilometers



SCHEDULE R

added 52/2014

TAYLOR REDEVELOPMENT AREA PLANNED DEVELOPMENT OVERLAY 2 **(PDO-2 Taylor Redevelopment Area)**

Purpose

1. The purpose of this overlay is to support the implementation of the Taylor Redevelopment Master Plan.

Applicability

2. The PDO-2 Taylor Redevelopment Area overlay district is located as shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on the attached map (Map 1).

Definitions

4. **"Parking, Bicycle Parking and Loading Management Plan"** means a plan prepared by a professional traffic engineer or parking consultant that may be approved by the Director of Planning, Property and Development as an alternative to the requirements for off-street parking, bicycle parking, and loading of the Winnipeg Zoning By-law 200/2006.

A Parking, Bicycle Parking and Loading Management Plan will be required if a proposed development will not meet one or more of the requirements in By-law 200/2006 for off-street parking, bicycle parking, or loading.

Each Parking, Bicycle Parking and Loading Management Plan must be structured as follows, with appropriate provisions in each of the following:

- 1 Part 1: Off-Street Parking**
- 2 Part 2: Bicycle Parking**
- 3 Part 3: Loading**

5. **"Master Signage Plan"** means a plan with drawings, text, and specifications setting out the specifics of the location, arrangement, type and design of signs to be erected on premises within a defined area, that shall be approved by the City Centre Community Committee and the Director of Planning, Property and Development. The intent of the Master Signage Plan is to ensure coordinated signage within the defined area.

Permitted Use Regulations

6. Notwithstanding other provisions of this By-law, in the PDO-2 Taylor Redevelopment Area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying C3 zoning district.
 - (1) Dwelling, multi-family
 - (2) Private Club, non licensed
 - (3) Funeral Chapel or Mortuary (see section 9 for applicable use-specific standards)
 - (4) Wholesaling (see section 10 for applicable use-specific standards)
 - (5) Warehouse (see section 10 for applicable use-specific standards)

7. Notwithstanding other provisions of this By-law, in the PDO-2 Taylor Redevelopment Area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying C3 zoning district.

- (1) Hospital
- (2) Sports or entertainment arena/stadium, indoor
- (3) Amusement enterprise, outdoor
- (4) Hostel
- (5) Hotel
- (6) Kennel

8. Notwithstanding other provisions of this By-law, in the PDO-2 Taylor Redevelopment Area, the following accessory uses shall be permitted in addition to the permitted and conditional uses of the underlying C3 zoning district.

- (1) Home Based Business, minor

Use Specific Standards

9. Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Funeral Chapel or Mortuary

10. (1) Limited to a maximum of 15,000 square feet of gross floor area.
(2) Cremation is not permitted.

Wholesaling, Mini-Warehouse, Self-Storage, Warehouse

11. (1) Outdoor storage must be screened in accordance with Part 5: Section 197.
(2) Must be at least 30 feet from any structure containing one or more dwelling units or assisted living facility.
(3) No loading door may face any structure within 100 feet containing one or more dwelling units or an assisted living facility unless screening is provided in accordance with Part 5: Section 190 (7)(a).
(4) Only permitted within Zone 2 and Zone 3 on Map 1.

Retail Sales

12. (1) In Zone 2 on Map 1, a building's retail sales use is limited to a maximum of 200,000 square feet of gross floor area.

Dimensional Standards

13. Notwithstanding Table 5-5 of this By-law, in the PDO-2 Taylor Redevelopment Area, development must comply with the dimensional standards listed in this subsection.

Zoning District	Minimum / Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building (Ft.)	

Non Residential Structures

PDO-2 Taylor Redevelopment Area	0 [note a]	0 [note a]	0 [note a]	0 [note a]	90	

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Corner Side Yard (Ft.)	Maximum Building Height (Ft.)	

Residential Structures

PDO-2 Taylor Redevelopment Area	9,000	400	0 [note a & b]	0 [note a & b]	0 [note a & b]	0 [note a & b]	90	

NOTES:

- a. A 15 foot setback shall be required, free from all improvements other than fences and landscaping abutting the following roadways:
 - 1) Taylor Avenue
- b. For any structure containing one or more dwelling units or an assisted living facility within Zone 3, there must be a 65 foot setback from the railway tracks and a 10 foot setback from the property line – with a 10 feet high fence on top of a 3 foot berm or such engineering design determined to be at a minimum TL (transmission loss) of 25 for noise and vibration attenuation approved by the Director of Planning Property and Development.

Parking, Bicycle Parking and Loading

14. Parking, Bicycle Parking and Loading Management Plan

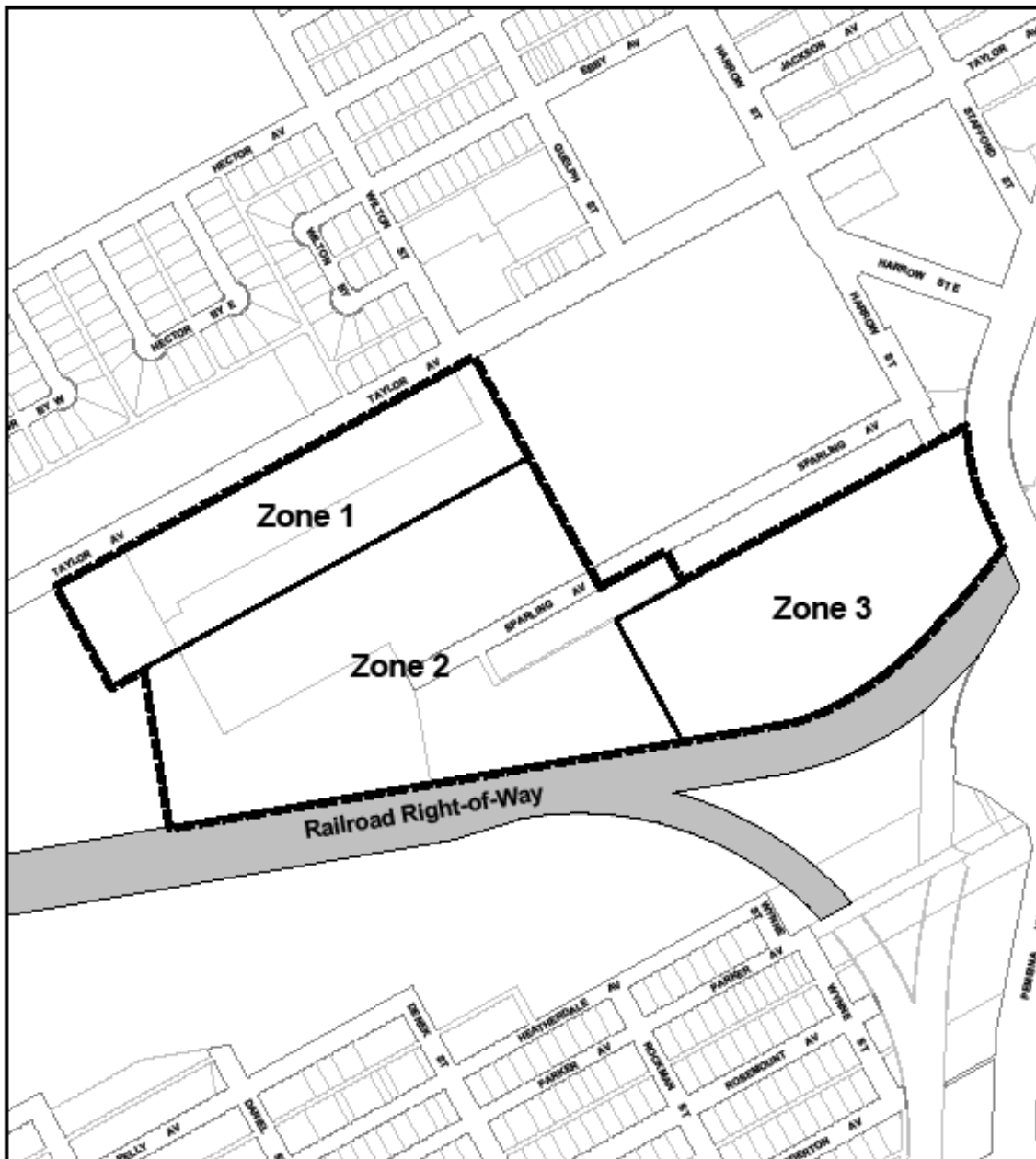
- (1) If a property does not comply with the required amount of parking, bicycle parking, or loading spaces, the property owner may propose to the Director a Parking, Bicycle Parking and Loading Management Plan prepared by a professional traffic engineer or parking consultant documenting that a lower amount of off-street parking, and/or bicycle parking, and/or loading is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets or public lanes: because of the unique patterns of peak hour use, the proximity of other public parking areas, proximity to major transportation routes, or other factors, without the imposition of additional parking management tools.

- (2) If the Director concludes that the proposed Parking, Bicycle Parking and Loading Management Plan will provide off-street parking, bicycle parking, and/or loading adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and public lanes, the Director may approve the Parking, Bicycle Parking and Loading Management Plan and may reduce the amount of required off-street parking, bicycle parking, and/or loading required to conform with the approved plan.
 - (3) Once a Parking, Bicycle Parking and Loading Management Plan is approved, that owner shall provide parking spaces, bicycle parking spaces, and loading spaces in accordance with the Parking, Bicycle Parking, and Loading Management Plan which has been approved by the Director.
 - (4) Any owner of land in the overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval:
 - (a) A Parking, Bicycle Parking and Loading Management Plan for the overlay district; or
 - (b) An amended Parking, Bicycle Parking and Loading Management Plan for the overlay district.
15. All bicycle parking spaces in the PDO-2 Taylor Redevelopment Area must comply with the following design standards:
- (1) The bicycle parking spaces must be located with convenient access to major building entrances.
 - (2) A portion of the bicycle parking spaces must be suitable for short-term bicycle parking, and a portion must be suitable for long-term bicycle parking.
 - (3) There must be suitable bicycle racks or lockers made from high quality materials and anchored with bolts to concrete or asphalt surfaces of the ground, floor, or nearby building wall.
 - (4) The bicycle parking spaces must be located in well-lit areas.
 - (5) If reasonably possible, the bicycle parking spaces must be, situated close to bicycle friendly routes.
 - (6) The bicycle parking spaces must be located at ground level or easily accessible from ground level.

Signage

16. Instead of erecting signage in accordance with the dimensional standards in the By-law, a property owner shall submit a Master Signage Plan to the City Centre Community Committee and the Director. The City Centre Community Committee and the Director may approve a Master Signage Plan for the overlay district in accordance with this overlay and this By-law.
17. Any owner of land in the overlay district shall, in accordance with this overlay and this By-law, submit to the City Centre Community Committee and the Director for approval:
- (1) A Master Signage Plan for the overlay district; or
 - (2) An amended Master Signage Plan for the overlay district.

18. Provided that a Master Signage Plan is submitted to and approved by the City Centre Community Committee and the Director, the following dimensional standards shall apply:
- (1) Maximum number of freestanding signs permitted within the PDO-2 Taylor Redevelopment Area as shown on map 1: 5
 - (2) Any sign that is set back at least 50 feet from Taylor Avenue may be up to 50 feet in height and have 560 square feet of sign surface area. Where the sign is set back by less than 50 feet from Taylor Avenue the sign may be up to 35 feet in height and have 500 square feet of sign surface area.
19. If a Master Signage Plan has been approved by the City Centre Community Committee and the Director, an owner of land in the overlay district must not erect signage on his land unless the sign(s) are in accordance with the approved Master Signage Plan.



 PDO-2 Taylor Avenue Redevelopment Area



**Map 1: Taylor Redevelopment Area
Planned Development Overlay 2
(PDO-2 Taylor Redevelopment area)**



SCHEDULE S

added 117/2013

PRAIRIE INDUSTRIAL PARK PLANNED DEVELOPMENT OVERLAY-2 **(PDO-2 PRAIRIE INDUSTRIAL PARK)**

Purpose

1. The purpose of this overlay is to provide flexibility for "M3" Manufacturing Heavy Zoning District uses for the area defined as the PDO-2 Prairie Industrial Park.

Applicability

2. The PDO-2 Prairie Industrial Park overlay district is located as shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-Law apply within the boundaries shown on the attached map (Map 1).

Permitted Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Prairie Industrial Park, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying M3 zoning district:
 - (1) Drinking establishment (see section 7 for applicable use specific standard)
 - (2) Restaurant
 - (3) Call centre
 - (4) Office
 - (5) Landscape or garden supplies
 - (6) Auto/light truck/motorcycle, sales and rental
 - (7) Drive-in or drive-through

Conditional Use Regulations

5. Notwithstanding other provisions of this By-law, in the PDO-2 Prairie Industrial Park, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying M3 zoning district:
 - (1) Commercial school
 - (2) Community/recreation centre
 - (3) Day care centre
 - (4) Amusement enterprise, indoor
 - (5) Studio/radio/TV/motion picture broadcast and production
 - (6) Amusement enterprise, outdoor
 - (7) Sports or entertainment arena/stadium, indoor
 - (8) Hotel or motel

Use Specific Standards

6. Regardless of whether a use is allowed as a permitted use or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Drinking Establishment

7. Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area.

SCHEDULE T

added 128/2014

By-law No. 128/2014 expired without being brought into force.

221 STRADBROOK AVENUE PLANNED DEVELOPMENT OVERLAY 2 **(PDO-2 221 Stradbrook Avenue)**

SCHEDULE U

added 14/2015

BISHOP GRANDIN CROSSING PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 Bishop Grandin Crossing)**

Purpose

1. The purpose of this overlay is to support the redevelopment of Bishop Grandin Crossing as a Major Redevelopment Site and implement the development concept of the Bishop Grandin Crossing Area Master Plan.

Applicability

2. PDO-1 Bishop Grandin Crossing overlay district is shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on Map 1.

Parking and Bicycle Parking

4. Parking and Bicycle Parking Management Plan

(1) If a property does not comply with the required amount of parking or bicycle parking, the property owner may propose to the Director a Parking or Bicycle Parking Management Plan prepared by a professional traffic engineer or parking consultant documenting that the amount of off-street parking and/or bicycle parking is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets or public lanes.

(2) If the Director concludes that the proposed Parking and Bicycle Parking Management Plan will provide off-street parking and/or bicycle parking adequate to meet the needs of the proposed use or combination of uses and to prevent traffic congestion on surrounding streets and public lanes, the Director may approve the Parking and Bicycle Parking Management Plan and may reduce or increase the amount of parking and/or bicycle parking to conform with the approved plan.

(3) Once a Parking and Bicycle Parking Management Plan is approved, that owner shall provide parking spaces and bicycle parking spaces in accordance with the Parking and Bicycle Parking management plan which has been approved by the Director.

(4) Any owner of land in the PDO-1 Bishop Grandin Crossing may, in accordance with this overlay and this By-law, submit to the Director for approval:

- (a) A Parking and Bicycle Parking Management Plan for the overlay district;
or,
- (b) an amended Parking and Bicycle Parking Management Plan for the overlay district.

5. (1) Provided that a direct pedestrian connection to rapid transit is accessible from Bishop Grandin Crossing, as determined by the Director of Planning, Property, and Development, the minimum number of parking spaces required for development within Area 1 of the PDO-1 Bishop Grandin Crossing shall be 75% of the minimum number of parking spaces prescribed by this By-law.
- (2) Provided that a direct pedestrian connection to rapid transit is accessible from Bishop Grandin Crossing, as determined by the Director of Planning, Property, and Development, the maximum number of parking spaces required for development within Area 1 of the PDO-1 Bishop Grandin Crossing shall not exceed 150% of the minimum number of parking spaces prescribed by this By-law.

Area 1

6. PDO-1 Bishop Grandin Crossing Area 1 (consisting of Areas 1A, 1B, and 1C).

Applicability

- (1) PDO-1 Bishop Grandin Crossing Areas 1A, 1B, and 1C are shown on Map 1 as Area 1A, Area 1B, and Area 1C respectively.

Intent

- (2) In accordance with the Bishop Grandin Crossing Area Master Plan, to accommodate:
 - (a) A medium to high density, predominately residential district with a diversity of housing types;
 - (b) A vertical and horizontal mix of uses to help create an 18 hour activity zone; and,
 - (c) An active defined centre to create a dynamic area for a variety of users and incorporate compact, high quality, pedestrian-oriented environments by creating smaller walkable blocks.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in PDO-1 Bishop Grandin Crossing Area 1, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
 - (a) Dwelling, single-family detached; and,
 - (b) Dwelling, two-family.

Permitted Use Regulations

- (4) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following principal use may be approved only as conditional uses, where it is otherwise permitted:
 - (a) Post office/carrier depot.

- (5) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following uses shall be permitted in addition to the permitted and conditional uses of the underlying zoning district.
- (a) Office;
 - (b) Dwelling, live-work; and
 - (c) Drinking establishment.
- (6) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following accessory uses are permitted:
- (a) Outdoor dining/drinking area

Use Specific Standards

- (7) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or variance order.
- (a) Dwelling, live-work
All live-work dwelling units must be accessible from the ground floor of the building in which they are located.
 - (b) Drinking establishment
Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area
 - (c) Outdoor dining/drinking area
Outdoor dining and drinking areas are limited to a maximum of 100 square feet

Development and Design Standards

Dimensional Standards

- (8) Notwithstanding other provisions of this By-law, in PDO-1 Bishop Grandin Crossing Area 1, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

- (a) In Area 1 the minimum height of a principal building is 20 feet;
- (b) In Area 1A the maximum height of a principal building is 220 feet;
- (c) In Area 1B the maximum height of a principal building is 160 feet; and,
- (d) In Area 1C the maximum height of a principal building is 100 feet;

Yard Requirements

- (e) Minimum front yard of 0 feet.
- (f) Maximum front yard of 15 feet.
- (g) Minimum corner side yard of 0 feet.
- (h) Minimum rear yard of 15 feet.

Design Standards

- (9) Notwithstanding other provisions of this By-law, in PDO-1 Bishop Grandin Crossing Area 1, development must comply with the design standards listed in this subsection.
 - (a) For a proposed building exceeding 100 feet in height, the owner shall include in its request for plan approval a study on the impact of the proposed building on shadow and wind, prepared by a qualified architect or design professional;
 - (b) Building facades:
 - i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street;
 - ii. For non-residential uses, at least 30% of the area of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas;
 - (c) Building setbacks:
 - i. Notwithstanding subsection (8)(f) of Area 1, if the building is adjacent to a street, the front yard maximum setback of 15 feet may be exceeded by up to 50% for the purposes of incorporating a courtyard, plaza, seating area, or amenity space; and,
 - ii. Parking shall not be permitted between the front façade of the building and the adjacent street. Parking is to be located to the side and rear of the building, and screened from view via landscaping and fencing treatments.

Area 2

- 7. PDO-1 Bishop Grandin Crossing Area 2 (consisting of Areas 2A and 2B).

Applicability

- (1) The PDO-1 Bishop Grandin Crossing Area 2A, and 2B are shown on Map 1 as Area 2A, and Area 2B respectively.

Intent

- (2) In accordance with the Bishop Grandin Crossing Area Master Plan, to accommodate:
 - (a) A commercial mixed use district that permits multi-family residential development, office, employment and a wide range of commercial uses in a pedestrian friendly environment; and,
 - (b) Provision of a transition between Area 1 to the east adjacent to the transit station, and Area 3 to the north and west.

Permitted Use Regulations

- (3) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 2, the following principal uses may be approved only as conditional use, where they are otherwise permitted:
 - (a) Post office/carrier depot.
- (4) Notwithstanding other provisions of this By-law, in the PDO-1 Bishop Grandin Crossing Area 2, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying zoning district:
 - (a) Office;
 - (b) Retail sales;
 - (c) Supermarket;
 - (d) Dwelling, live-work; and
 - (e) Drinking establishment.
- (5) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following accessory uses are permitted:
 - (a) Outdoor dining / drinking area

Use Specific Standards

- (6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or variance order.
 - (a) Dwelling, live-work
All live-work dwelling units must be accessible from the ground floor of the building in which they are located.
 - (b) Retail sales
Retail sales uses are limited to a maximum of 120,000 square feet in gross floor area
 - (c) Supermarket
Supermarkets are limited to a maximum of 120,000 square feet in gross floor area
 - (d) Outdoor dining/drinking area
Outdoor dining and drinking areas are limited to a maximum of 100 square feet

Development and Design Standards

Dimensional Standards

- (7) Notwithstanding other provisions of this By-law, in the PDO-1 Bishop Grandin Crossing Area 2, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

- (a) The maximum height of a principal building is 100 feet

Yard Requirements

- (b) In Area 2A, the minimum front yard of 0 feet.
- (c) In Area 2A, the maximum front yard of 15 feet.

Design Standards

- (8) Notwithstanding other provisions of this By-law, in the PDO-1 Bishop Grandin Crossing Area 2A, development must comply with the design standards listed in this subsection.
 - (a) Building facades:
 - i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street;
 - ii. For non-residential uses, at least 30% of the area of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas;
 - (b) Building setbacks:
 - i. Notwithstanding subsection (7)(c) of Area 2, if the building is adjacent to a street, the front yard maximum setback of 15 feet may be exceeded by up to 50% for the purposes of incorporating a courtyard, plaza, seating area, or amenity space; and,
 - ii. Parking shall not be permitted between the front façade of the building and the adjacent street. Parking is to be located to the side and rear of the building, and screened from view via landscaping and fencing treatments.

Area 3

- 8. PDO-1 Bishop Grandin Crossing Area 3.

Applicability

- (1) PDO-1 Bishop Grandin Crossing Area 3 is shown on Map 1 as Area 3.

Intent

- (2) In accordance with the Bishop Grandin Crossing Area Master Plan, to accommodate:
 - (a) A wide range of employment, offices, and supportive commercial uses in a business park setting; and,
 - (b) Provision of appropriate transitions from Area 1 and Area 2

Permitted Use Regulations

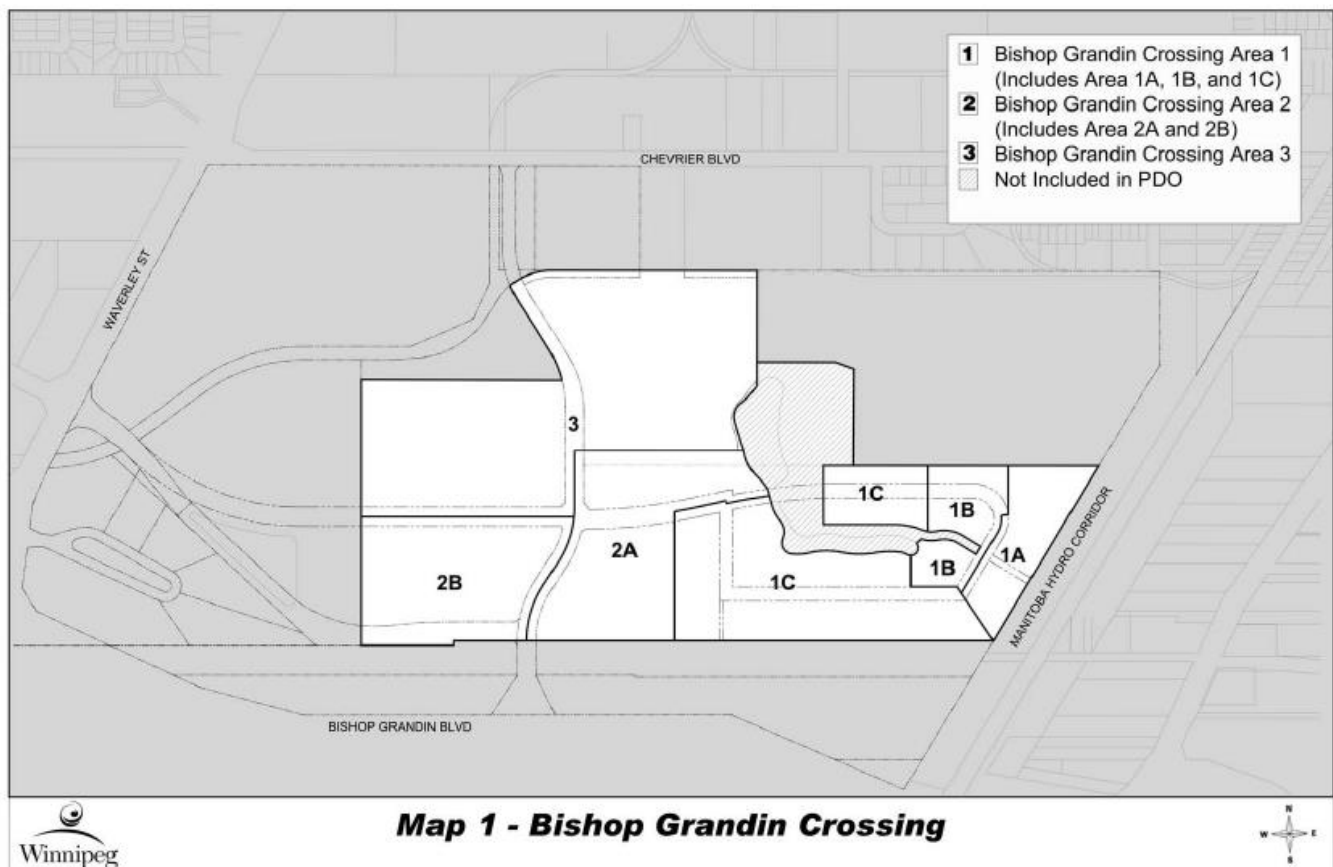
- (3) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 3, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying zoning district:

- (a) Hotel.

Development and Design Standards

Screening

- (a) All utility yards and outdoor storage areas shall be screened from public view from the street via one or a combination of design features, including, but not limited to:
- i. Screening walls of at least 6 feet in height;
 - ii. Landscape planting, such as trees, shrubs, and ground cover;
 - iii. Landscape features, such as berming and retaining walls.



SCHEDULE V

445 RIVER AVENUE PLANNED DEVELOPMENT OVERLAY 2 **(PDO-2 445 River Avenue)**

By-law No. 115/2014 expired without being brought into force.

SCHEDULE W

added 107/2016; amended 148/2016; 8/2017; 31/2017; 59/2025

CORYDON OSBORNE PLANNED DEVELOPMENT OVERLAY 1 **(PDO-1 Corydon Osborne)**

Purpose

1. The purpose of this overlay is to implement the policies of the Corydon Osborne Area Plan.

Applicability

2. PDO-1 Corydon Osborne overlay district is shown on the attached map and identified as PDO-1 Corydon Osborne Principal Overlay Map (the "Principal Overlay Map").

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on the Principal Overlay Map.

Definitions

4. **"Parking, accessory"** means an area, structure, or facility where motor vehicles may be stored for the purpose of accessing a principal use on the same zoning lot.

Design Review

5. (1) Subject to subsection (2), within the boundaries shown on the Principal Overlay Map, all development, redevelopment, expansion, signage or exterior alteration visible from public rights-of way, is subject to urban design review and must be approved by the Director.

(2) Notwithstanding subsection (1), temporary structures (for events not exceeding 14 days) do not require urban design review and approval.

(3) An applicant may, in accordance with The City of Winnipeg Charter, appeal a decision by the Director to deny approval of an urban design review application, to the Standing Policy Committee on Property and Development.
amended 137/2022

(4) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.
replaced 59/2025

Design Review Process

- (5) Design Review applications must include site plans including landscaping, elevation drawings and all dimensions.
- (6) Design Review applications must be submitted prior to or concurrently with a development application and approved by the Director prior to issuance of a development or building permit.

Design Review Considerations

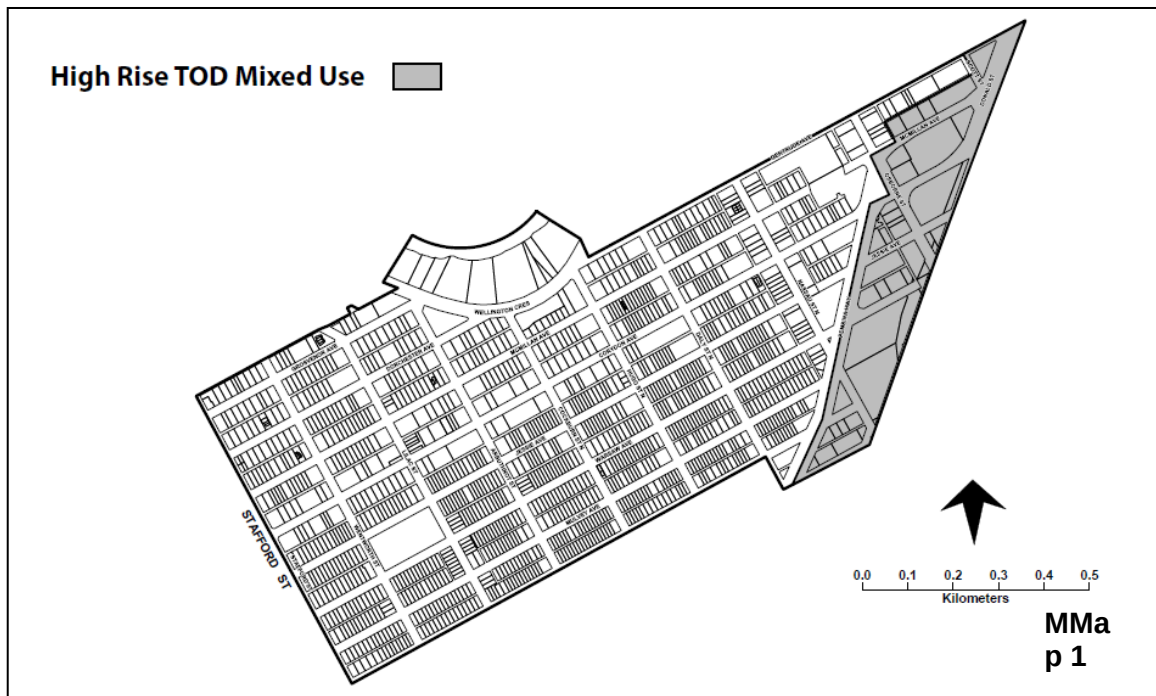
- (7) Review of development, redevelopment, expansion, signage or exterior alteration proposals is primarily intended to ensure the thoughtful integration of such

proposals into their local context and consistency with the policies articulated in the Corydon-Osborne Area Plan.

- (8) In making a decision concerning the approval or denial of approval of proposed development and redevelopment in the Corydon-Osborne Area Plan District pursuant to subsection (1) above, the Director must consider the extent to which the proposed development or redevelopment is consistent with the Corydon-Osborne Area Plan.
- (9) In addition to serving as the basis for the Director's decision-making, the Design Guidelines set out in the Corydon-Osborne Area Plan:
 - (a) are provided to assist property owners, design professionals, administrators, decision-makers, and other parties involved in preparing, reviewing, or approving new developments, redevelopments, expansions, and exterior alterations; and
 - (b) provide a framework within which to exercise creative design approaches.

Area 1

6. High Rise TOD Mixed Use Area



Applicability

- (1) The High Rise TOD Mixed Use Area is identified as the shaded area on Map 1.

Rationale

- (2) See intent for the High Rise TOD Mixed Use Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the High Rise TOD Mixed Use Area, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;
 - (b) Amusement enterprise, outdoor;
 - (c) Auto/light truck/motorcycle, repair and service;
 - (d) Car wash;
 - (e) Drive-in or drive-through;
 - (f) Fleet services;
 - (g) Kennel;

- (h) Pawnshop; and
- (i) Fuel Sales.

Permitted Use Regulation

- (4) Notwithstanding other provisions in this By-law, in the High Rise TOD Mixed Use Area, the following principal uses may be approved only as a conditional use, where they are otherwise permitted:
 - (a) Supermarket; and
 - (b) Parking, surface.

Permitted Accessory Uses

- (5) Notwithstanding other provisions in this By-law, in the High Rise TOD Mixed Use Area, the following accessory use is permitted:
 - (a) Parking, accessory.

Use Specific Standards

- (6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:
 - (a) Drinking establishment:
 - (i) Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area.
 - (b) Auto/light truck/motorcycle, sales and rental:
 - (i) All vehicle sales must be displayed and conducted within an enclosed building; and
 - (ii) Use Specific Standards 2, 3, and 7 in Part 4, Section 95 also apply.
 - (c) Parking, accessory:
 - (i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not associated with the principal use, provided a parking management plan has been approved by the Director.
- (7) Notwithstanding other provisions in this By-law, in the High Rise TOD Mixed Use Area, the following use specific standard is modified:
 - (a) Outdoor dining/drinking area:
 - (i) Outdoor dining/drinking areas are limited to a maximum of 1,000 square feet; and

- (ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.
- (8) Notwithstanding other provisions in this By-law, the following uses shall be permitted with no use specific standards, where use specific standards would otherwise apply:
 - (a) Amusement enterprise, indoor; and
 - (b) Restaurant.

Development and Design Standards

Dimensional Standards

- (9) Notwithstanding other provisions of this By-law, in the High Rise TOD Mixed Use area, development must comply with the dimensional standards listed below.

Height of Buildings

- (a) Minimum height of a principal building: 30 feet.

Yard Requirements

- (b) Maximum front yard: 10 feet; and
- (c) Notwithstanding subsection a, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum continuous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

- (d) Not applicable

Design Standards

- (10) Notwithstanding other provisions of this By-law, in the High Rise TOD Mixed Use Area, development must comply with the design standards listed below.

Shadows and Wind

- (a) For a proposed building exceeding 100 feet in height, the applicant shall submit, at the time of urban design approval, a study on the impact of the proposed building on shadow and wind, prepared by a qualified architect or design professional.

Building Facades

- (b) All buildings must provide a main entrance facing a street;
- (c) For buildings taller than 7 stories, a minimum setback of 10 feet is required on the front façade for all storeys above the third storey. (See Illustration 1.)

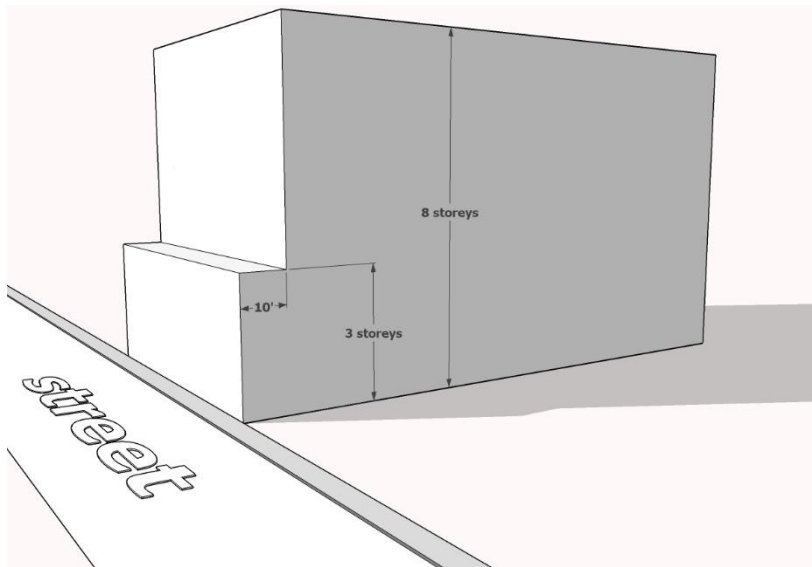


Illustration 1

Location of Parking

- (d) Within 400 metres of a rapid transit station, any accessory parking must be located either below grade, above the first floor of a building, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.
- (e) Beyond 400 metres of a rapid transit station, parking shall not be permitted between the front façade of the building and the adjacent street.
- (f) If parking is located to the side of the building, it is limited to a maximum of 25% of the street frontage and screened from view via landscaping and fencing treatments.

Signs

Sign Types

- (11) The following sign types are not permitted:
- (a) Free-standing greater than six (6) feet in height;
 - (b) Digital static copy;
 - (c) Digital static copy, 24 hour hold;
 - (d) Digital Reader Board; and
 - (e) Mobile sign.

Maximum number of signs

- (12) Maximum number of free-standing signs permitted per lot is 1.

Maximum height of signs attached to a building

- (13) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

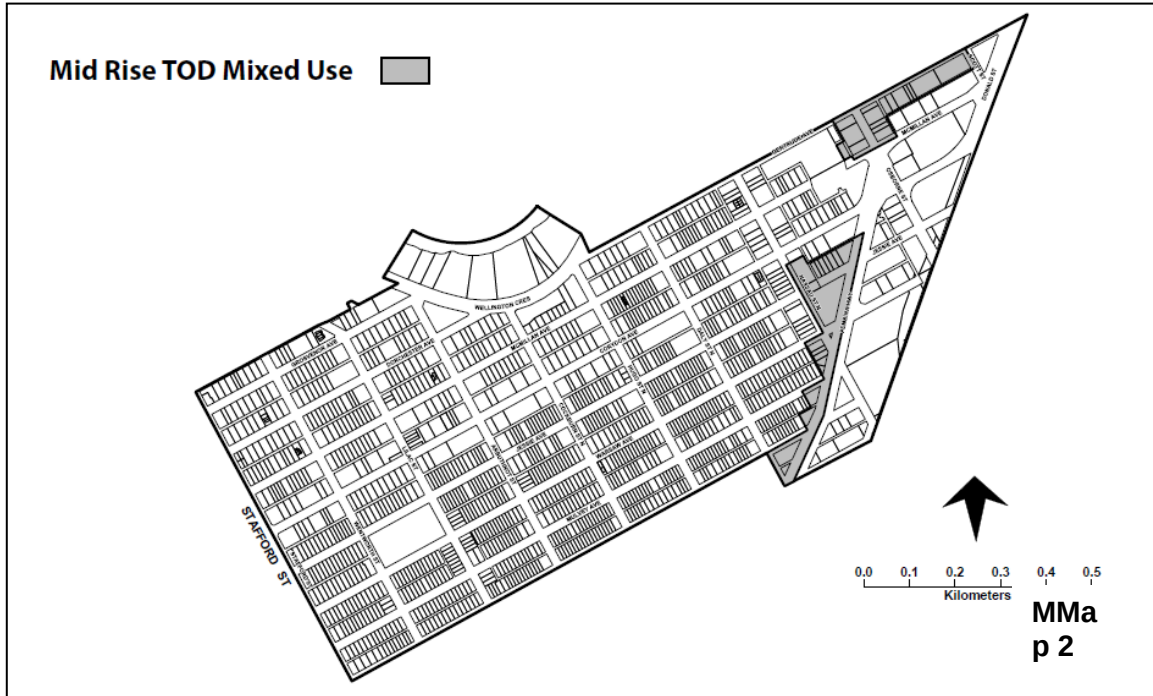
Building identification sign

- (14) (a) Each building is permitted one identification sign;
- (b) Building identification signs must be on the building wall;
 - (c) Maximum size: 2% of the building wall area or 64 square feet, whichever is less.

Area 2

6.1 Mid Rise TOD Mixed Use Area

amended 31/2017



Applicability

- (1) The Mid Rise TOD Mixed Use Area is identified as the shaded area on Map 2.

Rationale

- (2) See intent for the Mid Rise TOD Mixed Use Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the Mid Rise TOD Mixed Use Area, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
 - (a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;
 - (b) Amusement enterprise, outdoor;
 - (c) Auto/light truck/motorcycle, repair and service;
 - (d) Car wash;
 - (e) Drive-in or drive-through;
 - (f) Fleet services;
 - (g) Kennel;

- (h) Pawnshop; and
- (i) Fuel Sales.

Permitted Use Regulation

- (4) Notwithstanding other provisions in this By-law, in the Mid Rise TOD Mixed Use Area, the following principal uses may be approved only as conditional use, where they are otherwise permitted:
 - (a) Supermarket;
 - (b) Contractor's establishment;
 - (c) Drinking establishment; and
 - (d) Parking, surface.
 - (e) Craft brewery, distillery or winery.
added 148/2016

Permitted Accessory Uses

- (5) Notwithstanding other provisions in this By-law, in the Mid Rise TOD Mixed Use Area, the following accessory use is permitted:
 - (a) Parking, accessory.

Use Specific Standards

- (6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:
 - (a) Auto/light truck/motorcycle, sales and rental:
 - (i) All vehicle sales must be displayed and conducted within an enclosed building; and
 - (ii) Use Specific standards 2, 3, and 7 in Part 4: Section 95 also apply.
 - (b) Parking, accessory surface:
 - (i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not associated with the principal use, provided a parking management plan has been approved by the Director.
- (7) Notwithstanding other provisions in this By-law, in the Mid Rise TOD Mixed Use Area, the following use specific standard is modified:
 - (a) Outdoor dining/drinking area:

- (i) Outdoor dining and drinking areas are limited to a maximum of 500 square feet; and
- (ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.

Development and Design Standards

Dimensional Standards

- (8) Notwithstanding other provisions of this By-law, in the Mid Rise TOD Mixed Use Area, development must comply with the dimensional standards listed below.

Height of Buildings

- (a) Minimum height of a principal building: 30 feet.

Yard Requirements

- (b) Maximum front yard: 10 feet; and
- (c) Notwithstanding subsection a, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

- (d) Not applicable

Design Standards

- (9) Notwithstanding other provisions of this By-law, in the Mid Rise TOD Mixed Use Area, development must comply with the design standards listed below.

Shadows and Wind

- (a) For a proposed building exceeding 100 feet in height, the applicant shall submit, at the time of urban design approval, a study on the impact of the proposed building on shadow and wind, prepared by a qualified architect or design professional.

Building Facades

- (b) All buildings must provide a main entrance facing a street;
- (c) A minimum setback of 10 feet is required on the front façade of the building for all storeys above the third storey. (See Illustration 2.)

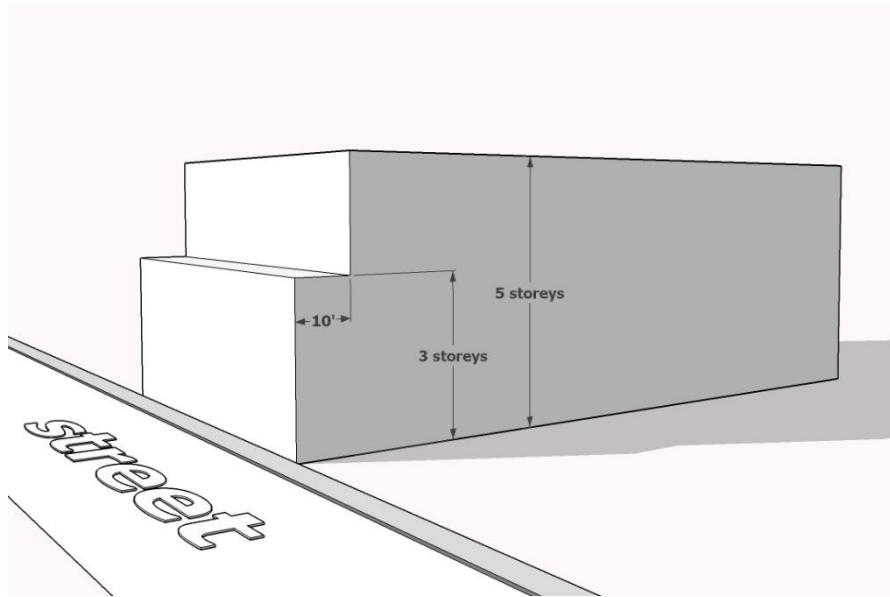


Illustration 2

Location of Parking

- (d) Any accessory parking must be located either below grade, above the first floor of a building, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs

Sign Types

- (10) The following sign types are not permitted:

- (a) Free-standing greater than six (6) feet in height;
- (b) Digital static copy;
- (c) Digital static copy, 24 hour hold;
- (d) Digital reader board; and
- (e) Mobile sign.

Maximum number of signs

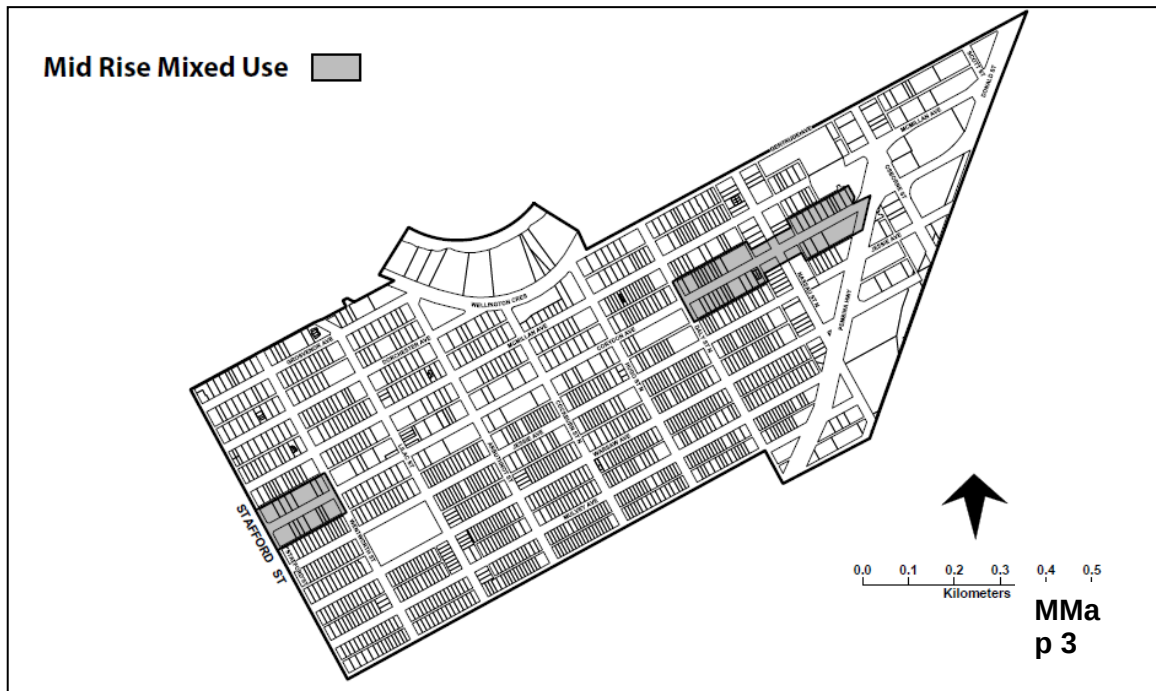
- (11) Maximum number of free-standing signs permitted per lot is 1; and
- (12) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

- (13) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Area 3

7. Mid Rise Mixed Use Area



Applicability

- (1) The Mid Rise Mixed Use Area is identified as the shaded area on Map 3.

Rationale

- (2) See intent for the Mid Rise Mixed Use Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the Mid Rise Mixed Use Area, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;
 - (b) Amusement enterprise, outdoor;
 - (c) Auto/light truck/motorcycle, repair and service;
 - (d) Car wash;
 - (e) Drive-in or drive-through;
 - (f) Fleet services;
 - (g) Kennel;

- (h) Pawnshop;
- (i) Fuel Sales;
- (j) Supermarket; and
- (k) Auto/light truck/motorcycle, sales and rental.

Permitted Use Regulation

- (4) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following principal uses may be approved only as a conditional use, where they are otherwise permitted:

- (a) Contractor's establishment;
- (b) Drinking establishment;
- (c) Hotel; and
- (d) Parking, surface.
- (e) Craft brewery, distillery or winery.
added 148/2016

Permitted Accessory Uses

- (5) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following accessory use is permitted:

- (a) Parking, accessory.

Use Specific Standards

- (6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order.

- (a) The following uses are limited to the specified amount of gross floor area per building:
 - (i) Amusement enterprise, indoor: 2,500 sq. ft.
 - (ii) Medical/dental/optical/counseling clinic: 5,000 sq. ft.
 - (iii) Restaurant: 2,500 sq. ft.
 - (iv) Retail sales (unless otherwise listed): 5,000 sq. ft.
 - (v) Studio, radio/TV/motion picture broadcast and production: 5,000 sq. ft.
 - (vi) Personal services (unless otherwise listed): 5,000 sq. ft.
- (b) Parking, accessory surface:

- (i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not associated with the principal use, provided a parking management plan has been approved by the Director.
- (7) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following use specific standard is modified:
 - (a) Outdoor dining/drinking area:
 - (i) Outdoor dining and drinking areas are limited to a maximum of 500 square feet; and
 - (ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.

Development and Design Standards

Dimensional Standards

- (8) Notwithstanding other provisions of this By-law, in the Mid Rise Mixed Use Area, development must comply with the dimensional standards listed below.

Height of Buildings

- (a) Minimum height of a principal building: 20 feet
- (b) Maximum height of a principal building: 60 feet

Yard Requirements

- (c) Maximum front yard: 10 feet;
- (d) Notwithstanding subsection c, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

- (e) Not applicable.

Standards

- (9) Notwithstanding other provisions of this By-law, in the Mid Rise Mixed Use Area, development must comply with the design standards listed below.

Building Facades

- (a) All buildings must provide a main entrance facing a street;
- (b) For buildings taller than 4 stories, a minimum setback of 10 feet is required on the front façade for all storeys above the third storey. (See Illustration 3.)

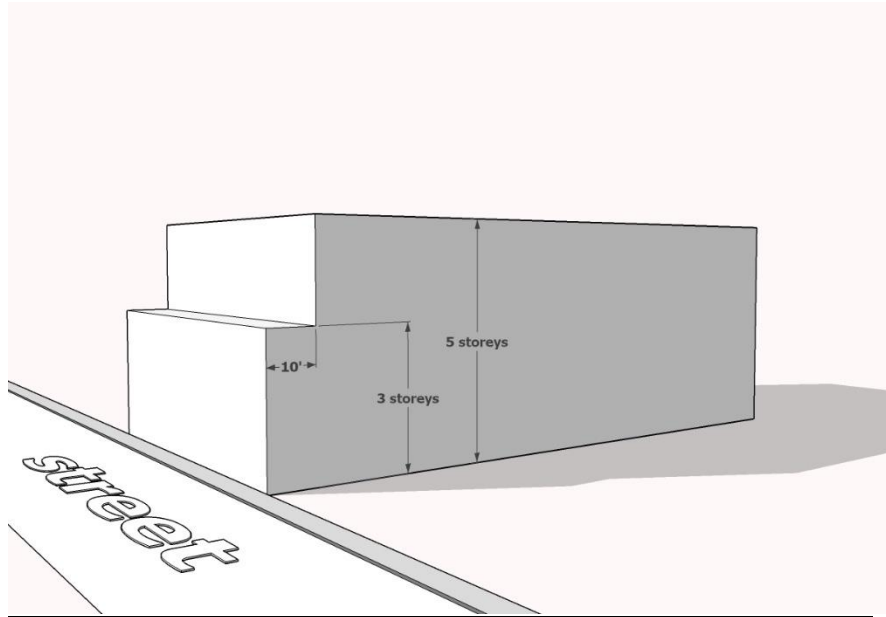


Illustration 3

Location of Parking

- (c) any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs

Sign Types

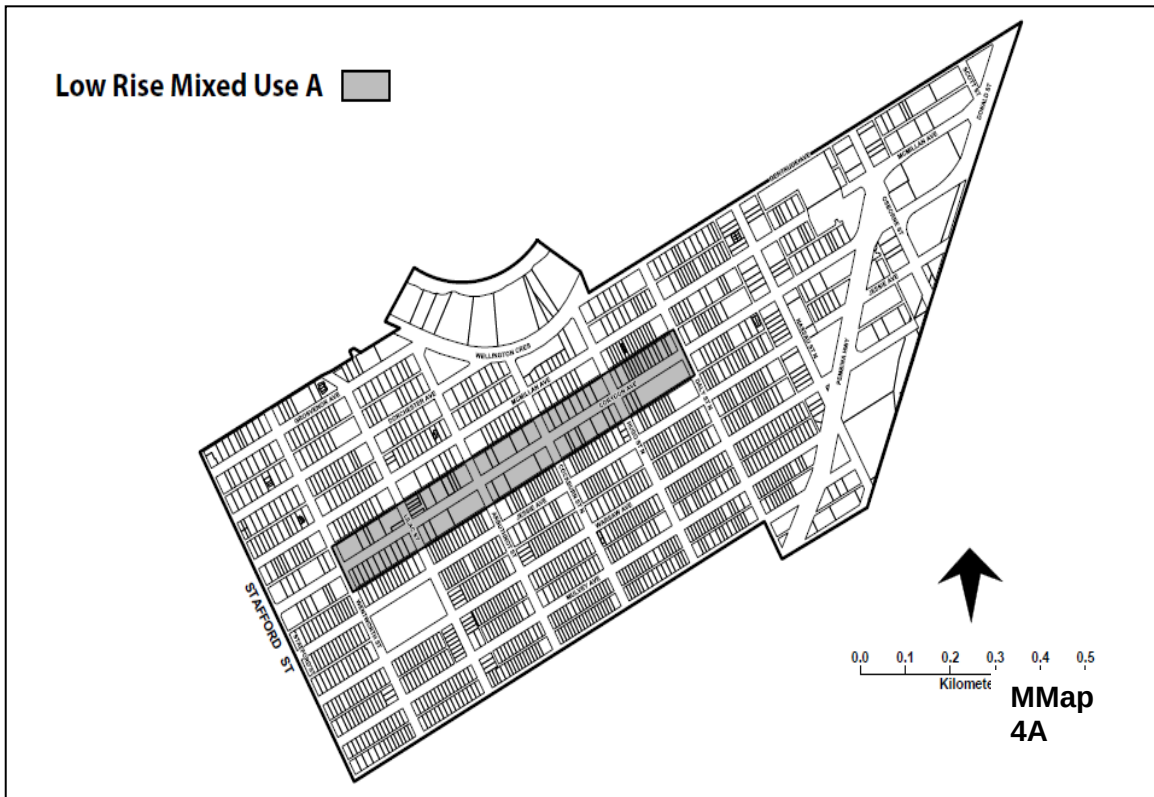
- (10) The following sign types are not permitted:
- (a) Free-standing;
 - (b) Digital static copy;
 - (c) Digital static copy, 24 hour hold;
 - (d) Digital reader board; and
 - (e) Mobile sign.

Maximum number of signs

- (11) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

- (12) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.



Area 4A

8. Low Rise Mixed Use Area A

Applicability

- (1) The Low Rise Mixed Use Area A is identified as the shaded area on Map 4A.

Rationale

- (2) See intent for the Low Rise Mixed Use Area A in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area A, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:
- (a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;
 - (b) Amusement enterprise, outdoor;
 - (c) Auto/light truck/motorcycle, repair and service;
 - (d) Car wash;
 - (e) Drive-in or drive-through;
 - (f) Fleet services;
 - (g) Kennel;
 - (h) Pawnshop;
 - (i) Fuel Sales;
 - (j) Supermarket; and
 - (k) Auto/light truck/motorcycle, sales and rental.

Permitted Use Regulation

- (4) Notwithstanding other provisions in this By-law, in the Low Rise Mixed Use Area A, the following principal uses may be approved only as a conditional use, where they are otherwise permitted:
- (a) Contractor's establishment;
 - (b) Drinking establishment;
 - (c) Hotel; and
 - (d) Parking, surface.
 - (e) Craft brewery, distillery or winery.
added 148/2016

Permitted Accessory Uses

- (5) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following accessory use is permitted:
- (a) Parking, accessory.

Use Specific Standards

- (6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified,

except as authorized by other sections of this By-law or by a conditional use or variance order.

- (a) The following uses are limited to the specified amount of gross floor area per building:
 - (i) Amusement enterprise, indoor: 2,500 sq. ft.
 - (ii) Medical/dental/optical/counseling clinic: 5,000 sq. ft.
 - (iii) Restaurant: 2,500 sq. ft.
 - (iv) Retail sales (unless otherwise listed): 5,000 sq. ft.
 - (v) Studio, radio/TV/motion picture broadcast and production: 5,000 sq. ft.
 - (vi) Personal services (unless otherwise listed): 5,000 sq. ft.
 - (b) Parking, accessory surface:
 - (i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not associated with the principal use, provided a parking management plan has been approved by the Director.
- (7) Notwithstanding other provisions in this By-law, in the Low Rise Mixed Use Area A, the following use specific standard is modified:
- (a) Outdoor dining/drinking area:
 - (i) Outdoor dining and drinking areas are limited to a maximum of 500 square feet; and
 - (ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.

Development and Design Standards

Dimensional Standards

- (8) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area A, development must comply with the dimensional standards listed below.

Height of Buildings

- (a) Minimum height of a principal building: 20 feet;
- (b) Maximum height of a principal building: 45 feet.

Yard Requirements

- (c) Maximum front yard: 10 feet;
- (d) Notwithstanding subsection c, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

- (e) Not applicable.

Design Standards

- (9) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area A, development must comply with the design standards below.

Building Facades

- (a) All buildings must provide a main entrance facing a street.

Location of Parking

- (b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs***Sign Types***

- (10) The following sign types are not permitted:
 - (a) Free-standing;
 - (b) Digital static copy;
 - (c) Digital static copy, 24 hour hold;
 - (d) Digital reader board; and
 - (e) Mobile sign.

Maximum number of signs

- (11) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

- (12) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Area 4B

9. Low Rise Mixed Use Area B *Applicability*



- (1) The Low Rise Mixed Use Area B is identified as the shaded area on Map 4B.

Rationale

- (2) See intent for the Low Rise Mixed Use Area B in Section 3.5 of the Corydon Osborne Area Plan.

Development and Design Standards

Dimensional Standards

- (3) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area B, development must comply with the dimensional standards listed below.

Height of Buildings

- (a) Minimum height of a principal building: 20 feet;
- (b) Maximum height of a principal building: 45 feet.

Yard Requirements

- (c) For properties with commercial or mixed use zoning only:
 - (i) Maximum front yard: 10 feet;
 - (ii) Notwithstanding subsection i, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Design Standards

- (6) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area B, development must comply with the design standards listed below.

Building Facades

- (a) All buildings must provide a main entrance facing a street.

Location of Parking

- (b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs***Sign Types***

- (7) The following sign types are not permitted:
 - (a) Free-standing;
 - (b) Digital static copy;
 - (c) Digital static copy, 24 hour hold;
 - (d) Digital reader board; and
 - (e) Mobile sign.

Maximum number of signs

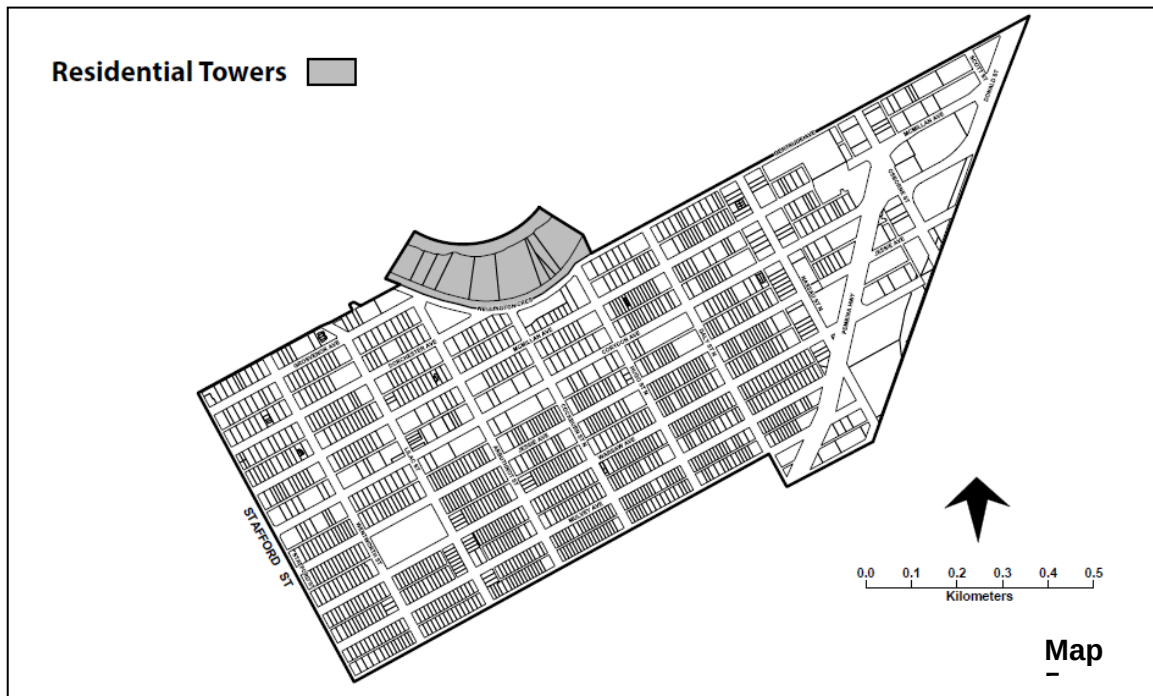
- (8) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

- (9) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Area 5

10. Residential Towers Area



Applicability

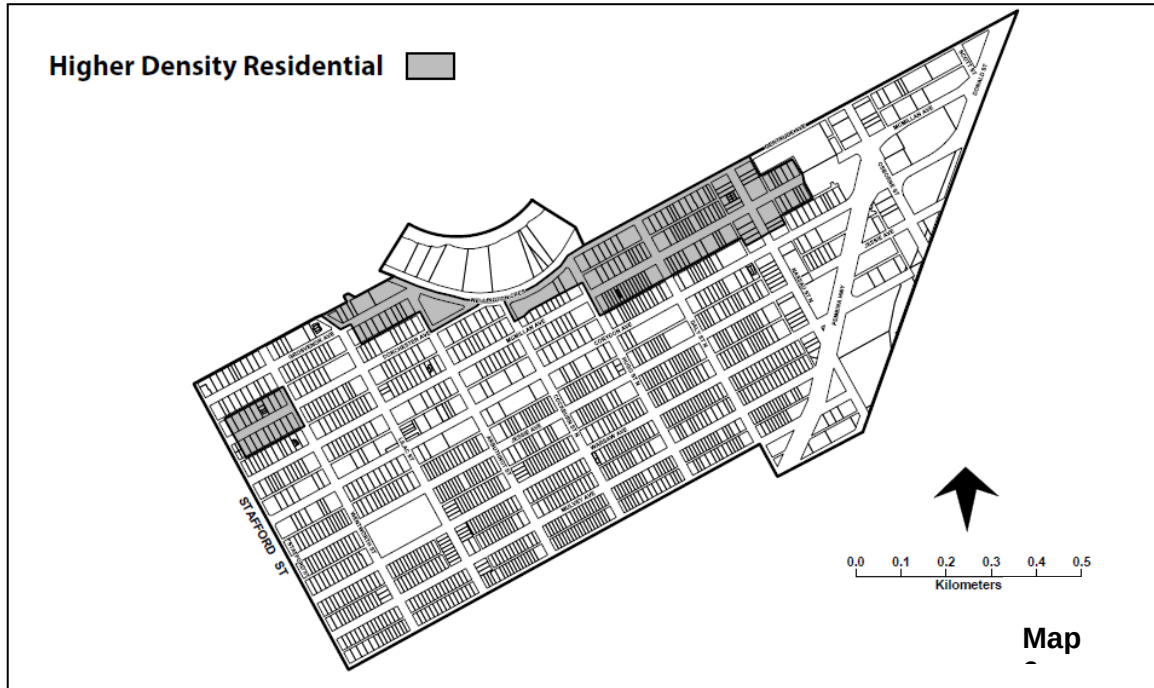
- (1) The Residential Towers Area is identified on Map 5. Only Section 5 *Design Review* applies to this area.

Rationale

- (2) See intent for the Residential Towers Area in Section 3.5 of the Corydon Osborne Area Plan.

Area 6

11. Higher Density Residential Area



Applicability

- (1) The Higher Density Residential Area is identified on Map 6.

Rationale

- (2) See intent for the Higher Density Residential Area in Section 3.5 of the Corydon Osborne Area Plan.

Development and Design Standards

Dimensional Standards

- (3) Notwithstanding other provisions of this By-law, in the Higher Density Residential Area, development must comply with the dimensional standards listed below.

Height of Buildings

- (a) Subject to Schedule AC, maximum height of a principal building: 35 feet;
amended 59/2025
- (b) Maximum height of a principal building on corner lots: 45 feet;
- (c) Maximum height of a principal building on Grosvenor Avenue and the south side of Wellington Crescent: 45 feet.

Lot coverage

- (d) Maximum lot coverage for single-family and two-family dwellings: 45%;
- (e) For multiple-family dwellings, lot coverage is not applicable.

Yard Requirements

- (f) Subject to Schedule AC, for multi-family dwellings, the required interior side yard is a minimum of 4 feet and increases 2 feet per storey above the second storey.
amended 59/2025

Design Standards

- (4) Notwithstanding other provisions of this By-law, in the Higher Density Residential Area, development must comply with the design standards listed below.

Building Facades

- (a) All buildings must provide a main entrance facing a street.

Location of Parking

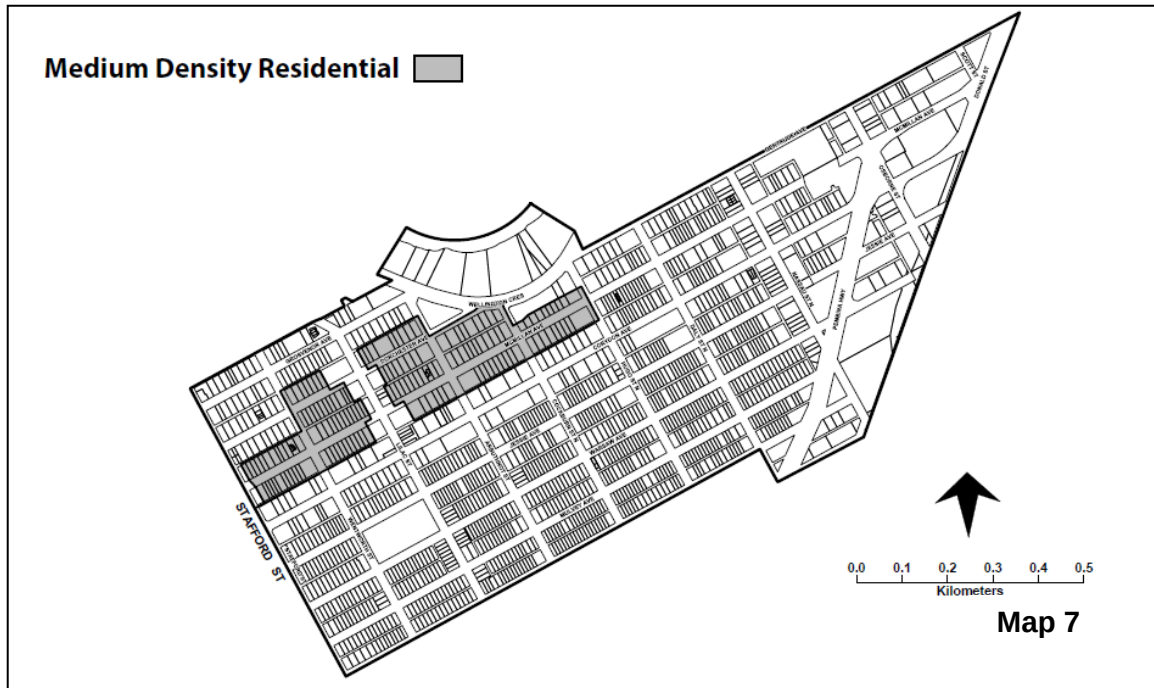
- (b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by residential uses. Loading and service areas must be located behind a building.

Area 7

12. Medium Density Residential Area

Applicability

- (1) The Medium Density Residential Area is identified on Map 7.



Rationale

- (2) See intent for the Medium Density Residential Area in Section 3.5 of the Corydon Osborne Area Plan.

Development and Design Standards

Dimensional Standards

- (3) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, development must comply with the dimensional standards below.

Height of Buildings

- (a) Subject to Schedule AC, maximum height of a principal building: 35 feet;
amended 59/2025
- (b) Maximum height of a multi-family principal dwelling on corner lots: 45 feet.

Lot coverage

- (c) Maximum lot coverage for single-family and two-family dwellings: 45%;
- (d) For multiple-family dwellings, lot coverage is not applicable.

Lot Area per Dwelling Unit

- (e) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, the following minimum lot area per dwelling unit applies:

- (i) 1,250 sq. ft. per dwelling unit;
- (ii) Corner lots: 800 sq. ft. per dwelling unit.

Yard Requirements

- (f) For multi-family dwellings, the required interior side yard is a minimum of 4 feet and increases 2 feet per storey above the second storey.

Design Standards

- (4) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, development must comply with the design standards listed below.

Building Facades

- (a) All buildings must provide a main entrance facing a street, on a portion of the façade closest to the street.

Location of Parking

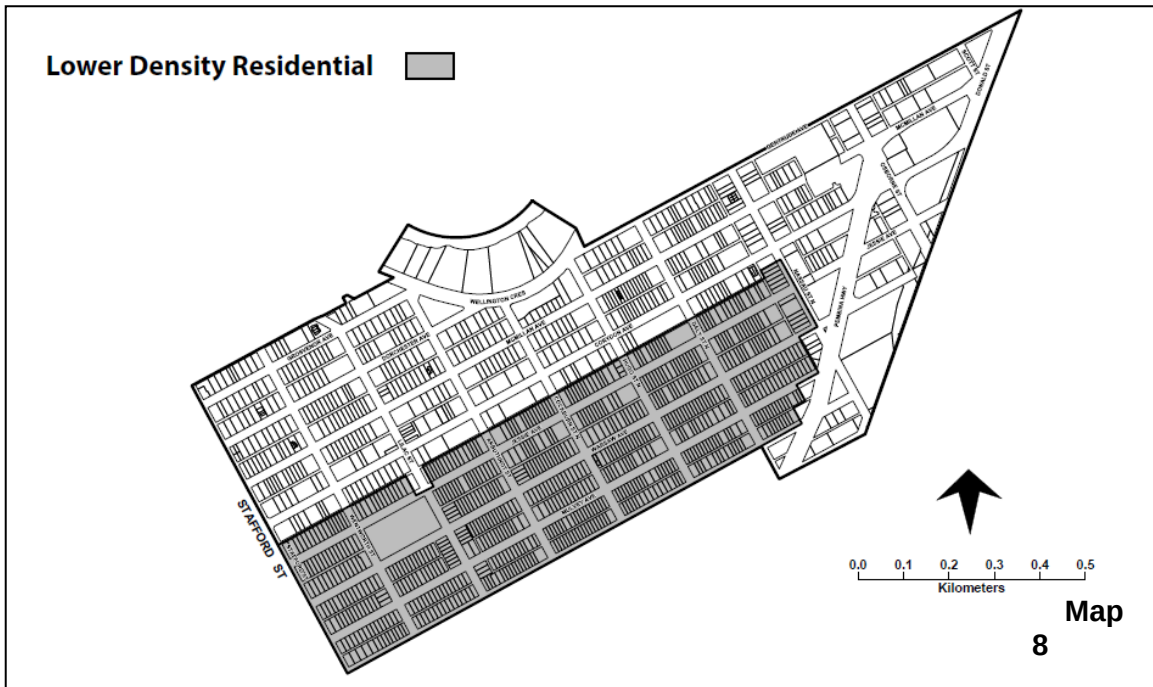
- (b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by residential uses. Loading and service areas must be located behind a building.

Area 8

13. Lower Density Residential Area

Applicability

- (1) The Lower Density Residential Area is identified on Map 8.



Rationale

- (2) See intent for the Lower Density Residential Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

- (3) *deleted 59/2025*

- (a) *deleted 59/2025*

Development and Design Standards

Dimensional Standards

- (4) Notwithstanding other provisions of this By-law, in the Lower Density Residential Area, development must comply with the dimensional standards below.

Lot coverage

- (a) Maximum lot coverage: 45%.

Lot area

- (b) Minimum lot area: 2,500 sq. ft.

Lot Area per Dwelling Unit

- (c) Notwithstanding other provisions of this By-law, in the Lower Density Residential Area, the following minimum lot area per dwelling unit applies:

- (i) 1,250 sq. ft. per dwelling unit.

Design Standards

- (5) Notwithstanding other provisions of this By-law, in the Lower Density Residential Area, development must comply with the design standards listed below.

Building Facades

- (a) All buildings must provide a main entrance facing a street, on a portion of the façade closest to the street.

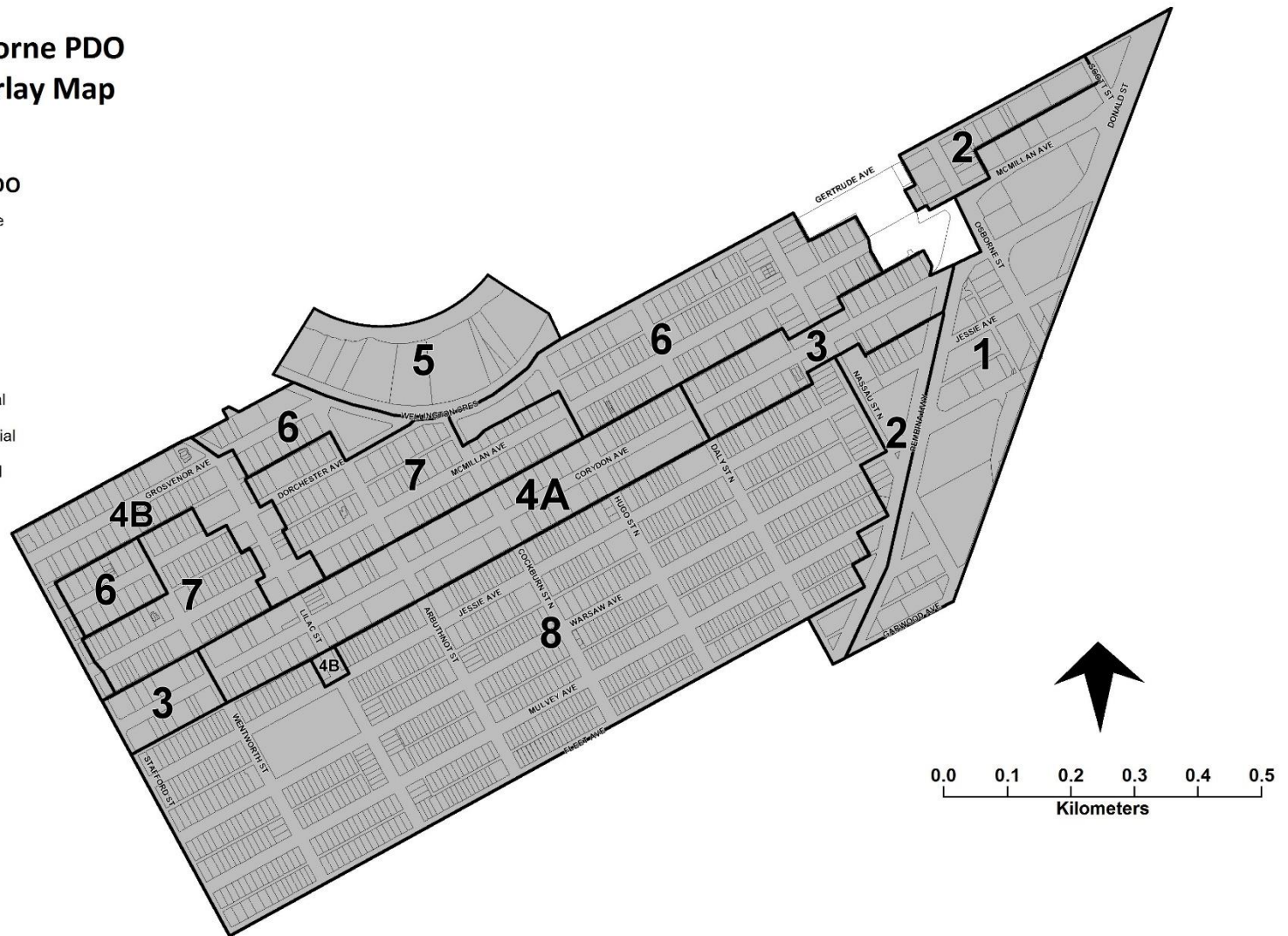
Location of Parking

- (b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by residential uses. Loading and service areas must be located behind a building.

Corydon-Osborne PDO Principal Overlay Map

Corydon-Osborne PDO

- 1- High Rise TOD Mixed Use
- 2- Mid Rise TOD Mixed Use
- 3- Mid Rise Mixed Use
- 4- Low Rise Mixed Use
- 5- Residential Towers
- 6- Higher Density Residential
- 7- Medium Density Residential
- 8- Lower Density Residential



SCHEDULE X

added 2/2017

INKSBROOK EMPLOYMENT LANDS PLANNED DEVELOPMENT OVERLAY 2 (PDO-2 INKSBROOK EMPLOYMENT LANDS)

Purpose

1. The purpose of this overlay is to support the development of the planned area as 'Employment Lands'.

Applicability

2. The PDO-2 INKSBROOK EMPLOYMENT LANDS overlay district is shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of the Zoning Bylaw 200/2006 apply within the boundaries shown on the Principal Overlay Map (Map 1).
4. The regulations provided in the PDO-2 district shall be substituted for the specified regulations of the underlying Zoning Bylaw 200/2006. Where there is a conflict between the provisions of the PDO-2 district and those of the underlying Zoning Bylaw 200/2006, the provisions of the PDO-2 govern.

Land Locked Parcels Permitted

5. Notwithstanding other provisions in the Winnipeg Zoning By-law 200/2006, a use permitted under this By-law in the PDO-2 INKSBROOK EMPLOYMENT LANDS within Areas 1, 2, and 3 of the Overlay District may be established, erected, or constructed if the parcel of land on which it is located, in addition to complying with all other requirements of this By-law:
 - (a) does not abut a public street; or
 - (b) does not abut an unimproved street which, under an Agreement with the City, is to be improved to serve that lot; or
 - (c) is not deemed to abut a public street pursuant to the non-conformity provisions of this By-law.

Subject to the following conditions:

- (a) The Developer and all successors in title to the lots in the subdivision shall enter into, and register and maintain in perpetuity by way of caveat or master or declaratory easement against the titles to the lots, private cross-access agreements with the owners of the other lots so as to ensure access to every lot at all times, via streets or internal roads, by vehicles, including but not limited to City emergency service vehicles.

Area 1 Use Tables

- 6. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying M1 zoning district:
 - (1) Landscape/garden contractor or production
 - (2) Community Gardens
 - (3) Library
 - (4) Senior High School
 - (5) College or University
 - (6) Hospital
 - (7) Sports or Entertainment arena/stadium, Outdoor
 - (8) Private Club, non-licensed
 - (9) Heavy Equipment Sales, Service, and/or rental
 - (10) Outside Storage
 - (11) Auction Yard
- 7. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following principal uses shall be conditional in addition to the conditional uses of the underlying M1 Zoning district:
 - (1) Heavy Manufacturing
- 8. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following principal uses shall NOT be permitted:
 - (1) Cheque-cashing facility excluding a bank, savings and loan, or credit union.
 - (2) Adult Service or entertainment establishment
 - (3) Pawnshop
 - (4) X-rated store
- 9. Notwithstanding other provisions of this By-law, in the PDO-2 INKSBROOK EMPLOYMENT LANDS Area 1, the following temporary and/or accessory uses shall be permitted.
 - (1) Outside Operations.
 - (2) Micro-brewery/Winery/distillery to a Restaurant or Retailer.

Use Specific Standards

10. Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Hospital

11. Hospitals in Area 1 shall not be limited to the number of inpatient beds.

Farmer's Market

12. Farmer's Markets may occur in Area 1 during any month of the year.

Supermarket

13. Supermarket land-uses in Area 1 shall be allowed to a maximum of 65,000 square feet of gross floor area.

Retail Sales - Total

14. Retail Sales as a principal use within Areas 1 of the Planned Area outlined in Map 1, shall have a total gross floor area that does not exceed 15 percent of the total gross floor area of all principal land-uses category/types.

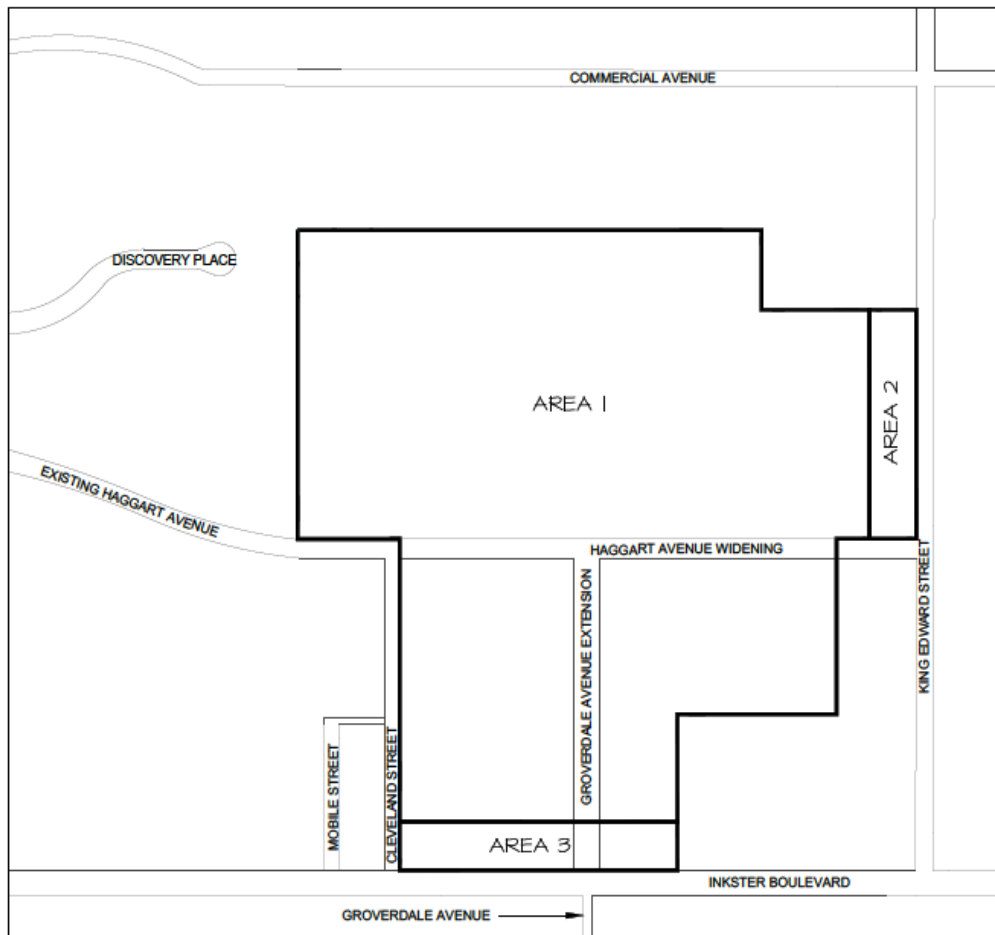
Auction Yard

15.
 - (1) Outside operations are not permitted.
 - (2) Outside storage is not permitted.

Plan Approval

16. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, fencing, landscaping, parking and garbage enclosures to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

Map 1 PDO-2 INKSBROOK EMPLOYMENT Principal Overlay Map



SCHEDULE Y

amended 59/2025

GLENWOOD PLANNED DEVELOPMENT OVERLAY 1 **(Glenwood PDO-1)**

added 140/2022; repealed 26/2024

MATURE COMMUNITIES PLANNED DEVELOPMENT OVERLAY 1 **(Mature Communities PDO-1)**

added 26/2024; amended 94/2025

Definitions

1 In this PDO, the following words and phrases have the following meanings:

deleted 59/2025

deleted 59/2025

deleted 59/2025

"Charter" means The City of Winnipeg Charter, SM 2002, c. 39;

"expansion" means:

- (a) an increase in the gross floor area of a building where the expansion represents 50% or more of the pre-expansion gross floor area; or
- (b) an increase in the gross floor area of a building pursuant to a development application;

deleted 59/2025

"Map 1" means the map attached to this PDO and identified as Map 1: PDO-1 Mature Communities Overlay Map;
amended 59/2025

"PDO Area" means those lands identified as PDO Area on Map 1;
replaced 59/2025

"soft landscaping" means an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that permits water infiltration into the ground.

Purpose

2 The purpose of the Mature Communities PDO-1 (the "PDO") is to enable and guide the new construction and expansion of single-family detached dwellings in R1, R2 or RMF-S zoning districts within the PDO Area.
replaced 59/2025

Applicability

- 3** This PDO applies to every lot located within the PDO Area with an R1, R2 or RMF-S zoning designation where a new principal structure is to be constructed or where expansion of an existing principal structure is being proposed.
replaced 59/2025

Development Standards

- 4(1)** Except to the extent modified by the standards in this PDO, all standards of this By-law apply within the PDO Area.
- 4(2)** Subject to subsection (3), where there is a conflict between the provisions of this PDO and the underlying provisions of this By-law, the provisions of this PDO prevail.
- 4(3)** Where there is a conflict between this PDO and the provisions of any of the following schedules, the provisions of the following schedules shall prevail:
replaced 94/2025
- (a) Schedule D – Airport Vicinity Protection Area Planned Development Overlay 1;
 - (b) Schedule I – Special Yards; and
 - (c) Schedule K – Additional Area-Specific Yard Requirements.

Design Review

- 5(1)** *deleted 59/2025*
- 5(2)** *deleted 59/2025*
- 5(3)** *deleted 59/2025*
- 5(4)** *deleted 59/2025*
- 5(5)** *deleted 59/2025*

Design Review Considerations

- 6(1)** *deleted 59/2025*
- 6(2)** *deleted 59/2025*

Permitted Use Regulations

- 7(1)** *deleted 59/2025*
- 7(2)** *deleted 59/2025*

Dimensional Standards

- 8** Single-family detached dwellings developed on a lot within the PDO Area with an R1 zoning designation must comply with the dimensional standards in this PDO.
replaced 59/2025

Special Boundary Conditions & Rules of Subdivision

9(1) The Special Boundary Conditions in section 138 of this By-law do not apply in respect of any land or use to which this PDO applies.

9(2) A development application for subdivision of a lot within an R1 zoning district must not be approved unless:

amended 59/2025

(a) where the proposed subdivision will create two (2) equal-sized lots:

(i) each lot meets the minimum site width requirements of this PDO; and

(ii) each lot abuts a paved public lane at the rear of the lot; or

(b) where the proposed subdivision will create more than two (2) equal-sized lots:

(i) each lot meets the minimum site width requirements of this PDO;

(ii) each lot abuts a paved public lane at the rear of the lot; and

(iii) the area of each lot is equal to or greater than the minimum lot areas of at least 25% of the lots located on the same block.

(c) where the proposed subdivision will create two (2) unequally sized lots, the width of the smallest lot is equal to or greater than the minimum lot width of at least 25% of the lots located on the same block as the lot; and

added 59/2025

(d) where the proposed subdivision is not located on a public lane, the lot area and lot width of the proposed lots meet the requirements of clause 10(b) and clause 13(b) of this PDO.

added 59/2025

Lot Area – Single-Family Dwelling

10 The minimum lot area for a single-family detached dwelling within the PDO Area is:

(a) 2,500 square feet where the lot abuts a public lane at the rear of the lot;

(b) 4,000 square feet where the lot does not abut a public lane at the rear of the lot.

Lot Area – Two-Family Dwelling

11 *deleted 59/2025*

Lot Area – 3-Unit Multi-Family Dwelling

12 *deleted 59/2025*

Lot Width – Single-Family Detached Dwelling

13 The minimum lot width for a single-family detached dwelling is:

(a) 25 feet where the lot abuts a public lane at the rear of the lot; or

(b) 40 feet where the lot does not abut a public lane at the rear of the lot.

Lot Width – Two-Family Dwelling

14(1) *deleted 59/2025*

Lot Width – 3-Unit Multi-Family Dwelling

15(1) *deleted 59/2025*

15(2) *deleted 59/2025*

Front Yard

16(1) The minimum front yard setback of a lot is the greater of:

- (a) 5 feet less than the average of the existing front yards within that street block or portion of the street block; or
- (b) 10 feet.

16(2) The maximum front yard setback of a lot is 5 feet more than the average front yard setback of abutting lots.

16(3) For the purposes of determining the maximum front yard setback under subsection (2), where an abutting lot is vacant, the vacant lot is deemed to have the same front yard setback as the next closest developed lot.

Rear Yard

17 The minimum rear yard setback of a lot is the greater of:

- (a) 36% of the lot depth or the average rear yard setback of abutting lots less 10 feet, whichever is less; or
- (b) 25 feet.

Side Yards

18(1) The side yard setback for a single-family detached dwelling are determined as follows:

- (a) for a lot that is at 30 or more feet wide, the minimum side yard setback is 4 feet on each side of the building;
- (b) for a lot that is less than 30 feet wide, the minimum side yard setback is 4 feet on one side and 3 feet on the other side; and
- (c) in all cases, at least one side yard setback must be 4 feet and must be clear of all projections for the first storey.

18(2) The minimum side yard setback for a two-family dwelling, a semi-detached dwelling or a 3-unit multi-family dwelling is 4 feet from the exterior side lot lines.

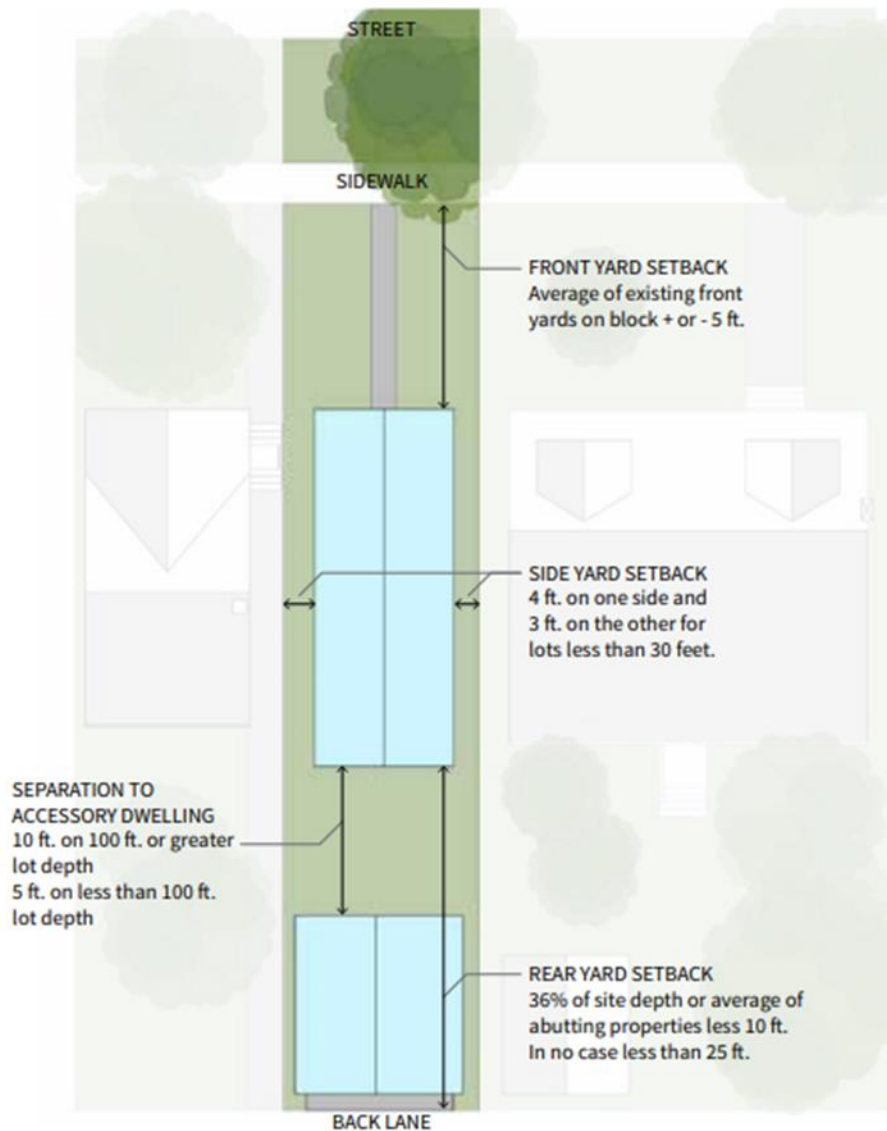


Illustration 1: Setbacks for a single-family detached dwelling

Illustration 2: Setbacks for a semi-detached dwelling

deleted 59/2025

Building Height

19 The maximum building height for a lot is:

- (a) 35 feet; or
- (b) where the lot is less than 60 feet wide, the greater of:
 - (i) 28 feet; or
 - (ii) the average building heights of abutting lots plus 5 feet, to a maximum of 35 feet.

Illustration 3: Building height of single-family detached dwelling

deleted 59/2025

Illustration 4: Building height of two-family semi-detached dwelling

deleted 59/2025

Lot Coverage

20(1) The maximum lot coverage for the principal building is 30%.

20(2) The maximum lot coverage for a principal building with an attached garage is:

- (a) 30% for the principal building plus 440 square feet for the attached garage, where the lot area is 3,700 or fewer square feet; or
- (b) 42% where the lot area is greater than 3,700 square feet.

20(3) For the purposes of calculating lot coverage:

- (a) living space above an attached garage is counted as part of the principal building; and
- (b) unenclosed porches and decks are not counted.

Entrance Height

21(1) The maximum height of a front entrance or a rear entrance is 4 feet measured from established grade to the finished floor height.

21(2) The maximum height of a side entrance is 2 feet measured from established grade to the finished floor height.

Entrances

22(1) The primary entrance to a single-family detached dwelling must:

amended 59/2025

- (a) be located on the front façade of the building;
- (b) be clearly visible from the street; and

- (c) have a direct path to the public sidewalk

22(2) *deleted 59/2025*

Façade Materials

- 23(1)** Excluding foundation parging, windows, and dormers, the façade of the principal building must include at least two types of exterior cladding.
- 23(2)** A minimum of 20% of the front façade of a principal building must be covered by one of at least two types of exterior cladding.

Architectural Features

- 24(1)** Newly constructed single-family detached dwellings must not have identical or mirrored front elevations with development on abutting lots; each building must be architecturally distinct through the use of at least two different design elements or architectural features.
amended 59/2025

24(2) *deleted 59/2025*

Lot Coverage – Accessory Structures

- 25** The maximum lot coverage for accessory structures (including detached garages) is:
 - (a) where the lot area is 3,700 or fewer square feet, 440 square feet; or
 - (b) where the lot area is more than 3,700 square feet, the lesser of 12% of the lot area or 880 square feet.

Separation Distance – Accessory Structures

- 26** A detached accessory structure must be separated from a principal building by a distance of at least:
 - (a) 10 feet where the lot depth is 100 feet or greater; or
 - (b) 5 feet where the lot depth is less than 100 feet.

Permitted Projections

- 27** Despite anything else in this By-law, the projections listed in Table 1.0 below are permitted.

Features	Zoning District	Projections Permitted	
		Front Yard	Side Yard
Building Elements			
Alcoves, bay windows, vestibules, and similar additions creating interior floor area	R1, R2, RMF-S	Not limited to one storey Maximum depth = 5 ft. Maximum combined total floor area = 50 sq. ft.; no closer than 10 feet from front lot line	Limited to one storey Maximum floor area = 50 sq. ft. in any yard. Maximum depth 1 foot where 3 feet is the required side yard to maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.] Not permitted on first storey; maximum depth 2 feet on second storey only where 4 feet is the required side yard to a maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.]
Other balconies	R1, R2, RMF-S	Maximum depth of 4 inches per foot of yard but not exceeding 5 feet; no closer than 10 feet from front lot line	Maximum depth of 4 inches per foot of yard; no closer than 2 feet to side lot line
Brick facing	R1, R2, RMF-S	Maximum depth = 5 inches; no closer than 10 feet from front lot line	Maximum depth = 5 inches; no closer than 2 feet to side lot line
Exterior wall finish, excluding brick facing	R1, R2, RMF-S	Maximum depth = 3 inches; no closer than 10 feet from front lot line	Maximum depth = 3 inches, no closer than 2 feet to side lot line
Incidental building architectural features	R1, R2, RMF-S	Maximum depth = 5 ft; no closer than 10 feet from front lot line	4 inches per foot of side yard; no closer than 2 feet to side lot line
Roofs over exterior entrances (may not be enclosed except by railing)	R1, R2, RMF-S	Maximum depth = 5 ft; no closer than 10 feet from front lot line; maximum length = 100% of front of principal building	No closer than 4 inches per foot of side yard; no closer than 2 feet to side lot line

Landscaping and Site Features

Open landings and terraces	R1, R2, RMF-S	Maximum depth = 5 ft unless maximum height equal to or less than 1 foot; no maximum area; no closer than 10 feet from front lot line	Permitted if 2 ft in height or less; maximum area = 36 sq. ft; no closer than 2 feet to side lot line. Not permitted if over 2 ft in height

Notes:

- a. Where there is more than one projection, the aggregate total on each applicable side must not exceed one third of the length of that house, excluding the length of an attached garage (if applicable).

Table 1.0 – Permitted Projections

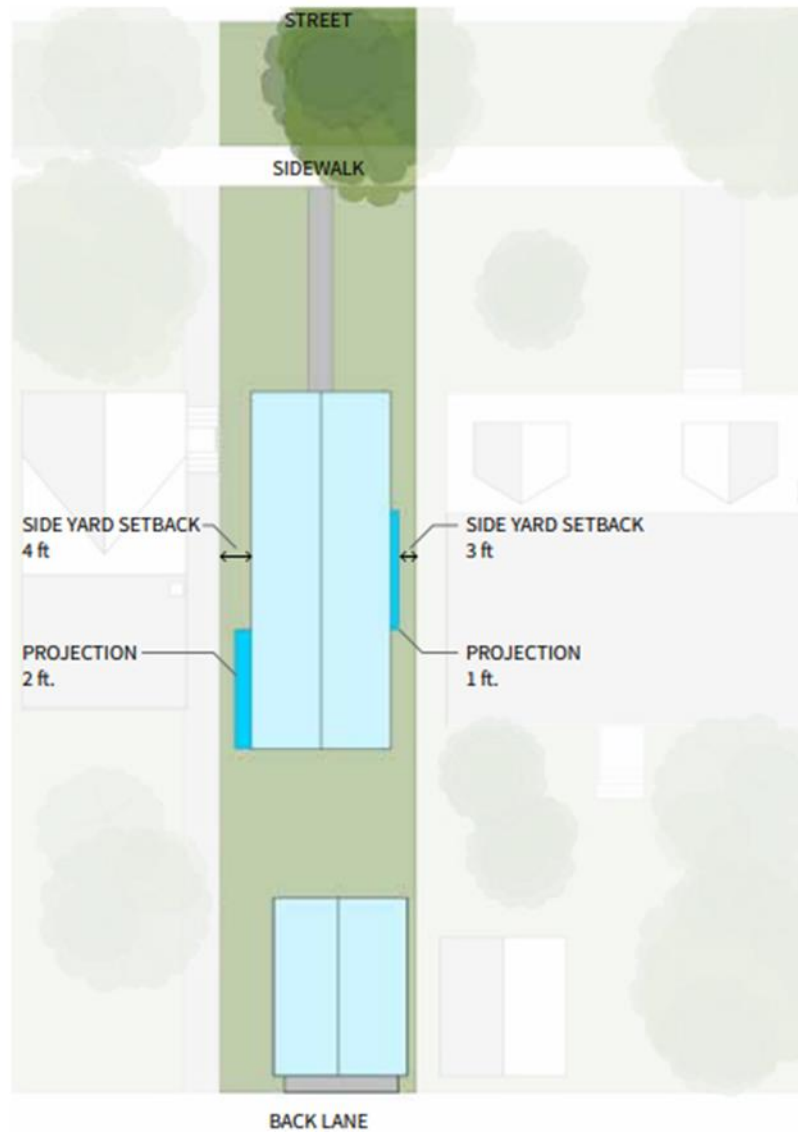


Illustration 5: Projections

Landscaping

28(1) For any lot to which this PDO applies with a single-family detached dwelling, must be landscaped in accordance with this section where
amended 59/2025

- (a) a new principal dwelling is being constructed on the lot; or
- (b) an existing principal dwelling is being
 - (i) *deleted 59/2025*
 - (ii) expanded where the expansion represents 50% or more of the gross floor area of the existing building.

28(2) Plant materials used must:

- (a) be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock";
- (b) be of a species capable of remaining healthy when trimmed, where the plant is a shrub;
- (c) be able to withstand local climatic conditions; and
- (d) be comprised of a salt-tolerant species when located within 20 feet of a street.

28(3) The following plants must meet the following minimum plant sizes at the time of planting:

- (a) deciduous trees must have a minimum caliper of 1 ¾ inches;
- (b) coniferous trees must be a minimum of 6 feet in height; and
- (5) all shrubs must fit no less than a two-gallon container.

28(4) At least 30% of the lot area must be reserved for soft landscaping.

28(5) Lots 35 feet or less in width must contain at least:

- (a) one tree; and
- (b) four shrubs.

28(6) Lots greater than 35 feet but less than 50 feet in width must contain at least:

- (a) two trees; and
- (b) six shrubs.

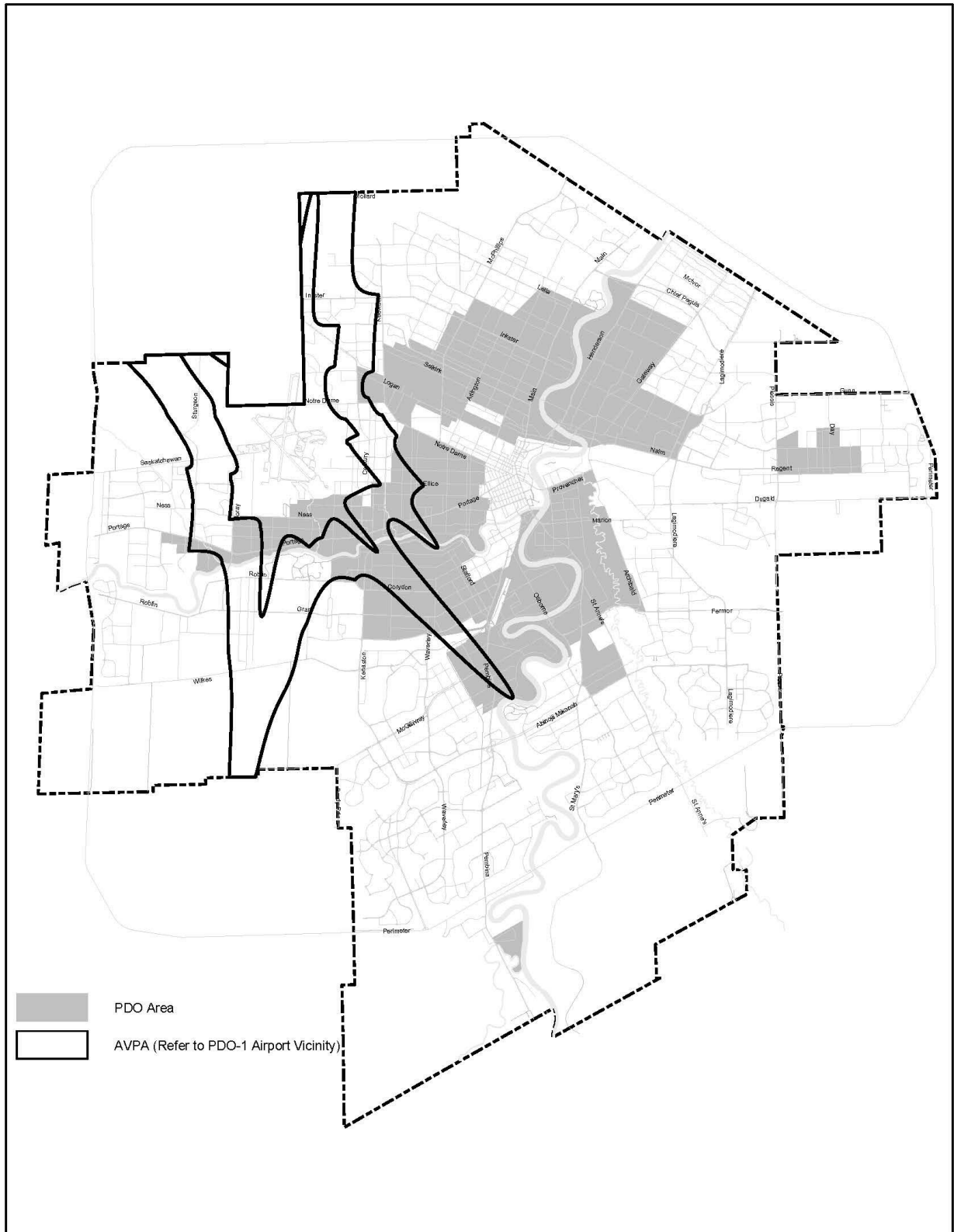
28(7) Lots 50 feet or greater in width must contain at least:

- (a) three trees; and
- (b) six shrubs.

28(8) The requirements to provide trees and shrubs under subsections (5), (6) and (7) may be satisfied by preserving existing healthy mature trees, subject to an arborist report identifying how these trees will be preserved and protected, in accordance with the below table:

Tree Type	Minimum Caliper of Preserved Tree (inches)	Minimum Tree Height (ft)	Number of Required Trees Credited
Deciduous	7 ¾	n/a	2
Coniferous	n/a	20	2
Deciduous	18	n/a	All
Coniferous	n/a	33	All

Map 1: PDO-1 Mature Communities Overlay Map
replaced 59/2025; amended 94/2025



SCHEDULE Z

added 132/2022

NORTH CAMPUS PLANNED DEVELOPMENT OVERLAY 2 **(PDO-2 NORTH CAMPUS)**

Purpose

1. The purpose of this overlay is to support the development of the North Campus lands as a Major Redevelopment Site and implement the policies of the North Campus Secondary Plan.

Applicability

2. The PDO-2 North Campus overlay district shall apply to all lands as shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on Map 1.

Alternative Development Patterns

4. For developments with alternative configurations, such as those featuring multiple principal buildings that do not all have frontage on a public street or private access road, the yards classified as front, rear, and side or corner side shall be determined by the Director in order to establish where required setbacks shall apply. The Director shall consider the orientation of the principal building or buildings, pedestrian and vehicular access, site conditions, views from the public right-of-way, and established development patterns of adjacent properties when determining the yards.

Parking and Loading

5. Parking and Loading Management Plan
 - (1) A property owner may propose to the Director a Parking and Loading Management Plan prepared by a professional traffic engineer or parking consultant documenting that a reduced amount of off-street parking and/or loading is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets and/or public lanes.
 - (2) If the Director concludes that the proposed Parking and Loading Management Plan will provide off-street parking and/or loading adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and/or public lanes, the Director may approve the Parking and Loading Management Plan and may reduce the amount of required off-street parking and/or loading required to conform with the approved plan.

- (3) Once a Parking and Loading Management Plan is approved by the Director, the applicable owner shall provide parking spaces and loading spaces in accordance with the requirements of the approved Parking and Loading Management Plan.
 - (4) Any owner or authorized lessee of land in the PDO-2 North Campus overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval:
 - (a) A Parking and Loading Management Plan for the overlay district; or,
 - (b) An amended Parking and Loading Management Plan for the overlay district.
6. Parking Requirements in Proximity to Rapid Transit
- (1) Within Area 1 of the PDO-2 North Campus overlay district, the parking spaces required under Table 5-9 of this By-law shall be the maximum amount of accessory parking permitted for a proposed development. The minimum accessory parking requirement shall be 50% of the amounts shown in Table 5-9 of this By-law. Further reductions to the minimum number of required parking spaces within Area 1 may be considered in accordance with clause (1) of section 5 above, subject to the Director's approval of a Parking and Loading Management Plan. Parking reductions do not apply to required bicycle parking.

Area 1

7. PDO-2 North Campus Area 1 (consisting of Areas 1A and 1B)

Applicability

- (1) PDO-2 North Campus Areas 1A and 1B are shown on Map 1 as Area 1A and Area 1B respectively.

Intent

- (2) In accordance with the North Campus Lands Secondary Plan, to accommodate:
 - (a) A high density district with a compact development form and taller buildings that are designed with consideration for site conditions and the surrounding context;
 - (b) A variety of parks, pathways, and public spaces that support year round activities;
 - (c) A mixture of residential, commercial, institutional, recreational, and cultural uses; and,
 - (d) A pedestrian friendly public realm with minimal setbacks and activated street edges.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 1, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:

- (a) Dwelling, single-family detached
- (b) Dwelling, two-family

Permitted Use Regulations

- (4) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 1, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying RMU zoning district:
 - (a) Amusement enterprise, indoor
 - (b) Auditorium / concert hall / theatre / cinema
 - (c) College or university
 - (d) Cultural centre
 - (e) Dormitory
 - (f) Drinking establishment
 - (g) Hotel or motel
 - (h) Private club, not licensed
 - (i) Supermarket
 - (j) Transit station

Conditional Use Regulations

- (5) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 1, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying RMU zoning district:
 - (a) Amusement enterprise, outdoor
 - (b) Craft brewery, distillery or winery
 - (c) Parking, structured
 - (d) Research institution
 - (e) Studio, radio / tv / motion picture broadcast and production

Accessory Use Regulations

- (6) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 1, the following accessory uses shall be permitted in addition to the permitted and conditional uses of the underlying RMU zoning district:
 - (a) Hall rental

- (b) Micro brewery / distillery / winery
- (c) Outdoor dining / drinking area
- (d) Parking, shared
- (e) Social service facility

Use Specific Standards

- (7) Regardless of whether a use is allowed as a permitted or conditional use in PDO-2 North Campus Area 1, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:
 - (a) Drinking establishment:
 - (i) Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area.
 - (b) Medical / dental / optical / counselling clinic:
 - (i) Medical / dental / optical / counselling clinics shall not be subject to a maximum gross floor area requirement.
 - (c) Museum:
 - (i) Museums shall not be subject to a maximum gross floor area requirement.
 - (d) Office:
 - (i) Offices shall not be subject to a maximum gross floor area requirement.
 - (e) Personal services:
 - (i) Personal services are limited to a maximum of 25,000 square feet of gross floor area; and,
 - (ii) Personal services shall not be subject to limited hours of operation by this By-law.
 - (f) Post office / carrier depot:
 - (i) Post office / carrier depots are limited to a maximum of 1,500 square feet of gross floor area.
 - (g) Restaurants:
 - (i) Restaurants are not subject to a maximum gross floor area requirement; and,

- (ii) Restaurants shall not be permitted to have a drive-in or drivethrough facility.
- (h) Retail sales:
 - (i) Retail sales are limited to a maximum of 40,000 square feet of gross floor area; and,
 - (ii) Retail sales shall not be subject to limited hours of operation by this By-law.
- (i) Supermarket:
 - (i) Supermarkets are limited to a maximum of 55,000 square feet of gross floor area.

Dimensional Standards

- (8) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 1, development must comply with the dimensional standards listed in this subsection.
 - (a) Height of Buildings:
 - (i) In Area 1 the minimum height of a principal building is 35 feet;
 - (ii) In Area 1A the maximum height of a principal building is 250 feet; and,
 - (iii) In Area 1B the maximum height of a principal building is 92 feet.
 - (b) Yard Requirements:
 - (i) In Area 1 the minimum front yard is 0 feet;
 - (ii) The maximum front yard is 10 feet;
 - (iii) The minimum interior side yard is 0 feet;
 - (iv) The minimum corner side yard is 0 feet;
 - (v) The maximum corner side yard is 10 feet; and,
 - (vi) The minimum rear yard is 20 feet.
 - (c) Development Density:
 - (i) In Area 1A the minimum lot area per dwelling unit is 200 square feet; and,
 - (ii) In Area 1B the minimum lot area per dwelling unit is 300 square feet.
 - (d) Additional Standards:

- (i) Notwithstanding clauses (ii) and (v) under subsection (8)(b) above, up to 50% of the length of the ground floor façade of any building, up to a maximum continuous length of 25 feet, may have a maximum front yard or corner side yard of 20 feet for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining / drinking area, or other pedestrian amenity.
- (ii) Notwithstanding clause (iii) under subsection (8)(b) above, for all principal buildings that feature a residential use and are not greater than 50 feet in height, an interior side yard of 10 feet must be provided for the portion of the building containing such uses. For all principal buildings containing a residential use above 50 feet in height, an interior side yard of 20 feet must be provided for the portion of the building containing such uses. These minimum side yards must also be provided when a building containing nonresidential uses is proposed on a lot abutting an existing or proposed residential use.
- (iii) Notwithstanding other provisions of this By-law, for principal buildings located on the same site, no minimum principal building separation is required when no windows, doors, or other openings are provided in the wall facing the adjacent property, and no such openings are provided in the abutting property wall.

Design Standards

- (9) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 1, development must comply with the design standards established in this section.
 - (a) Building form:
 - (i) All buildings shall be stepped back above the fourth storey a minimum of 10 feet, as shown in Illustration 1 below, from the portion or portions of the building fronting a public right-of-way, park, plaza, and/or public open space unless, as determined by the Director, a sufficient alternative design approach is used to mitigate potential negative impacts imposed by the building on such areas.

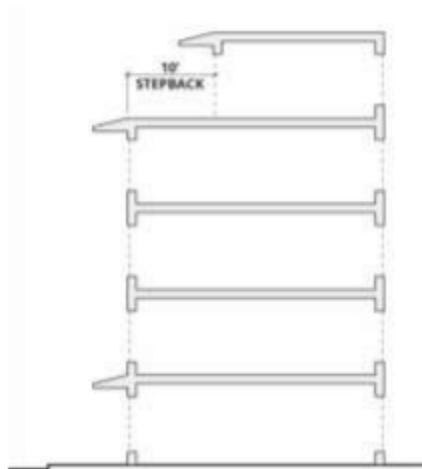


Illustration 1: Fourth Storey Stepback

- (ii) For a proposed building exceeding 100 feet in height, the proponent shall be required to provide a sun/shadow and wind study submitted with the seal of a certified and qualified professional as part of their application for plan approval, which must illustrate and evaluate the potential impact of the proposed building on any affected public right-of-way, park, plaza, and/or public open space.
 - (iii) Further to clause (i) and clause (ii) of this subsection, based on the findings of a sun/shadow and wind study, proposed buildings exceeding 100 feet in height may be required to include additional step backs and/or design modifications to mitigate potential impacts on a public right-of-way, park, plaza, and/or public open space, as determined by the Director.
- (b) Building facades:
- (i) For non-residential uses, at least 30% of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas.
- (c) Building entrances:
- (i) All buildings must provide a main entrance on the façade of the building nearest to and facing a street with a direct pedestrian connection.

Signage

- (10) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 1, development must comply with the signage standards established in this subsection.
 - (a) Freestanding signs shall not exceed 6 feet in height.
 - (b) The total surface area of signs attached to a building shall not exceed 25% of the applicable building wall.

Area 2

- 8. PDO-2 North Campus Area 2

Applicability

- (1) PDO-2 North Campus Area 2 is shown on Map 1 as Area 2.

Intent

- (2) In accordance with the North Campus Lands Secondary Plan, to accommodate:
 - (a) A medium density district that is predominantly residential in character and provides a transition between Area 1 lands to the south and Area 3 lands to the north;

- (b) A variety of housing types, in addition to limited small-scale commercial, institutional, and service based uses that support campus activities and community needs; and,
- (c) A variety of parks, pathways, and public spaces that support year round activities.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in Area 2 of the PDO-2 North Campus overlay district, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:
 - (a) Dwelling, single-family detached
 - (b) Dwelling, two-family

Permitted Use Regulations

- (4) Notwithstanding other provisions of this By-law, in Area 2 of the PDO-2 North Campus overlay district, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying RMU zoning district:
 - (a) Cultural Centre
 - (b) Dormitory

Conditional Use Regulations

- (5) Notwithstanding other provisions of this By-law, in Area 2 of the PDO-2 North Campus overlay district, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying RMU zoning district:
 - (a) Amusement enterprise, indoor
 - (b) Hostel
 - (c) Post office / carrier depot
 - (d) Private club, not licensed
 - (e) Social service facility

Accessory Use Regulations

- (6) Notwithstanding other provisions of this By-law, in Area 1 of the PDO-2 North Campus overlay district, the following accessory uses shall be permitted in addition to the permitted and conditional uses of the underlying RMU zoning district:
 - (a) Parking, shared

Use Specific Standards

- (7) Regardless of whether a use is allowed as a permitted or conditional use in PDO-2 North Campus Area 2, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:
 - (a) Amusement enterprise, indoor:
 - (i) Indoor amusement enterprises are limited to a maximum of 10,000 square feet of gross floor area.
 - (b) Drinking establishment:
 - (i) Drinking establishments are limited to a maximum of 2,500 square feet of gross floor area.
 - (c) Outdoor dining / drinking area:
 - (i) Outdoor dining and drinking areas are limited to 1,000 square feet when located between the front façade of the building and the front property line, but when located elsewhere, are limited to 100 square feet.

Dimensional Standards

- (8) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 2, development must comply with the dimensional standards listed in this subsection.
 - (a) Height of Buildings:
 - (i) In Area 2 the maximum height of a principal building is 92 feet.
 - (b) Yard Requirements:
 - (i) In Area 2 the minimum front yard is 0 feet;
 - (ii) The maximum front yard is 20 feet;
 - (iii) The minimum corner side yard is 0 feet; and,
 - (iv) The maximum corner side yard is 20 feet.
 - (c) Development Density:
 - (i) In Area 2 the minimum lot area per dwelling unit is 400 square feet.

Design Standards

- (9) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 2, development must comply with the design standards established in this subsection.
 - (a) Building form:

- (i) All buildings shall be stepped back above the third storey a minimum of 10 feet, as shown in Illustration 2 below, from the portion or portions of the building fronting a public right-of-way, park, plaza, and/or public open space unless, as determined by the Director, a sufficient alternative design approach is used to mitigate potential negative impacts imposed by the building on such areas.

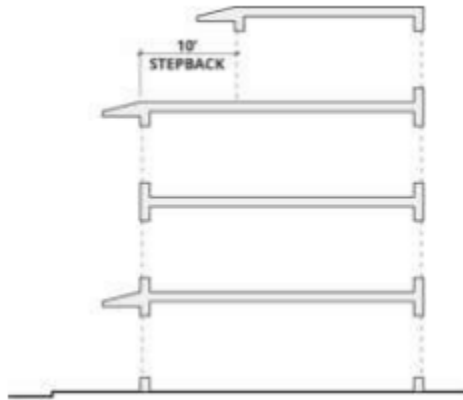


Illustration 2: Third Storey Stepback

Signage

- (10) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 2, development must comply with the signage standards established in this subsection.
 - (a) Freestanding signs shall not exceed 6 feet in height.

Area 3

- 9. PDO-2 North Campus Area 3

Applicability

- (1) PDO-2 North Campus Area 3 is shown on Map 1 as Area 3.

Intent

- (2) In accordance with the North Campus Lands Secondary Plan, to accommodate:
 - (a) A lower density district that is predominantly residential in character and provides a transition between Area 2 lands to the south and existing residential to the north;
 - (b) A range of housing types in the form of multi-unit, low rise developments, in addition to community and recreational uses to support the everyday needs of residents; and,
 - (c) A variety of parks, pathways, and public spaces that support yearround activities.

Prohibited Use Regulations

- (3) Notwithstanding other provisions of this By-law, in Area 3 of the PDO-2 North Campus overlay district, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:
 - (a) Dwelling, single-family detached
 - (b) Dwelling, two-family

Accessory Use Regulations

- (4) Notwithstanding other provisions of this By-law, in Area 3 of the PDO-2 North Campus overlay district, the following accessory uses shall be permitted in addition to the permitted and conditional uses of the underlying RMF-S zoning district:
 - (a) Parking, shared Dimensional Standards
- (5) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 3, development must comply with the dimensional standards listed in this subsection.
 - (a) Building Heights:
 - (i) In Area 3 the maximum height of a principal building is 49 feet.

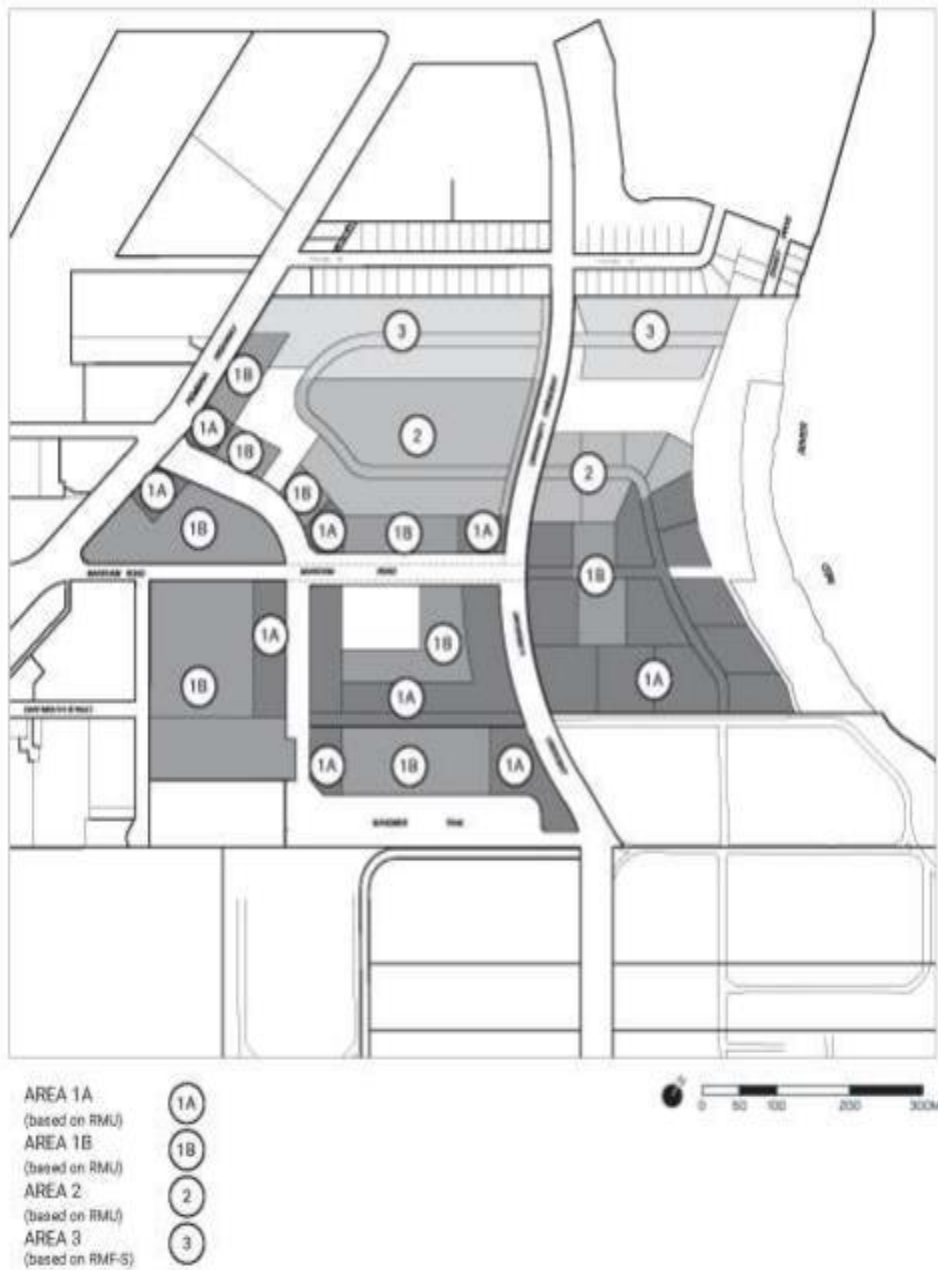
Design Standards

- (6) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 3, development must comply with the design standards established in this subsection.
 - (a) Building form:
 - (i) When abutting a property that features an existing single-unit dwelling, all buildings shall be limited to a maximum height of 35 feet, or must fall within a 45 degree angular plane from the shared lot line of the applicable property.

Signage

- (7) Notwithstanding other provisions of this By-law, in PDO-2 North Campus Area 3, development must comply with the signage standards established in this subsection, measured from a starting point of 6 feet above grade.
 - (a) Freestanding signs shall not exceed 6 feet in height.

MAP 1: NORTH CAMPUS OVERLAY MAP



SCHEDULE AA

added 66/2024

PARKER LANDS PLANNED DEVELOPMENT OVERLAY 2 **(PDO-2 – PARKER LANDS)**

DEFINITIONS & INTERPRETATION

Purpose

- 1** The purpose of the PDO-2 PARKER LANDS (the "PDO-2") is to support the redevelopment of the Parker Lands as a Major Redevelopment Site in a manner consistent with the ***Parker Lands Secondary Plan*** (Policy Number PD-024) with an underlying TOD zoning designation on all lands other than public reserve lands.

Applicability

- 2** This PDO-2 applies in respect of the PDO-2 PARKER LANDS Overlay District (the "PDO-2 Area") as shown on the attached map identified as Map 1: PDO-2 PARKER LANDS Principal Overlay Map ("Map 1").

Development Standards

- 3(1)** Except to the extent modified by the standards in this PDO-2, all standards of this By-law apply within the PDO-2 Area.
- 3(2)** The regulations provided in this PDO-2 shall be substituted for the underlying regulations of this By-law where required. Where there is a conflict between the provisions of this PDO-2 and the underlying provisions of this By-law, the provisions of this PDO-2 shall govern.

Definitions

- 4** In this PDO-2, the following words and phrases have the following meanings:

"accredited design professional" means an architect or landscape architect in good standing with a recognized professional organization, that is licensed and qualified to practice in their area of expertise in Manitoba;

"bicycle parking space" means an area designed and equipped exclusively for the purpose of parking and securing a bicycle but does not include:

- (a) any area within a dwelling unit, including a balcony or patio; or
- (b) any area within a commercial unit, including record keeping rooms, cleaning supply storage areas, elevators, stairwells, and landings;

"Class A", in respect of a bicycle parking space, means long-term bicycle parking, provided for or intended for use by the occupants of a principal building for temporary, daily, or overnight parking, with additional measures for protection from vandalism and theft, including bicycle spaces in an enclosed, secured area with controlled access or individually secured enclosures like bicycle lockers;

"Class B", in respect of a bicycle parking space, means short-term bicycle parking, provided for or intended for use by the visitors of a principal building for temporary parking, that are easily accessible to the general public, including bicycle racks that may be sheltered or un-sheltered but not enclosed in a secured area;

"Development Design Standards Assessment" means a report prepared by an accredited design professional that confirms that a proposed site plan complies with the design standards set out in this PDO-2;

"Development Design Standards Completion Report" means a report prepared by an accredited design professional that confirms that the completed site complies with the design standards set out in this PDO-2;

"fence" means a barrier constructed of wood, masonry, stone, wire, metal or other manufactured materials, or combination of materials, erected to screen, horizontally enclose, confine, shield or to separate properties or chattel for all or part of a lot or site;

"floor area, cumulative gross" (or **"cumulative gross floor area"**) means the aggregate of the gross floor area of each of the following within the PDO-2 Area:

- (a) any permitted non-residential principal use, except:
 - (i) urban agriculture, outdoor;
 - (ii) community garden;
 - (iii) park/plaza/square/playground;
 - (iv) day care centre;
 - (v) cultural centre;
 - (vi) gallery/museum;
 - (vii) any Private Motor Vehicle Related use;
 - (viii) any Transportation, Utility and Communications use; and
- (b) any permitted accessory uses;

"floor area, gross" (or **"gross floor area"**) means the sum of the horizontal areas of the several stories of a principal building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall, excluding:

- (a) any attic space;
- (b) any basement or cellar;
- (c) any parking area;
- (d) any bicycle parking space;

- (e) any loading area;
- (f) any recycling or garbage enclosure; and
- (g) any area used for incidental service storage, installations of mechanical equipment, elevators, stairwells, landings, penthouses housing ventilators and heating systems, and similar uses;

"lot" means a parcel of land shown on a plan of subdivision registered in the Winnipeg Land Titles Office;

"parking, accessory" (or **"accessory parking"**) means a parking facility provided or intended to be used for the purpose of accessing a principal use on the same lot;

"parking, tandem" (or **"tandem parking"**) means two parking spaces, one behind the other, with a common or shared point of access to a parking aisle, parking driveway, private road, street or public lane;

"party wall" means a wall jointly owned and jointly used by two parties under an easement agreement or by right in law, and erected at or upon the lot line separating two lots;

"site" means an area of land that is the subject of a particular development application;

"site plan" means a drawing or a set of drawings of a proposed development which shows the specific exterior site features of a particular development, including:

- (a) buildings or structures;
- (b) accessory and non-accessory parking areas;
- (c) driveways and private accesses;
- (d) walkways and pathways;
- (e) garbage and recycling enclosures;
- (f) loading areas;
- (g) bicycle parking;
- (h) fencing and landscaping;
- (i) exterior lighting;
- (j) free-standing signs; and
- (k) any other site feature being developed as required by this PDO-2;

"site plan approval" means the process by which an applicant or owner obtains approval of their site plan at the City of Winnipeg prior to the issuance of building or development permits in accordance with the Development Procedures By-law No. 104/2020;

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the next floor above it, and if there is no floor above it, that portion between the surface of such floor and the ceiling above it, including a mezzanine, but not including a basement or cellar shall for the purposes of calculating height;

"storey, first" (or **"first storey"**) means the lowest storey of a building or structure where surface of the floor is located not more than 6.5 feet below grade; and

"utility facility, geothermal" (or **"geothermal utility facility"**) means those facilities that normally entails the construction of new buildings, pipes, wells, and associated equipment, that are used for or incidental to the operation of a geothermal system providing service to one or more structures and which may be privately or publicly owned.

AREA WIDE DENSITY MINIMUM AND MAXIMUMS

Residential and Residential-Related Uses

- 5(1)** Subject to subsection (4), the density for residential and residential-related uses shall be calculated, combined, and regulated based on the entire PDO-2 Area, and not building by building, block by block, or lot by lot.
- 5(2)** The minimum density for residential and residential-related uses for the PDO-2 Area is 1,300 dwelling units.
- 5(3)** The maximum density for residential and residential-related uses for the PDO-2 Area is 1,918 dwelling units, subject to the following:
- (a) 1,575 of the dwelling units shall be multi-family residential and multi-family mixed use located within the Townhomes Area and the High Density Multi-Family Area; and
 - (b) the majority of those multi-family residential and multi-family mixed use buildings should contain 50 to 90 dwelling units and range in height from 6 to 22 stories, with the majority of those buildings being between 6 and 8 stories in height.
- 5(4)** The density for residential and residential-related uses shall be distributed in accordance with Map 3: PDO-2 PARKER LANDS Density Map.

Non-Residential Uses

- 6(1)** Subject to subsection (2), the maximum permitted gross floor area for non-residential principal uses shall be calculated, combined, and regulated by cumulative gross floor area based on the entire PDO-2 Area, and not building by building, block by block, or lot by lot.
- 6(2)** The maximum cumulative gross floor area in the PDO-2 Area is 15,000 square feet.

PARKING

Vehicle Parking, Bicycle Parking and Loading

- 7** Vehicle parking, bicycle parking and loading requirements within the PDO-2 Area shall be calculated, regulated, and provided based on the entire PDO-2 Area, and not building by building, block by block, or lot by lot.

Vehicle Parking – Residential and Residential-Related Uses

- 8(1)** The maximum number of required accessory parking spaces, including unassigned guest parking and accessible parking, required for residential and residential-related principal uses with 5 or more dwelling units and for principal buildings with 5 or more stories within the PDO-2 Area is 1.2 parking stalls per dwelling unit.
- 8(2)** The minimum number of required accessory parking spaces, including unassigned guest parking and accessible parking, required for residential and residential-related principal uses with 5 or more dwelling units and principal structures with 5 or more stories within the PDO-2 Area is 0.5 parking stalls per dwelling unit.
- 8(3)** Parking requirements for residential and residential-related uses may be satisfied by way of tandem parking or shared parking, but such parking spaces shall be excluded from any calculations of the maximum number of required accessory parking spaces.

Vehicle Parking – Non-Residential Uses

- 9(1)** The maximum number of required accessory parking spaces, including accessible parking, required in respect of non-residential principal uses within the PDO-2 Area is 1 parking stall per 400 square feet of cumulative gross floor area, not including any Private Motor Vehicle Related use.

Bicycle Parking – Residential and Residential-Related Uses

- 9.1(1)** The minimum number of required bicycle parking spaces for multi-family dwellings within the PDO-2 Area with 5 and more dwelling units is 0.15 bicycle parking spaces per dwelling unit.

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- 9.1(2)** Bicycle parking spaces required under subsection (1) shall be provided as follows:

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- (a) a minimum of 75% of the required bicycle parking spaces shall be Class A bicycle parking spaces; and
 - (b) a maximum of 25% of the required bicycle parking spaces shall be Class B bicycle parking spaces.
- 9(2)** Parking requirements for non- residential uses may be satisfied by way of shared parking, but such shared parking spaces shall be excluded from any calculations of the maximum number of off-street parking spaces.

Bicycle Parking – Non-Residential Uses

- 10(1)** The minimum number of required bicycle parking spaces for permitted non-residential principal uses, other than park/plaza/square/playground, any Private Motor Vehicle Related use and any Transportation, Utility and Communications use, is

- (a) 1 bicycle space for the first 500 square feet of gross floor area; and

(b) 0.125 bicycle spaces for every subsequent 100 square feet of gross floor area.

10(2) All bicycle parking spaces for non-residential principal uses required under subsection (1) shall be Class B bicycle parking spaces.

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Bicycle Parking – Mixed-Use Developments

11 Mixed-use developments shall provide the aggregate of the required number of bicycle parking spaces for residential and residential-related uses and the required number of bicycle parking spaces for non-residential uses.

Fraction of a Bicycle Space

12 When the computation of the number of bicycle parking spaces required by this PDO-2 results in a fractional space, any fraction less than one-half of a bicycle parking space shall be disregarded, but a fraction of one-half or more of a bicycle parking space must be counted as one bicycle parking space.

SIGNAGE

Master Signage Plan

13(1) The Director is authorized to approve a master signage plan in accordance with this PDO-2 and this By-law.

13(2) An owner of land within the PDO-2 Area may, in accordance with this PDO-2 and this By-law, submit to Director for approval:

- (a) a master signage plan for the entire PDO-2 Area;
- (b) a master signage plan for a specific portion of the PDO-2 Area; or
- (c) an amendment to an existing master signage plan.

13(3) Where the Director has approved a master signage plan subsection (1), an owner of land within the PDO-2 Area to which the master signage plan applies must not erect signage on their lands except in accordance with that master signage plan.

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13(4) Where the Director has approved a master signage plan under subsection (1), an owner of land within the PDO-2 Area to which the master signage plan applies must maintain and repair any signage located on that land in accordance with the master signage plan.

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Mobile Signs and Billboard Signs

14 Mobile signs and billboard signs are prohibited and must not be allowed within the PDO-2 Area by way of a variance or as permitted, conditional, accessory or temporary uses.

Signage Restricted Areas

15 Signs are not permitted on any lot or site within the PDO-2 Area, except for:

- (a) signs located on any lot or site that abuts a public right-of-way 72 feet or greater in width and 130 feet or longer in length as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map;

- (b) signs located on any lot or site with a home-based business use approved in accordance with this By-law; or
- (c) signage such as construction signs, community identification signs, directional signs and real estate signs.

PERMITTED USE REGULATIONS

Permitted Residential and Residential-Related Principal Uses

16 Despite anything else in this By-law, the following residential and residential-related principal uses shall be permitted within the PDO-2 Area:

- (a) dwelling, live-work;
- (b) dwelling, multi-family;
- (c) dwelling, single-family detached;
- (d) dwelling, two-family;
- (e) assisted living facility; and
- (f) care home.

Permitted Non-Residential Principal Uses

17 Despite anything else in this By-law, the following non-residential principal uses shall be permitted within the PDO-2 Area:

- (a) the following Agricultural uses:
 - (i) urban agriculture, outdoor;
- (b) the following Public and Institutional uses:
 - (i) commercial school;
 - (ii) community gardens;
 - (iii) park/plaza/square/playground;
 - (iv) day care centre;
 - (v) place of worship;
- (c) the following Cultural and Entertainment uses:
 - (i) cultural centre;
 - (ii) gallery/museum;
 - (iii) amusement enterprise, indoor;

- (iv) auditorium/concert hall/theatre/cinema;
- (v) hall rental;
- (vi) private club, not licensed;
- (vii) studio, radio/TV/motion picture broadcast and production;
- (d) the following Commercial Sales and Service Uses:
 - (i) hostel;
 - (ii) hotel or motel;
 - (iii) animal hospital or veterinary clinic;
 - (iv) kennel;
 - (v) craft brewery, distillery or winery;
 - (vi) drinking establishment;
 - (vii) restaurant;
 - (viii) call centre;
 - (ix) office;
 - (x) research institution;
 - (xi) personal services (unless otherwise listed);
 - (xii) medical/dental/optical/counselling clinic;
 - (xiii) retail sales (unless otherwise listed);
 - (xiv) supermarket;
- (e) the following Private Motor Vehicle Related Uses:
 - (i) parking, structured;
 - (ii) parking, surface (non-accessory); and
- (f) the following Transportation, Utility and Communications Uses:
 - (i) utility facility, geothermal.

Permitted Accessory Uses

18 Despite anything else in this By-law, the following accessory uses are permitted within the PDO-2 Area:

- (a) accessory uses, not listed;
- (b) amusement devices;
- (c) automated teller machine;
- (d) boarder or roomer;
- (e) caretaker's residence;
- (f) day care;
- (g) hall rental;
- (h) home-based business, minor;
- (i) home-based business, major;
- (j) micro-brewery/distillery/winery;
- (k) office/service area or building;
- (l) outdoor dining/drinking area;
- (m) outside display and sales;
- (n) parking, accessory;
- (o) parking, shared;
- (p) parking, structured;
- (q) parking, tandem;
- (r) retail sales;
- (s) secondary suite, attached;
- (t) secondary suite, detached;
- (u) emergency residential shelter;
- (v) farmers' market;
- (w) real estate sales offices and model sales homes;
- (x) seasonal sales;

- (y) special event (carnival, circus, fair, concert, or similar event);
- (z) temporary construction trailer or building; and
- (aa) utility facility, geothermal.

PROHIBITED USE REGULATIONS

Prohibited Principal Uses

19 Despite anything else in this By-law, the following principal uses are prohibited and must not be allowed by way of a variance or as permitted, conditional, accessory or temporary uses within the PDO-2 Area:

- (a) the following Residential and Residential-Related uses:
 - (i) mobile home;
 - (ii) dormitory;
 - (iii) neighbourhood rehabilitation;
 - (iv) single room occupancy;
- (b) the following Agricultural uses:
 - (i) agricultural cultivation;
 - (ii) agricultural grazing and feeding;
 - (iii) apiary;
 - (iv) aviary;
 - (v) feedlot;
 - (vi) stable or riding academy;
 - (vii) urban Agriculture, indoor;
- (c) the following Public and Institutional uses:
 - (i) community/recreation centre;
 - (ii) jail/detention centre;
 - (iii) library;
 - (iv) post office/carrier depot;
 - (v) protection and emergency services;
 - (vi) social service facility;

- (vii) college or university;
- (viii) elementary or junior high school;
- (ix) senior high school;
- (x) boat dock, public;
- (xi) cemetery, mausoleum, columbarium;
- (xii) hospital;
- (d) the following Cultural and Entertainment uses:
 - (i) sports or entertainment arena/stadium, indoor;
 - (ii) amusement enterprise, outdoor;
 - (iii) camping ground;
 - (iv) golf course;
 - (v) race track;
 - (vi) sports or entertainment arena/stadium, outdoor;
- (e) the following Commercial Sales and Service uses:
 - (i) body modification establishment;
 - (ii) cheque-cashing facility;
 - (iii) funeral chapel or mortuary;
 - (iv) auction room;
 - (v) landscape or garden supplies;
 - (vi) adult service or entertainment establishment;
 - (vii) pawnshop;
 - (viii) x-rated store;
 - (ix) billboard signs;
- (f) the following Private Motor Vehicle Related uses:
 - (i) auto/light truck/motorcycle, repair and service;
 - (ii) auto/light truck/motorcycle, sales and rental;
 - (iii) auto parts and supplies, sales;

- (iv) car wash;
- (v) drive-in or drive-through;
- (vi) fuel sales;
- (vii) towing and storage facility;
- (g) the following Transportation, Utility and Communications uses:
 - (i) airport and associated facilities;
 - (ii) bus depot;
 - (iii) commercial marina;
 - (iv) railway yard;
 - (v) transit station; and
- (h) the following Industrial uses:
 - (i) auction yard;
 - (ii) cannabis production facility, designated;
 - (iii) contractor's establishment;
 - (iv) crematorium;
 - (v) fleet services;
 - (vi) heavy equipment sales, service, and rental;
 - (vii) landscape/garden contractor or production;
 - (viii) wholesaling;
 - (ix) heavy manufacturing;
 - (x) light manufacturing;
 - (xi) mining and extraction;
 - (xii) freight or truck yard;
 - (xiii) grain elevator;
 - (xiv) mini-warehouse, self-storage;
 - (xv) outside storage;
 - (xvi) warehouse;

- (xvii) garbage incineration and reduction;
- (xviii) landfill/snow dump;
- (xix) recycling collection centre;
- (xx) recycling plant;
- (xxi) waste transfer station; and
- (xxii) wrecking and salvage yard.

Prohibited Accessory Uses

20 Despite anything else in this By-law, the following accessory uses are prohibited and must not be allowed by way of a variance or as permitted, conditional, accessory or temporary uses within the PDO-2 Area:

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- (a) apiary;
- (b) aviary;
- (c) cannabis production facility, designated;
- (d) drive-in or drive-through;
- (e) outside operations;
- (f) outside storage;
- (g) recycling collection centre;
- (h) social service facility; and
- (i) stable, private.

USE SPECIFIC STANDARDS

First Storey Dwellings

21 Dwelling units may be located on the first storey of any principal building within the PDO-2 Area.

First Storey Parking

22(1) Indoor parking must not be located below the second storey of a principal building and above grade of a principal building.

22(2) Despite subsection (1), an indoor parking facility may be located below the second storey of a principal building and above grade where the indoor parking facility is screened in its entirety from all adjacent public rights-of-way by one of the following:

- (a) a Residential or Residential-Related use;
- (b) a Public and Institutional use (except a park/plaza/square/playground or a community garden);

- (c) a Cultural and Entertainment use;
- (d) a Commercial Sales and Service use; or
- (e) incidental amenity spaces for residential tenants including, but not limited to, lobbies, gyms, dog wash facilities, bike parking rooms and multi-purpose rooms.

Farmers' Market

23 Farmers' markets are permitted during any month of the year within the PDO-2 Area.

DIMENSIONAL STANDARDS

Single-Family Dimensional Requirements

24 Single-family detached dwellings must comply with the requirements of the R1-Small zoning district, subject to the following:

- (a) minimum front yard of 10 feet, except when a parking driveway leads to a garage or carport, the front yard must be a minimum of 18 feet;
- (b) minimum rear yard of 20 feet, except where the lot abuts a railway right-of-way;
- (c) maximum building height of 32 feet;
- (d) minimum building height of 10 feet; and
- (e) no maximum lot coverage.

Two-Family and Row Dimensional Requirements

25 Two-family dwellings, semi-detached dwellings and row dwellings must comply with the following:

- (a) minimum lot area of 2,100 square feet per dwelling unit;
- (b) minimum lot width of 21 feet;
- (c) minimum front yard of 10 feet;
- (d) minimum side yard of 3 feet;
- (e) maximum corner side yard of 10 feet;
- (f) minimum rear yard of 20 feet, except where the lot abuts a railway right-of-way;
- (g) maximum building height of 32 feet;
- (h) minimum building height of 10 feet; and
- (i) no maximum lot coverage.

Multi-Family, 3 Storey Dimensional Requirements

26 Multi-family principal buildings of 3 stories or less, except two-family dwellings, semi-detached dwellings and row dwellings, must comply with the following:

- (a) minimum lot area of 5,000 square feet;
- (b) minimum front yard of 10 feet;
- (c) minimum side yard of 0 feet;
- (d) maximum corner side yard of 10 feet;
- (e) minimum rear yard setback of 10 feet, except where the lot abuts a railway right-of-way;
- (f) maximum building height of 45 feet;
- (g) minimum building height of 20 feet; and
- (h) no maximum lot coverage.

Multi-Family, 4 or more Storeys, Dimensional Requirements

27 Multi-family principal buildings with 4 or more stories, must comply with the following:

- (a) subject to clause (b), maximum front yard of 20 feet;
- (b) maximum front yard of 45 feet where the front yard contains one of the following uses:
 - (i) park/plaza/square/playground;
 - (ii) community garden;
 - (iii) outdoor dining/drinking area;
 - (iv) bicycle parking; or
 - (v) multi-use pathway/sidewalk;
- (c) minimum rear yard of 5 feet, except where the lot abuts a railway right-of-way;
- (d) maximum interior side yard of 25 feet for a building with 4 stories and 50 feet for a building with 5 or more stories where the interior side yard contains one of the following uses:
 - (i) park/plaza/square/playground;
 - (ii) community garden;
 - (iii) parking driveway or aisle leading to a parking structure;
 - (iv) parking facility;
 - (v) outdoor dining/drinking area;

- (vi) bicycle parking space; or
 - (vii) multi-use pathway/sidewalk;
- (e) subject to clause (f), maximum corner side yard setback of 5 feet;
- (f) maximum corner side yard of 45 feet where the corner side yard contains one of the following uses:
 - (i) park/plaza/square/playground;
 - (ii) community garden;
 - (iii) outdoor dining/drinking area,
 - (iv) bicycle parking space; or
 - (v) multi-use pathway/sidewalk;
- (g) maximum building height of
 - (i) 225 feet along the eastern limit of the High Density Multi-Family Area, gradually decreasing to a maximum building height of 120 feet along the western limit of the High Density Multi-Family Area; and
 - (ii) 120 feet along the eastern limit of the Townhomes Area, gradually decreasing to a maximum building height of 75 feet along the western limit of the Townhomes Area; and
- (h) minimum building height of 36 feet.

Utility facility, Geothermal Dimensional Requirements

28 Principal buildings used for a geothermal utility facility must comply with the following:

- (a) minimum lot area of 2,000 square feet;
- (b) minimum lot width of 20 feet;
- (c) minimum front yard of 10 feet;
- (d) minimum side yard of 3 feet;
- (e) minimum rear yard of 10 feet;
- (f) maximum building height of 32 feet;
- (g) minimum building height of 8 feet; and
- (h) no maximum lot coverage.

Live-work Dimensional Requirements

29 Principal buildings with live-work dwellings, must comply with the dimensional standards of the associated building typology within which the live-work dwelling is located.

Fencing

30 A fence located within a required front yard must not exceed 3.5 feet in height.

Bicycle Parking Spaces

31 Bicycle parking spaces in racks, compounds, lockers, and detached accessory structures primarily used for bicycle parking spaces ("bicycle garages"), are permitted in side yards and rear yards.

Parking, Loading and Garbage Enclosures Dimensional Requirements Side Yards

32 Parking areas, loading and garbage enclosures are permitted in the side yards of principal buildings to a maximum of one side yard per lot subject to the following requirements:

- (a) where a loading space or garbage enclosure is located in a side yard abutting a residential principal use, a public right-of-way wider than 25 feet, or a public open space, the loading space or garbage enclosure must be screened by:
 - (i) an opaque fence;
 - (ii) a wall;
 - (iii) a hedgerow; or
 - (iv) a similar shelter belt landscape feature of plant materials that creates a fence-like effect at least 6.5 feet in height,

but such screening shall not apply across a driveway used to access the loading and/or garbage enclosure; and

- (b) where a parking area is located in a side yard abutting a residential principal use, a public right-of-way wider than 25 feet, or public open space, the parking area must be screened by:
 - (i) an opaque fence;
 - (ii) a wall;
 - (iii) a hedgerow; or
 - (iv) a similar shelter belt landscape feature of plant materials that creates a fence-like effect at least 3.5 feet in height,

but such screening shall not apply across a driveway used to access the parking area.

Rear Yards

33(1) Subject to subsection (2), parking areas, loading space and garbage enclosures shall be permitted in rear yards of principal buildings.

33(2) A parking area, loading space or garbage enclosure located in a required rear yard abutting a residential principal use, a public right-of-way wider than 25 feet, or public open space, the parking area, loading space or garbage enclosure must be screened by:

- (a) an opaque fence;
- (b) a hedgerow; or

(c) a similar shelter belt landscape feature of plant materials of at least 6.5 feet in height, but such screening shall not apply across a driveway or pathway used to access the parking area, loading and/or garbage enclosure.

Splitting Semi-Detached Dwelling and Row Dwelling Lots

- 34** The owner of a lot that has a semi-detached dwelling or a row dwelling located on it may split the lot with each dwelling unit located on a separate lot with property lines aligned with the common party walls (see **Illustration 1**), subject to the following:
- (a) the new lot line is a straight line between the front and rear lot lines, located in such a manner that the party wall of the dwelling units and any applicable accessory structure forms 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 or the structure, the location of that new lot line must be determined by the conditions of any subdivision approval issued;
 - (b) each of the lots created must have frontage on a street;
 - (c) the permitted use of each lot created is for a semi-detached dwelling or a row dwelling and permitted accessory uses only;
 - (d) each lot created must provide one parking space with access to this required parking space being directly from either a street, public lane or a private lane, and not in front of the principal building entrance;
 - (e) minimum side yards along party walls established by the lot split may be 0 feet in width; and
 - (f) each end unit in a grouping of semi-detached dwellings or row dwellings must meet the minimum side yard or corner side requirement of this PDO-2, as applicable, for semi-detached dwellings and row dwellings.

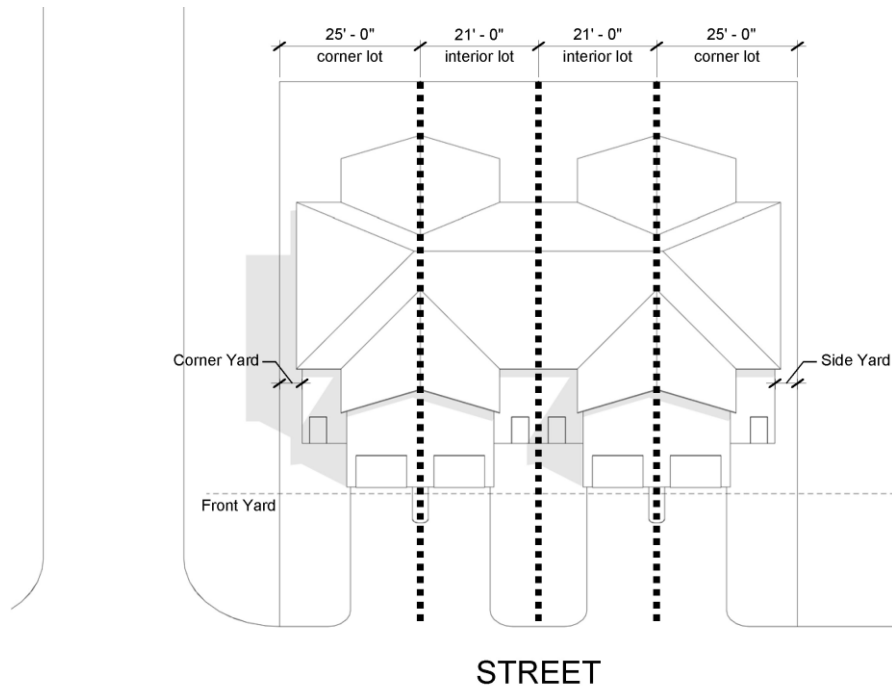


Illustration 1: Splitting Semi-Detached and Row Dwelling Lots

RESTRICTED AREAS

Street Width and Length

35(1) The following uses are only be permitted on lands abutting public rights-of-way with widths of 72 feet or greater, and with lengths of 130 feet or longer, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map;

- (a) any Public and Institutional use (excluding park/plaza/square/playground and community garden);
- (b) any Cultural and Entertainment use;
- (c) any Commercial Sales and Services use;
- (d) any Private Motor Vehicle Related use; and
- (e) dwelling, live-work.

35(2) The following accessory uses are only permitted within the PDO-2 Area on lands abutting public rights-of-way with widths of 72 feet or greater, and with lengths of 130 feet or longer, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map:

- (a) amusement devices;
- (b) automated teller machine;
- (c) hall rental;

- (d) micro-brewery, distillery or winery;
- (e) office/service area or building;
- (f) outdoor dining/drinking;
- (g) outside display and sales;
- (h) parking, structured;
- (i) retail sales;
- (j) emergency residential shelter;
- (k) farmers' market;
- (l) seasonal sales; and
- (m) special events.

35(3) Despite anything else in this By-law, principal buildings with 4 or more stories are not permitted on lands abutting public rights-of-way with widths of 65.6 feet or less, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

35(4) Despite anything else in this By-law, un-enclosed parking facilities, excluding parking driveways, must not abut public rights-of-way with widths of 72 feet or greater, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

Mixed-Use Buildings

36(1) Non-residential uses, including Public and Institutional uses (excluding park/plaza/square/playground and community garden), Cultural and Entertainment uses and Commercial Sales and Services uses, are only permitted:

- (a) in principal buildings with 4 or more stories used for Residential or Residential-Related uses other than single-family detached dwellings, two-family dwellings, semi-detached dwellings, and row dwellings; and
- (b) on lands abutting public rights-of-way with widths of 72 feet or greater and with lengths of 130 feet or longer as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

DESIGN STANDARDS

Applicability

37 The design standards in this PDO-2 applies in respect of the following within the PDO-2 Area:

- (a) buildings and building sites;
- (b) landscaping and buffering between buildings and units of land;
- (c) the establishment and maintenance of parking and loading facilities;
- (d) the use and placement of exterior lightening on land and the exterior of buildings; and

- (e) location and design of access points from a street.

Intent

38 The intent of the design standards in this Part is to provide certainty around proposed developments for the PDO-2 Area as a whole, and on a lot by lot basis. These design standards are designed to provide flexibility in site plans to achieve compatibility between abutting and adjacent uses, including the public and private realms and the different modes of transportation, by allowing a diversity of independent creative decisions.

General Purpose

39 The design standards in this Part are generally intended to:

- (a) provide appropriately designed residential and mixed-use developments;
- (b) allow a diversity of well-designed residential and mixed-use developments;
- (c) create a scale and character of a new, transit-orientated, urban residential neighbourhood;
- (d) ensure that the appearance of buildings and lands are of high quality and are harmonious with the character of the Parker Lands in which they are located;
- (e) support the development of the Parker Lands neighbourhood with multi-modal transportation choices;
- (f) provide convenient access for pedestrians and transit users from buildings to the public streets; and
- (g) foster quality places and identity in a sustainable manner whilst robustly connecting people to regional transportation alternatives.

Design Standards Review and Approval

40(1) Prior to the issuance of a development permit or building permit for a site within the PDO-2 Area, the owner of the site must submit for approval in accordance with the Development Procedures By-law a site plan showing the location and design of the following site features:

- (a) buildings or structures;
- (b) accessory and non-accessory parking areas;
- (c) driveways and private accesses;
- (d) garbage and recycling enclosures;
- (e) loading areas;
- (f) bicycle parking;
- (g) fencing and landscaping;
- (h) exterior lighting; and

- (i) any other exterior site feature, including signage, lot grading, and safety barrier measures, as applicable.

40(2) Despite anything else in this By-law or in the Development Procedures By-law, the Director of Planning, Property and Development is authorized to approve a site plan approval submitted pursuant to subsection (1) in respect of the PDO-2 Area.

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Development Design Standards Assessment

41 Despite anything else in this By-law, any other by-law of the City or any Council Policy, the owner of a site within the PDO-2 Area must submit a Development Design Standards Assessment concurrently with or prior to the submission of an application for site plan approval pursuant to subsection 40(1), and a Development Design Standards Completion Report within 6 months following the date of the final building inspection, for any of the following:

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- (a) new construction of principal and accessory buildings;
- (b) redevelopment of principal buildings with 4 or more stories where the value of the works is more than 65% of the building's assessed value on the most recent assessment roll; or
- (c) expansion of principal buildings with 4 or more stories where the expansion represents more than 20% of the pre-expansion gross floor area.

Development Design Standards Completion Report

42 In the event that an owner fails to submit a Development Design Standards Completion Report within 6 months following the date of the final building inspection as required by section 41, the design standards shall be, at the discretion of the City, subject to inspection and enforcement by the City for non-compliance with this By-law.

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Design Standard Considerations

42.1 Design review of development, redevelopment, expansion, or exterior alteration proposals is primarily intended to ensure the thoughtful integration of such proposals into their local context and consistency. For the purposes of this PDO-2, design review will focus on the design standard considerations for implementing a high-quality of the built environment and be predicated on the understanding that the quality of that environment is formed as a result of many independent creative decisions.

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Plazas, Courts, and Squares Considerations

43 Plazas, courts, squares and open spaces around and between buildings within the PDO-2 Area shall consider the following design standard considerations:

- (a) plazas, courts, and squares must be designed to accommodate pedestrian movements as well as gathering and resting places;
- (b) each space must be designed to have a strong sense of place in its own right, with an appropriate proportion and scale; and
- (c) there should be clear visual and physical succession from one space to the next, to help with orientation and wayfinding, and to create interesting and varied places.

On-Site Landscape Considerations

44 Landscaping and buffering requirements for regulations within the PDO-2 Area shall consider the following key design standard considerations:

- (a) landscape design should consider view management, with low level planting adjacent to public pedestrian areas in conjunction with appropriate lighting to enhance a comfortable and safe public environment;
- (b) landscape features should mark entry points, nodal spaces and community open spaces and buildings;
- (c) the introduced landscape should be specified as suitable to prairie climate conditions and designed for low requirement for watering, maintenance and use of herbicides and pesticides; and
- (d) green spaces should incorporate measures to filter, retain and detain runoff where appropriate to manage water flows and quality, and design will consider amenity value to the residents and community.

Landscaping Requirements

45 The following landscaping requirements apply within the PDO-2 Area:

- (a) plant materials must be:
 - (i) No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock";
 - (ii) comprised of a salt-tolerant species when located within 20 feet of a public street; and
 - (iii) should be specified as suitable to prairie climate conditions and designed for low requirement for watering, maintenance and use of herbicides and pesticides.
- (b) deciduous trees must have a minimum caliper of 1 ¾ inches at the time of planting;
- (c) coniferous trees must be a minimum of 6 feet in height at the time of planting; and
- (d) all shrubs must fit no less than a two-gallon container, and of species that can remain healthy when trimmed.

Residential and Residential Related Considerations

46 Newly constructed residential and residential-related principal structures, shall consider the following key design standard considerations:

Safety and Security

- (a) *Crime Prevention Through Environmental Design* (CPTED) principles shall be used in the design of principal buildings and landscapes, as follows:
 - (i) buildings should be designed to overlook the streets, parks, walkways, and private open spaces;
 - (ii) building lobbies and entries should be clearly visible as they are approached;

- (iii) entry areas should limit both night and day concealment opportunities;
- (iv) indoor common areas should be placed adjacent to outside common areas or overlooking the street to improve overall surveillance;
- (v) fences and walls adjacent to the public sidewalk should be designed to ensure some view of the building from the sidewalk, without compromising unit privacy, to promote casual neighbourhood surveillance; and
- (vi) Introduced landscaping should be designed and located to enhance security.

Dwelling (3 or Fewer Stories) Considerations

47 Newly constructed single-family detached dwellings, two-family dwellings, and multi-family dwellings with 3 or fewer stories must comply with the following design standard considerations:

Entrances

- (a) a primary entrance to a single-family detached dwelling, a two-family dwelling, a semi-detached dwelling, a row dwelling, or any other multi-family dwelling with 3 or fewer stories must:
 - (i) be located on the front façade of the building;
 - (ii) be clearly visible from the street; and
 - (iii) have an unobstructed pedestrian pathway, which may include a parking driveway, a minimum of 30 inches in width to a public sidewalk, or similar such public pedestrian amenity, when such amenities exist;

Façade Materials

- (b) exterior finishes and detailing on all buildings shall be durable and high quality;

Landscaping Requirements

- (c) lots 50 feet or less in width must contain no less than:
 - (i) one tree; and
 - (ii) four shrubs; and
- (d) lots 50 feet or greater in width must contain no less than:
 - (i) three trees; and
 - (ii) six shrubs.

Principal Building (4 or More Stories) Considerations

48 Principal buildings with 4 or more stories within the PDO-2 Area should consider the following design standard considerations:

- (a) Green Buildings: as green building design evolves, new technologies and materials are continuously introduced, and the foundation of a sustainable community provides unique opportunities for green building initiatives;

- (b) the PDO-2 Area shall be primarily residential with elements to support an active and vibrant community, including shops and services to meet the needs of the local residents;
- (c) building form should facilitate social interaction and a sense of community among the residents of the PDO-2 Area;
- (d) where it can be accommodated with the built form, it is desirable that buildings be visitable by persons with disabilities – apartment buildings, townhouses and single-family dwellings are encouraged, but not required, to be visitable;

Siting and Orientation

- (e) buildings should be designed with the application of setbacks and appropriate orientation as described in the Dimensional Standards section of this PDO-2 to optimize sunlight and natural ventilation exposure wherever possible;
- (f) building siting should address and optimize view and outlook opportunities wherever possible;
- (g) the relationship of the buildings to streets, open space, pedestrian, and cyclist paths, and to adjoining buildings is a primary consideration in the design of buildings;
- (h) the design of buildings should ensure that as many ground-oriented residential units as possible have direct access from the street and a linear open space system in order to animate the streetscape and the pedestrian network;
- (i) the PDO-2 Area will accommodate mixed-use and live/work models in the multifamily areas;

Massing

- (j) general building massing and heights have been determined to establish appropriate density distribution, to take advantage of view and outlook potential, to minimize overshadowing, and to relate building form to existing natural conditions;
- (k) building design will consider neighbouring existing buildings with regard to height, privacy and overlook concerns;
- (l) within the overall building envelope, consideration should be given to setbacks, orientation, and other techniques to minimize overshadowing onto neighbouring sites and developments;
- (m) higher buildings should be massed and articulated to incorporate an expressed base that assists in defining the streetscape;
- (n) buildings may utilize setbacks at the upper floors to reduce visual impact over-shadowing;
- (o) lower density/lower height buildings should incorporate plan forms and massing treatments that articulate building form at street level, and use of dormers and stepped/varied rooflines is encouraged to reduce apparent building mass at the upper stories;

Building Style and Architecture

- (p) no specific design theme is envisaged, however building style and architecture must respect a high quality design;
- (q) consideration should be given to incorporating appropriate flexibility and adaptability to future changes in activities and technology – accommodating the possibility of retrofitting and reconfiguration as the PDO-2 Area evolves over time;

Materials

- (r) exterior finishes and detailing on all buildings will be of a durable and high quality;
- (s) building materials with low environmental impacts will be encouraged where economically feasible. This could include use of recycled and recyclable materials, locally sourced products, and materials with recycled content and materials with low embodied energy;
- (t) building materials should be selected from a palette of materials deemed appropriate for a predominantly residential neighbourhood to provide cohesiveness;

Building Signage

- (u) building signage must be appropriately integrated with the building design and/or landscape design;
- (v) design, materials, lighting, and finishes should be durable and damage resistant;
- (w) ground-based signage placement should not hinder vehicular or pedestrian movement. For the provision of emergency safety services, signage should be sized and located so as to be easily viewable by pedestrians and motorists; and
- (x) additional requirements for signage are found in the Signage section of this PDO-2.

Mixed-use buildings (Commercial Centre) Considerations

- 49** Principal buildings within the PDO-2 Area with 4 or more stories and mixed-uses should consider the following design standard considerations:

Commercial Centre

- (a) the commercial centre should provide a strong sense of place that becomes the heart and soul of the development;
- (b) the commercial centre is a key element to achieving a complete community by providing shops and services in walkable distances from residential buildings;
- (c) the commercial centre design will provide opportunities for social interaction, and community events and activities;
- (d) residential use and locating the community centre within the multi-family area are important to animate the commercial core throughout the day and evening;

Built Form, Siting and Orientation

- (e) buildings fronting public rights-of-way with widths of 72 feet or greater and lengths longer than 130 feet, must be 4 or more stories with a preference up to six to eight stories;

- (f) buildings shall be located immediately adjacent to the sidewalks, except for areas that may be set back to accommodate outdoor dining, and other uses that are publicly accessible. Where buildings are recessed, the existing street wall should be reinforced by paving materials or railings that differentiate the setback area from the sidewalk;
- (g) the first occupiable floor of a building in the commercial centre should be located at the sidewalk's general elevation;

Massing

- (h) by appropriate scale of many aspects of the building details, develop buildings that are consistent with facades and respect the scale of the regional setting, and by composition of details at the ground level of buildings, create a scale suited to the width, proportions, and character of the pedestrian corridors;
- (i) buildings should generally be comprised as a number of shops of limited frontage. Individuality within a standardized or unified appearance is encouraged for single buildings with multiple storefronts;
- (j) the ground floor of buildings must be scaled to the pedestrian space by the addition of roof forms, store fronts, cornices at the top of the first floor level, porches, awnings, and other elements to create a human scale at the base of the building;

Architecture, Materials and Colour

- (k) the façade of the building, that is, mid wall levels, contribute to the appearance and scale of the building. In multi-use buildings the façade (mid wall levels) is secondary in visual importance to the richness of the first floor pedestrian level and built form. The compositions of openings should reflect the order of interior spaces. The facades should introduce variety and alignment, materials, and colours to create scale and variety in the pedestrian corridors;
- (l) emphasize the importance of the pedestrian related level of the buildings by use of arcades, porches, and passageways through buildings and by providing weather-sheltered pedestrian routes through buildings;
- (m) Doors and windows shall create a residential scale to the buildings. The organization of windows should generally be orderly rather than abstract. Doors and entry ways are opportunities for special and attractive details that can provide friendly and tactile features;
- (n) interesting building facades and pedestrian places may be developed by the use of a diverse mix of materials. Consider the use of colour throughout the development to create an overall unity while introducing other colours to express individuality and diversity;
- (o) high quality materials should be used to convey substance and integrity;
- (p) facades should present a visually balanced composition, relate to their surroundings, and provide a sense of cohesiveness within the commercial centre without strict uniformity;
- (q) buildings should be individual in appearance, richly textured, with recessed doors, window flower boxes, and special detailing. Doors recessed within walls provide scale, weather protection and a sense of entrance;

- (r) ground floor facades should be composed primarily of clear glass windows and doorway entrances to shops;
- (s) windows shall typically be large, rectangular, vertically oriented, simple planes of glass, and 75% of the storefront width should be glass. Bay windows are appropriate;
- (t) transoms may be repeated above windows as well as doors to add richness and scale to buildings;
- (u) design quality and complexity at a height of ten or twelve feet above the pedestrian level is important. The addition of hanging lights, bracket hung signs, seasonal flowerpots, banners, awnings are all appropriate and desirable elements to further the effect of the "upper level enclosure";
- (v) colours of exterior materials, signs, window frames, cornices, storefronts, and other building features should be coordinated. Choice of colours should be determined by the nature of the building;
- (w) principal pedestrian corridors will include outdoor amenities for activities such as eating, sitting, or resting, landscaping, attractive/decorative paving, and public art where appropriate;

Building Signage

- (x) building signage must be appropriately integrated with the building design and/or landscape design;
- (y) design, materials, lighting, and finishes should be durable and damage resistant;
- (z) ground-based signage placement should not hinder vehicular or pedestrian movement. For the provision of emergency safety services, signage should be sized and located so as to be easily viewable by pedestrians and motorists; and
- (aa) additional requirements for signage are found in the Signage section of this PDO-2.

Bird-friendly Designs Considerations

50 Principal buildings with 4 or more stories, with or without mixed-uses, within the PDO-2 Area should consider the following design standard considerations:

- (a) bird-friendly best *management* practices should be used in the design of principal buildings to minimize bird collisions and include, but not limited to, those recommended by the American Bird Conservancy publication *Bird-Friendly Building Design*, with any one of the following:

Increase Visibility of Glass

- (i) visual interest or differentiation of material, texture, colour, opacity, or other features to fragment reflections should be incorporated;
- (ii) adhesive film, acid-etch, or frit patterns to create visual noise which breaks up the transparency of glass and prevents birds from perceiving it as clear to fly through should be utilized;

- (iii) high contrast and dense pattern designs should be used with spacing at a maximum 2.0 inch x 2.0 inch apart with markers no more than 1/4 inch in diameter size to provide an effective visual cue that alerts birds of glass;
- (iv) patterns should be applied onto the exterior surface of the glass (first surface). Applications to surface 2 or surface 3 may be obscured by reflections and rendered less effective;
- (v) glazing strategies should be applied in the critical zone for collisions – up to the fourth floor of a building or mature tree height, whichever is greater, and up to 12 feet above a green roof;
- (vi) reflective glass should be interrupted by increasing the density of external visual markers including spandrel panels and mullions;
- (vii) other strategies can include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers, or artwork;
- (viii) corner windows, glass walkways, glass railings, and other similar features should be designed to reduce the appearance of clear passage to sky or vegetation;
- (ix) UV patterned glass which makes glazing visible to birds, but not to humans, should be used;
- (x) opaque, etched, stained, or frosted glass and glass block should be allowed;

Dampen or Block Reflections

- (xi) canopies or sunshades to cover windows at ground level should be used;
- (xii) exterior screens, architectural mesh and grilles should be used to block reflections of vegetation and sky, and break up transparency;

Design building elements and landscapes

- (xiii) prevent constructing the most dangerous fly through conditions, which appear as clear paths for birds to fly towards the sky or habitat on the other side, or bird traps where glass corners meet. Examples include glass corners without mullions, parallel glass (spaced 16 feet apart or less), transparent skywalks, glass guards or guardrails, and glass parapets which should use bird safe glass to increase visibility of glass;
- (xiv) avoid using plant species known to attract birds (e.g., those with abundant fruit or seed crops, or with flowers attractive to hummingbirds) in locations that could result in harmful collisions;
- (xv) minimize the reflection of rooftop landscapes in adjacent building features or surrounding properties;
- (xvi) minimize the exterior visibility of any indoor vegetation, green walls, or water features to reduce their attractiveness to birds; and
- (xvii) reduce the dangers of open pipes, ventilation grates and drains;

- A. ventilation grates and drains should have openings no larger than 0.75 inches by 0.75 inches in or 0.4 inches by 1.57 inches to ensure that birds cannot be trapped within; and
- B. Cap the ends of all open pipes, large and small, so that birds do not become entrapped when investigating these openings for nesting opportunities.

Parking and Loading, and Access Point Considerations

51 Parking areas, loading areas and access points shall consider the following design standard considerations:

- (a) the visual impact of parking access on the streetscape mitigated through the use of screening, trellises, planters and other buildings and landscape elements;
- (b) where possible, garage access doors located at the side or rear access point of buildings, or along the least visible elevation with the least pedestrian traffic. Regardless of location, the garage access openings and doors integrated into facades with the same level of design consideration as other facades;
- (c) access to any off-street surface parking incorporate landscaping to minimize the visual impact of hard surface and to screen parking areas;
- (d) motor vehicle driveways, private approaches, and other intrusions into public rights-of-way wider than 72 feet and longer should be minimized; and
- (e) access to off street parking facilities, delivery loading spaces, refuse storage areas, and other building services from public rights-of-way wider than 72 feet and longer should be minimized;

BICYCLE PARKING REQUIREMENTS

Bicycle Parking Aisle

52 All bicycle parking spaces within the PDO-2 Area are subject to the following requirements:

- (a) all required Class A bicycle parking spaces shall be independently accessible by means of an aisle of a minimum width of 3.0 feet; and
- (b) all required Class B bicycle parking spaces shall be independently accessible by means of an aisle with a minimum width of 3.9 feet which is separate from a pedestrian access, with unrestricted access behind the space of a minimum length of 1.6 feet.

Bicycle Rack Design and Security

53 All bicycle racks are subject to the following standards:

- (a) bicycle racks shall be constructed of sturdy theft-resistant material and shall have secure theft-resistant anchoring to the concrete floor, concrete ground, or concrete wall of a building; and
- (b) the bicycle rack shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked with a U-style lock.

Bicycle Locker Design and Security

54 All bicycle lockers are subject to the following standards:

- (a) bicycle lockers shall be constructed of solid, opaque, and theft-resistant material with a lockable door which opens to the full width and height of the locker;
- (b) bicycle locker edges shall be secured with no exposed fittings or connectors; and
- (c) bicycle lockers shall be weather-proof if located where exposed to the elements.

Class A Bicycle Parking Spaces

55 Class A bicycle parking spaces are subject to the following standards:

Bicycle Enclosure Requirements

- (a) all required Class A bicycle parking spaces shall be provided in a separate bicycle room located within a structure or building, except that:
 - (i) the bicycle parking spaces can be in a building which provides parking for motor vehicles for one particular residential unit only, instead of in a bicycle room;
 - (ii) the bicycle parking spaces can be provided in an accessory building in an expanded metal mesh compound instead of in a bicycle room;
 - (iii) the bicycle parking spaces can be provided in a bike garage constructed of cinder block and/or concrete;
 - (iv) the bicycle parking spaces can be provided in a parking structure in an expanded metal mesh compound instead of in a bicycle room;
 - (v) the bicycle parking spaces can be provided in a parking structure in numbered bicycle lockers instead of in a bicycle room; or
 - (vi) the bicycle parking spaces can be provided in a combination of a bicycle room, bicycle garage, bicycle compound and/or bicycle locker;

Bicycle Locker Location

- (b) Class A bicycle lockers shall be located within a parking structure, parking garage, bicycle room, or bicycle compound; and
- (c) bicycle lockers located outside and accessible to the general public shall not be counted towards meeting the Class A bicycle parking space requirements;

Class B Bicycle Parking Spaces

56 Class B bicycle parking spaces are subject to the following standards:

- (a) all required Class B bicycle parking spaces shall be provided in a bicycle rack or a bicycle locker accessible to the general public;
- (b) Class B bicycle racks or bicycle lockers shall be located in a convenient, well-lit location that provides visual surveillance by occupants of the building being served; and
- (c) if the bicycle racks or bicycle lockers are not readily visible to visitors to a site, directional signage to the bicycle parking spaces shall be provided.

Planned Development Overlay Districts

- 57** The Design Standards in sections 206 through 210 of this By-law do not apply in respect of the PDO-2 Area.

Street Edge Landscaping

- 58** Street edge landscaping shall not be required for any principal buildings or principal uses abutting public rights-of-way within the PDO-2 Area.

Building Foundation Landscaping

- 59** Building foundation landscaping shall not be required for any principal buildings or principal uses abutting public rights-of-way within the PDO-2 Area.

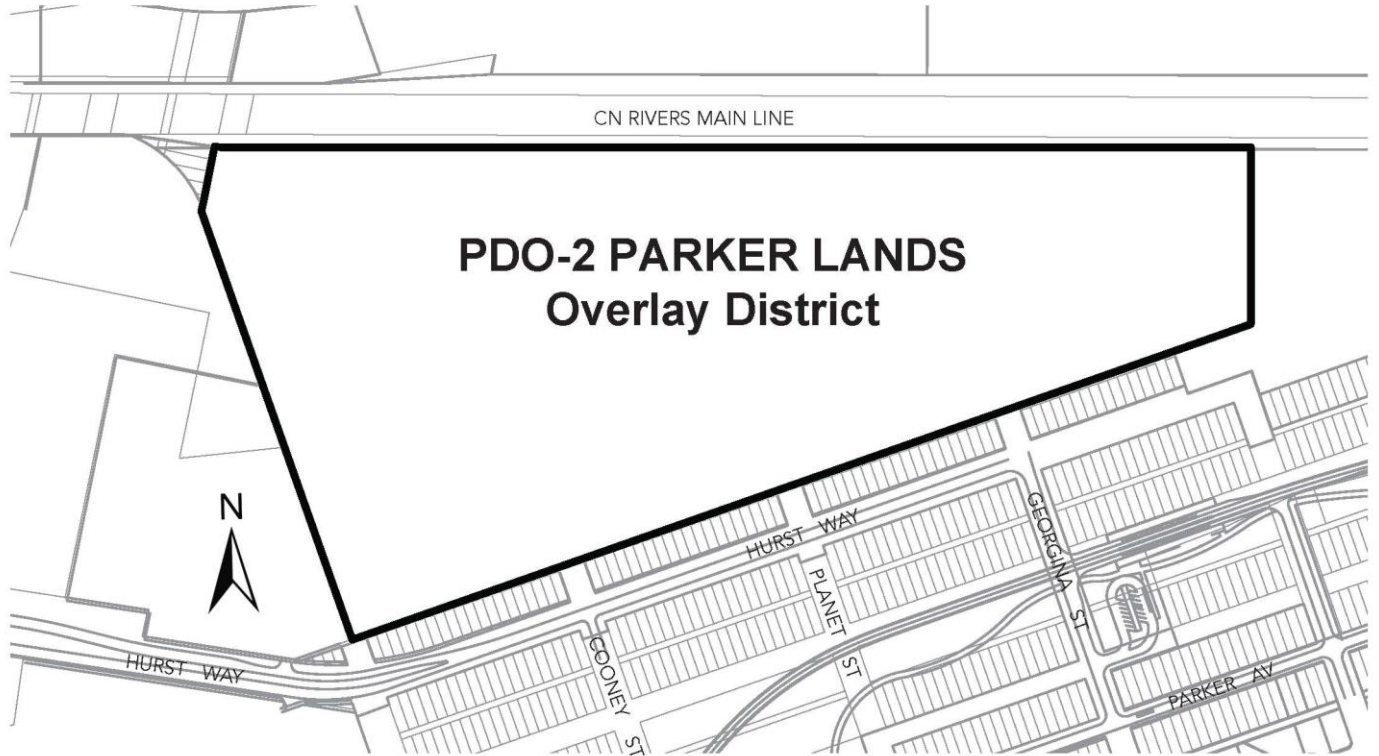
Parking Lot Interior Landscaping

- 60** Parking lot interior landscaping shall not be required for any principal buildings or principal uses within the PDO-2 Area.

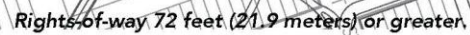
Lighting

- 61** The Lighting Standards in sections 199 through 202 of this By-law shall apply in respect of the PDO-2 Area.

Map 1: PDO-2 PARKER LANDS Principal Overlay Map



(PDO-2 PARKER LANDS)



Map 3: PDO-2 PARKER LANDS Density Map

Map 3: PDO-2 PARKER LANDS Density Map

The map displays the layout of 23 blocks (BLK 1 to BLK 23) within the Parker Lands. The blocks are color-coded: yellow (BLK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13), orange (BLK 14, 15, 16, 17, 18, 19, 20, 21, 22, 23), and red (BLK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13). The map includes labels for 'Public Reserve - A', 'Public Reserve - B', 'Public Reserve - C', 'Public Reserve - D', 'Public Reserve - E', and 'Public Reserve - F'. It also shows 'PUBLIC ROAD' and 'PUBLIC RESERVE' areas. The map is bounded by 'CN RIVERS MAIN LINE' to the north, 'HURST WAY' to the south, 'COONEY ST' to the west, and 'PARKER AV' to the east. A 'Parker Station' is marked with a red and blue circular logo. A north arrow is located in the bottom left corner.

 Lower Density Mixed Housing Area - less than 20 units per net acre
 Townhomes Area - 20 to 50 units per net acre
 High Density Multi-Family Area - more than 50 units per net acre

 Rapid Transit - Parker Station

SCHEDULE AB
added 143/2024

MALLS AND CORRIDORS PLANNED DEVELOPMENT OVERLAY 1
(PDO-1 Malls and Corridors)

Purpose

1 The purpose of the PDO-1 Malls and Corridors (the “PDO”) is to facilitate quick approvals and construction of new housing along corridors and on mall sites city-wide through as-of-right standards while upholding the goals of the OurWinnipeg By-law, Complete Communities 2.0 and other applicable policies and guidelines.

Definitions

2(1) In this PDO, the following words and phrases have the following meanings:

“45-degree analysis” in respect of a development site whose rear lot line abuts or is across a lane from the rear or side lot line of a lot with an R1, R2 or RMF-S zoning designation, means a 45-degree angular plane that is projected towards the rear lot line of the development site, measured from 12 feet above grade starting from the rear or side lot line of the R1, R2 or RMF-S lot. For the purpose of determining front yards for this analysis, the front yard of the proposed development will be the yard abutting the corridor.

amended 24/2026

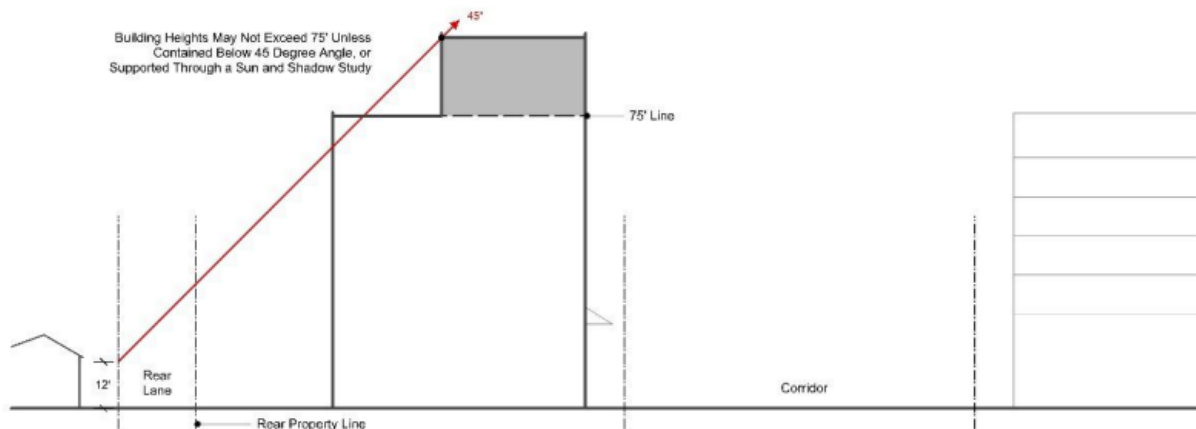


Figure 1 – Illustrated 45-Degree Analysis
amended 24/2026

“Accessibility Design Standards” means the *2015 City of Winnipeg Accessibility Design Standard, Third Edition*, as updated in September 2018, and including any successor or amended universal design standard;

“active interior space” means interior portions of a building that are in regular use by people such as lobbies, retail interiors, dining areas, classrooms, offices, meeting rooms and living spaces;

“amenity space” means any open-air or outdoor portion of a site intended for use by and provided for the enjoyment of the occupants of the site;

“A Street” means a Framework Street designated as a way of greater pedestrian importance than associated B Streets, where buildings are located and parking and service areas are minimized;

“build-to area” means the portion of a site located between the maximum permitted setback measurement and the site’s frontages;

“B Street” means a Framework Street designated as a way of lesser pedestrian importance that is prioritized for vehicle access and service, where parking and service areas are permitted to be located near sidewalks;

“car share” means a service that offers on-demand use of shared vehicles 24 hours a day, 7 days a week to members/users, and charges the members/users for use of the vehicle based on time or distance;

“car share vehicle” means a four-wheeled automobile, van or pickup truck used exclusively as a car share;

“civic space” means that portion of a site over which the owner retains control and ownership but that is accessible for use by the public;

“common entry frontage” means a frontage condition where the building is located close to the sidewalk and the building has infrequent entries which typically lead to a lobby that provides internal access to multiple spaces or units;



Figure 2 – Common Entry Frontage Design Elements

“Community Garden” means a grouping of garden plots located within a civic space available for small-scale cultivation, and may be a programmatic element within a larger civic space;

“Complete Communities 2.0” means the Complete Communities Direction Strategy 2.0 By-law No. 119/2020;

“Development Viability Assessment” means a report completed in accordance with the FCM/RAC Guidelines;

“door yard frontage” means a frontage condition where the building is set back from the sidewalk and the frontage setback area is utilized and delineated as private outdoor space for the ground floor dwelling units;



Figure 3 – Door Yard Frontage Design Elements

“Dual-Use Stormwater Detention” means an underground or at grade level stormwater detention system that is integrated into or located below civic space or amenity such that the area may be used both for the detention of stormwater as well as civic space or amenity space;

“embedded porch” means a covered exterior private space that is set back from a building’s forward-most façade such that it is contained within the building’s footprint;

“embedded porch frontage” means a frontage condition where the building is located close to the sidewalk and contains embedded porches;



Figure 4 – Embedded Porch Frontage Design Elements

“exterior window treatments” means a treatment applied to the exterior side of a window that is designed or intended to reduce bird collisions, including coverings, markings and perforated or patterned window films;

“FCM/RAC Guidelines” means the Federation of Canadian Municipalities’ and the Railway Association of Canada’s *Guidelines for New Development in Proximity to Railway Operations*, published in May 2013, and includes any amended or successor guidelines for new development in proximity to railway operations;

“fenced terrace frontage” means a frontage condition where the building is set back from the street and has ground floor uses that use and delineate the frontage setback area as a private outdoor patio;



Figure 5 – Fenced Terrace Frontage Design Elements

“fenced yard frontage” means a frontage condition where the building is set back from the sidewalk and the frontage setback area is used and delineated as private outdoor space for building occupants;



Figure 6 – Fenced Yard Frontage Design Elements

“forecourt frontage” means a frontage condition where

- (a) certain buildings or portions of buildings are set back further from the sidewalk than other buildings or portions of buildings;
- (b) the frontage setback area is lined on all sides by buildings; and
- (c) the frontage setback area is utilized like a small plaza, as an entry corridor or as private outdoor space for building occupants;



Figure 7 – Forecourt Frontage Design Elements

“Framework Plan” means a comprehensive plan for the development of a site that divides the site into different Framework Blocks and Framework Streets, that includes standards relating to overall site design as well as standards relating to the placement and design of buildings to be located on the site, and that allows for development of smaller portions of the overall site;

“Framework Plan Area” means a site to which a Framework Plan applies;

“Framework Effective Area” means those Framework Blocks that are included in an application for a development permit in respect of a development proposal;

“Framework Block” means a specified section or portion of a Framework Plan as defined by or shown in the Framework Plan;

“Framework Streets” means any privately-owned driveway or road located within a Framework Plan Area;

“frontage” means the portion of a site or Framework Block located along the lot line that abuts a street or a Framework Street;

“frontage occupation” means the percentage of a frontage that has building facades located along it;

“Green”, in respect of a civic space, means a civic space intended to be used for unstructured recreation which is principally landscaped and unprogrammed;

“Greenway” means a civic space consisting of a mostly linear corridor which is principally landscaped and unprogrammed, and typically includes trails or shared-use paths along its length;

“hard-surfaced” means the exterior finish material of a building, such as stone, brick, concrete, cementitious panels and metal panels, which is

- (a) dense and non-organic
- (b) resistant to puncture, scraping and denting; and
- (c) can be applied without structural masonry or similar;

“Micro Forest” means a civic space intended to be used for unstructured recreation that is principally landscaped with a dense collection of trees and significant tree-canopy as well as seating along its edge or within the civic space, that is access by trails;

“Multipurpose Field” means a civic space intended to be used for structured recreation that includes one or more sports fields and their typical supportive structures which may also be accompanied by areas for unstructured recreation and other hard-surfaced sports courts and seating areas;

“Park” means a civic space intended to be principally used for unstructured recreation in a naturalistic setting, which may include sports fields and courts and hardscape areas;

“PDO” means the PDO-1 Malls and Corridors;

“PDO Area” means the area generally shown on the PDO Map which, subject to subsection 3(2), includes:

- (a) all sites located within a Regional Mixed Use Centre;
- (b) all sites fronting on a Regional Mixed Use Corridor or an Urban Mixed Use Corridor;
- (c) all sites greater than 10 acres in area; and
- (d) the site commonly referred to as the Tuxedo Business Park and located at 1301 Kenaston Boulevard;

“PDO Map” means the map attached to this PDO and labelled as PDO Map;

“pedestrian walkway” means a linear way faced with buildings on both sides and typically landscaped which provide pedestrian and bicycle access to properties but does not provide vehicular access;

“Plaza” means a civic space that is principally hardscape, intended for use by many people at once, including activities such as performances and outdoor dining;

“Pocket Park” means a small, principally landscaped civic space intended to be used for unstructured or structured recreation;

“primary frontage” means the frontage of greatest pedestrian importance and held to the highest standards of this PDO;

“privately-owned public space” or **“POPS”** means that portion of a site over which the owner retains control and ownership but that is accessible to the public;

“public frontage” means a frontage condition where the building is set back a short distance from the sidewalk and has ground floor uses that require frequent pedestrian access which are accommodated by wide walkways on the private property buffered from the sidewalk by trees, benches and other street-related furnishings;



Figure 8 – Public Frontage Design Elements

“raised yard frontage” means a frontage condition where the building is set back from the sidewalk and the frontage setback area is utilized as a private outdoor space for building occupants, delineated from the public sidewalk by a change in elevation;



Figure 9 – Raised Yard Frontage Design Elements

“Regional Mixed Use Centre” means a Regional Mixed Use Centre as defined in Complete Communities 2.0 and as shown on Map 7, Map of Regional Mixed Use Centres, of Complete Communities 2.0;

“Regional Mixed Use Corridor” means a Regional Mixed Use Corridor as defined in Complete Communities 2.0 and as shown on Map 5, Map of Corridors, of Complete Communities 2.0;

“secondary frontage” means a frontage of lesser pedestrian importance and held to lower standards in comparison with the primary frontage;

“sidewalk extension frontage” means a frontage condition where the building is located close to the sidewalk and the space between the sidewalk and the building is paved to resemble a continuation of the sidewalk within the frontage setback area;

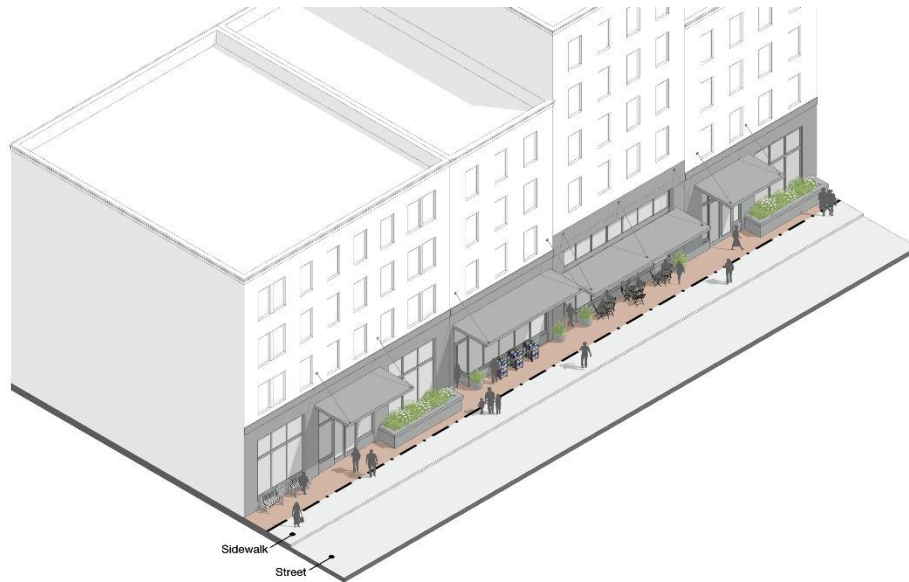


Figure 10 – Sidewalk Extension Frontage Design Elements

“site” means the total of all contiguous land described in a single certificate of title;

“Square”, in respect of a civic space, means a formal civic space intended to be used for unstructured recreation that is principally landscaped and includes walking paths and trails;

“sun and shadow study” means a document that provides a 3-D visual model and description of the impact of shadows cast by a proposed development on neighbouring properties at various times of the day and throughout the year;

added 24/2026

“Urban Mixed Use Corridor” means an Urban Mixed Use Corridor as defined in Complete Communities 2.0 and as shown on Map 5, Map of Corridors, of Complete Communities 2.0;

“urban stoop frontage” means a frontage condition where the building is located close to the sidewalk and the ground floor use is residential, with access to the ground floor dwelling unit by means of a doorway and covered threshold;



Figure 11 – Urban Stoop Frontage Design Elements

2(2) Any word or phrase not defined in this PDO has the meaning otherwise ascribed in this By-law.

Applicability

3(1) Subject to subsection (2), proposed developments within the PDO Area that include dwelling units at a density of 14 or more dwelling units per acre may either use this PDO in its entirety or follow the existing standards in this By-law.

3(2) This PDO does not apply to:

- (a) any site to which the Downtown Winnipeg Zoning By-law No. 100/2004 applies;
- (b) any site located within Area 1 of the PDO-1 Airport Vicinity, as shown on the Airport Vicinity Protection Area Planned Development Overlay Map;
- (c) any site to which any of the following PDOs apply;
 - (i) PDO-1 Boulevard Provencher;
 - (ii) PDO-1 Corydon Osborne;
 - (iii) PDO-1 Downtown Transcona;
 - (iv) PDO-1 St. Norbert;
 - (v) PDO-1 West Alexander & Centennial;
 - (vi) PDO-2 North Campus;
 - (vii) PDO-2 Taylor Redevelopment Area; or
 - (viii) PDO-2 Westport Festival;

- (d) except for the site commonly referred to as the Tuxedo Business Park and located at 1301 Kenaston Boulevard, any site with a Manufacturing, Educational and Institutional, or Parks zoning designation or use;
- (e) except for the site commonly referred to as the Tuxedo Business Park and located at 1301 Kenaston Boulevard, any site designated as Employment Lands in Complete Communities 2.0;
- (f) any site greater than 10 acres in area within a “C3” or “C4” zoning district where the principal use is not retail, including utility corridors; or
- (g) cemeteries.

Applicable Standards

4(1) Subject to any variance order, any development to which this PDO applies must meet all standards and requirements set out in this PDO.

4(2) Subject to anything else in this PDO, Part 5 of this By-law does not apply where this PDO applies except for the following sections:

- (a) ss. 141.1;
- (b) s. 145;
- (c) ss. 159 – 187;
- (d) s. 189;
- (e) ss. 191 – 204;
- (f) s. 207(2); and
- (g) s. 212.

4(3) Subject to subsection (4), where there is a conflict between the provisions of this PDO and the underlying provisions of this By-law, the provisions of this PDO prevail.

4(4) Where there is a conflict between the provisions of this PDO and the provisions of the PDO-1 Airport Vicinity, the provisions of the PDO-1 Airport Vicinity prevail.

Preliminary Technical Meeting

5(1) Subject to subsection (2), prior to submitting an application for a development permit, the owner of a site to which this PDO applies may request preliminary technical meetings with members of the Public Service to review the following:

- (a) site and technical zoning requirements with the City’s Planning, Property and Development Department;
- (b) operational constraints and site access management with the City’s Public Works Department; and

- (c) water and sewer capacity constraints with the City's Water and Waste Department.
- 5(2)** Despite subsection (1), a preliminary technical meeting is not required in order to submit an application for a development permit.

Application Submission Requirements

- 6(1)** In addition to any submission requirements under s. 8 of this By-law, an application for a development permit must include
- (a) a traffic impact study where the proposed development includes 300 or more dwelling units; and
 - (b) a Development Viability Assessment, where the development permit is in respect of a site that:
 - (i) abuts a rail line or rail yard; or
 - (ii) is separated from a rail line or rail yard by a public lane.
 - (c) a sun and shadow study where the development permit is in respect of a site with a proposed building height greater than 75 feet, if the added height is located above any applicable 45-degree angular plane measurement.
added 24/2026
- 6(2)** An application for a development permit in respect of a site that is greater than 10 acres in area must include a Framework Plan.
- 6(3)** An approved Framework plan may be amended by submitting a revised Framework Plan prior to or concurrently with an application for a development permit.
- 6(4)** The Director is authorized to
- (a) determine the form in which a Framework Plan must be submitted;
 - (b) approve a Framework Plan submitted in accordance with subsection (2); and
 - (c) approve a revised Framework Plan submitted in accordance with subsection (3).
- 6(5)** Where a Framework Plan applies in respect of a site, every Framework Block must comply with the Framework Plan except where an amendment to the Framework Plan in respect of the Framework Block is approved.
- 6(6)** A Framework Plan must delineate each Framework Section to resemble one or more subdivided properties (see Figure 12) and must include the following:
- (a) all proposed buildings;
 - (b) any outdoor uses and spaces;
 - (c) Framework Streets;

- (d) stormwater management facilities; and
- (e) amenity spaces and civic spaces.

Posting Requirements

7(1) The owner of a site to which this PDO applies must post or cause to be posted 1 sign giving notice of any proposed development of the site in accordance with this section.

7(2) The sign required under subsection (1) must be:

- (a) posted in a prominent location as determined by a designated employee;
- (b) printed in easily legible characters and at least:
 - (i) 4 feet by 8 feet in size where the site is greater than 10 acres in area; or
 - (ii) 2 feet by 3 feet in size for any other site;
- (c) maintained on the site in good condition to the satisfaction of the Director until an occupancy permit has been issued in respect of the site or the proposed development; and
- (d) in a form approved by the Director and including the following information:
 - (i) the address of the site;
 - (ii) the developer's name and contact information;
 - (iii) the general contractor's name and contact information;
 - (iv) a general description of the proposed development;
 - (v) a 3D rendering of the development;
 - (vi) a plan view of the development;
 - (vii) the number of dwelling units and the number of storeys; and
 - (viii) the square footage of all non-residential areas.

7(3) The owner of a site must submit a copy of the proposed sign to a designated employee for approval prior to posting a sign required by subsection (1) on the site and prior to the issuance of a development permit in respect of the site.

Framework Plan Density

8(1) For any site to which a Framework Plan applies, density is calculated separately for each Framework Effective Area and includes any building with associated amenity, landscape, parking, loading and service areas within that Framework Effective Area.

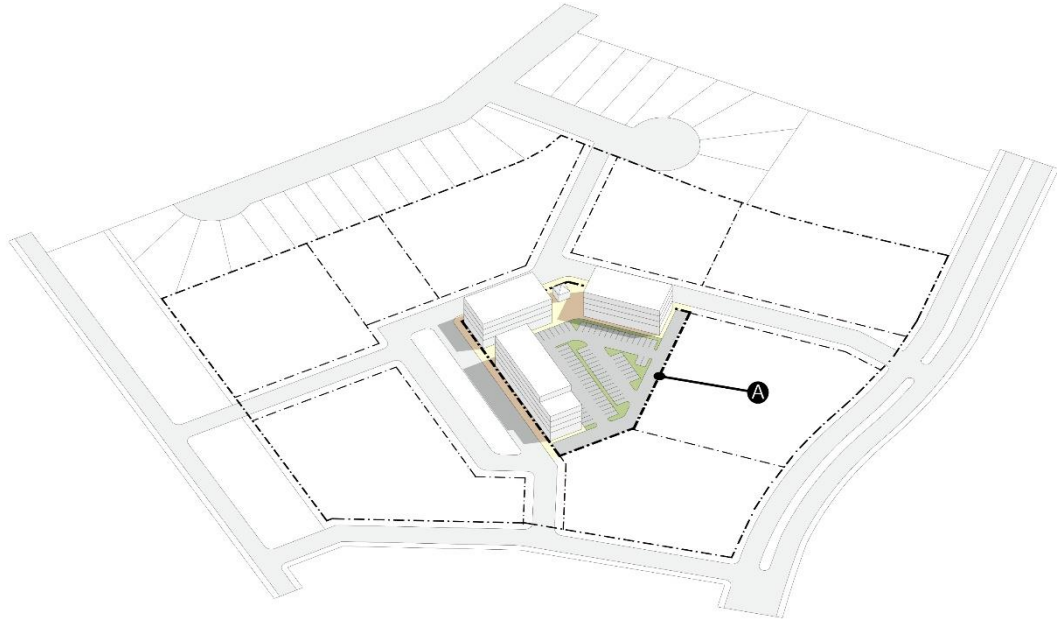


Figure 12 – Framework Effective Area within a Framework Plan

Pedestrian Accessibility

9 Every pedestrian route must comply with the *2015 City of Winnipeg Accessibility Design Standard, Third Edition*, as updated in September 2018, or any successor or amended accessibility design standard.

Lot Size and Lot Area

10 There is no minimum lot size or minimum lot area per dwelling unit.

Affordable Housing Required

10.1 Any site that includes more than 300 dwelling units must provide

- (a) at least 10% of those dwelling units as affordable housing units; and
- (b) proof of affordable housing units to the satisfaction of the Director.

Residential Uses Permitted

11 In addition to any permitted uses listed in the By-law, and subject to subsection 3(1), the following Residential and Residential-Related uses are permitted, regardless of zoning district:

- (a) Dwelling, live-work;
- (b) Dwelling, multi-family;
- (c) Dwelling, single-family detached;
- (d) Dwelling, two-family;
- (e) Assisted living facility;
- (f) Care home;

- (g) Dormitory; and
- (h) Single room occupancy.

Urban Mixed Use Corridors – Active Interior Space

12(1) Each site must include active interior space where the site:

- (a) abuts an Urban Mixed Use Corridor; and
- (b) is located within a “C2” Commercial Community zoning district.

12(2) Active interior space required under subsection (1) must be:

- (a) located at the ground floor along at least 70% of building facades at the frontage; and
- (b) a minimum of 20 feet deep along the frontage.

Parking and Loading Requirements

13(1) Despite subsection 4(2), and subject to this section, sections 161 to 177 of this By-law, both inclusive, apply in respect of off-street parking.

13(2) Each site must provide a minimum of 0.5 off-street parking spaces for each dwelling unit.

13(3) The minimum off-street parking required for a Restaurant use or a Drinking establishment use is 50% of the requirement under this By-law.

13(4) Despite anything else in this PDO, accessory off-street parking is not required for any site located within an urban infill area and fronting on Portage Avenue or Pembina Highway in accordance with s. 161(5) of this By-law.

13(5) Where off-street parking is required under this PDO or this By-law, 1 car share vehicle may be provided in place of up to 12 required off-street parking spaces.

13(6) Car share vehicles provided to satisfy off-street parking requirements in respect of a site must comply with the following standards:

- (a) the car share vehicle must be provided by a car share whose principal business objective is to provide its members with a fleet of shared vehicles which they may reserve on an hourly basis;
- (b) the car share vehicle, and an associated permanent parking space, must be provided on the site, to the satisfaction of the Director;
- (c) the maximum number of car share vehicles that may be provided to satisfy off-street parking requirements is:
 - (i) 2 car share vehicles for sites with fewer than 100 dwelling units; and
 - (ii) 3 car share vehicles for sites with more than 100 dwelling units; and

- (d) a maximum of 50% of total required off-street parking spaces may be satisfied by car share vehicles;
- 13(7)** The adjustment for car share vehicles may be combined with any with parking reductions for urban infill and mixed use, as applicable.
- 13(8)** Where an application for a development permit proposes to satisfy off-street parking requirements by providing car share vehicles, the application must include, to the satisfaction of the Director:
 - (a) an agreement in principle with the car share;
 - (b) a plan showing the car share parking stall location approved by the car share; and
 - (c) a car share service description and detailed competitive user fee structure.

Bicycle Parking Requirements

- 14(1)** Despite subsection 4(2), and subject to this section, sections 161 to 177 of this By-law, both inclusive, apply in respect of bicycle parking requirements.
- 14(2)** For Residential and Residential-related uses, each site must provide 1 lockable bicycle parking space for every 2 dwelling units.
- 14(3)** For all other uses, the bicycle parking requirements of this By-law apply.

Amenity Space and Civic Space Required

- 15(1)** Any requirement to provide amenity space under this PDO may be satisfied by providing civic space.
- 15(1.1)** Any requirement to provide civic space under this PDO may be satisfied by providing a cash payment to the City in an amount equal to 10% of the appraised value of the proposed development of the site, as determined by the Director.
- 15(2)** No amenity space or civic space is required for any site abutting an Urban Mixed Use Corridor.
- 15(3)** Any site within the PDO Area that does not abut an Urban Mixed Use Corridor must provide amenity space with an area equal to at least 2% of the site area.
- 15(4)** The amenity space required under subsection (3) must
 - (a) be located at ground level or on an above-grade open-air deck; and
 - (b) measure no less than 20 feet in any dimension.
- 15(5)** Any site with an area of 2 acres or larger that does not abut an Urban Mixed Use Corridor must provide civic space with an area equal to at least 4% of the site area.
- 15(6)** Civic space must be open to the public between 7:00 a.m. and 10:00 p.m. daily, and signage must be provided within the civic space indicating the hours the civic space is open to the public, the owner of the civic space and a contact number for maintenance.

Civic Space Types

16 Civic space must be provided in accordance with one of the following civic space types:

- (a) Multipurpose Field:
 - (i) Size: minimum 3 acres;
 - (ii) Proportion: maximum of 3:5;
 - (iii) Edging: streets or pedestrian routes on at least 2 sides;
 - (iv) Impervious: maximum 20%;
 - (v) Buildings: maximum of 2% of the civic space;
 - (vi) Landscaping: 20-foot deep landscape area at perimeter of the civic space with 2 trees required for every 40 linear feet and one tree for every 1,500 square feet; and
 - (vii) Seating: at least 1 bench for every 2,000 square feet;
- (b) Park:
 - (i) Size: minimum 1 acre;
 - (ii) Proportion: n/a, minimum 80-foot dimension;
 - (iii) Edging: streets or pedestrian routes on at least 2 sides;
 - (iv) Impervious: maximum 20%;
 - (v) Buildings: maximum of 5% of the civic space;
 - (vi) Landscaping: at least 1 tree for every 1,000 square feet; and
 - (vii) Seating: at least 1 bench for every 2,000 square feet;
- (c) Green:
 - (i) Size: minimum 0.5 acres;
 - (ii) Proportion: 0.2:1 – 1:1, 80-foot minimum dimension;
 - (iii) Edging: streets or pedestrian routes on at least 2 sides;
 - (iv) Impervious: maximum 20%;
 - (v) Buildings: maximum of 5% of the civic space;
 - (vi) Landscaping: at least 1 tree for every 2,000 square feet; and
 - (vii) Seating: at least 1 bench for every 3,000 square feet;

- (d) Square:
 - (i) Size: 0.2 – 3 acres;
 - (ii) Proportion: 0.25:1 – 1:1, 80-foot minimum dimension;
 - (iii) Edging: streets or pedestrian routes on at least 2 sides;
 - (iv) Impervious: maximum 35%;
 - (v) Buildings: maximum of 25% of the civic space;
 - (vi) Landscaping: at least 1 tree for every 1,500 square feet; and
 - (vii) Seating: at least 1 bench for every 2,000 square feet;
- (e) Plaza:
 - (i) Size: 0.1 – 2 acres;
 - (ii) Proportion: 0.25:1 – 1:1, 40-foot minimum dimension;
 - (iii) Edging: streets or pedestrian routes on at least 2 sides;
 - (iv) Impervious: maximum 60%;
 - (v) Buildings: maximum of 15% of the civic space;
 - (vi) Landscaping: at least 1 tree for every 2,000 square feet; and
 - (vii) Seating: at least 1 bench for every 1,500 square feet;
- (f) Greenway:
 - (i) Size: minimum 1 acre;
 - (ii) Proportion: n/a, 40-foot minimum dimension;
 - (iii) Edging: streets on at least 50% of the perimeter;
 - (iv) Impervious: maximum 15%;
 - (v) Buildings: maximum of 3% of the civic space;
 - (vi) Landscaping: at least 1 tree for every 1,500 square feet; and
 - (vii) Seating: at least 1 bench for every 3,000 square feet;

- (g) Pocket Park:
 - (i) Size: 1,000 square feet – 0.25 acres;
 - (ii) Proportion: 0.25:1 – 1:1, 30-foot minimum dimension;
 - (iii) Edging: streets or pedestrian routes on at least one side;
 - (iv) Impervious: maximum 50%;
 - (v) Buildings: maximum of 5% of the civic space;
 - (vi) Landscaping: at least 1 tree for every 1,500 square feet; and
 - (vii) Seating: at least 1 bench for every 2,000 square feet;
- (h) Micro Forest:
 - (i) Size: 1,000 square feet – 0.5 acres;
 - (ii) Proportion: 0.25:1 – 1:1, 30-foot minimum dimension;
 - (iii) Edging: streets or pedestrian routes on at least 2 sides;
 - (iv) Impervious: maximum 10%;
 - (v) Buildings: maximum of 5% of the civic space;
 - (vi) Landscaping: 80% tree canopy coverage; and
 - (vii) Seating: at least 1 bench for every 2,000 square feet; and
- (i) Community Garden may be located within:
 - (i) Pocket Park, up to 50% of the area;
 - (ii) Greenway, up to 20% of the area;
 - (iii) Square, up to 20% of the area;
 - (iv) Green, up to 25% of the area;
 - (v) Park, up to 25% of the area; or
 - (vi) Multipurpose Field, up to 20% of the area.

Multipurpose Field



Park



Green



Square



Plaza



Greenway



Pocket Park



Community Garden



Figure 13 – Civic Space Types

Landscaping Requirements

- 17(1)** Every site abutting an Urban Mixed Use Corridor must provide at least 1 tree.
- 17(2)** Civic space must be landscaped in accordance with section 57.
- 17(3)** At least 50% of amenity space must be covered by tree canopy, calculated at two thirds of the estimated mature canopy of the selected tree species.
- 17(4)** Surface parking lots serving civic space or amenity space must include at least 1 tree for every 6 parking spaces.
- 17(5)** All landscaping must comply with the planting standards set out in section 18.

Planting Standards

- 18(1)** Despite subsection 4(2), sections 189, 192 and 193 of this By-law apply in respect of planting standards.
- 18(2)** Planted tree species must be diversified as follows:
- (a) no more than 10% of any one tree species; and
 - (b) no more than 20% of any one genus.
- 18(3)** The following soil volumes for trees must be provided:
- (a) for small-growing trees:
 - (i) at least 8 cubic metres of soil per tree for individual planting sites; and
 - (ii) at least 6 cubic metres of soil per tree where planting sites are shared;
 - (b) for medium-growing trees:
 - (i) at least 20 cubic metres of soil per tree for individual planting sites; and
 - (ii) at least 15 cubic metres of soil per tree where planting sites are shared; and
 - (c) for large-growing trees:
 - (i) at least 35 cubic metres of soil per tree for individual planting sites; and
 - (ii) at least 30 cubic metres of soil per tree where planting sites are shared.

Site Coverage

- 19(1)** Site coverage by buildings must not exceed:
- (a) 80% for any site abutting an Urban Mixed Use Corridor; or
 - (b) 70% for any other site.

19(2) Each site must provide pervious surface in the following amounts:

- (a) at least 5% for any site abutting an Urban Mixed Use Corridor; or
- (b) at least 10% for any other site.

19(3) Lot coverage and impervious surface area are calculated based on the Framework Plan Effective Area.

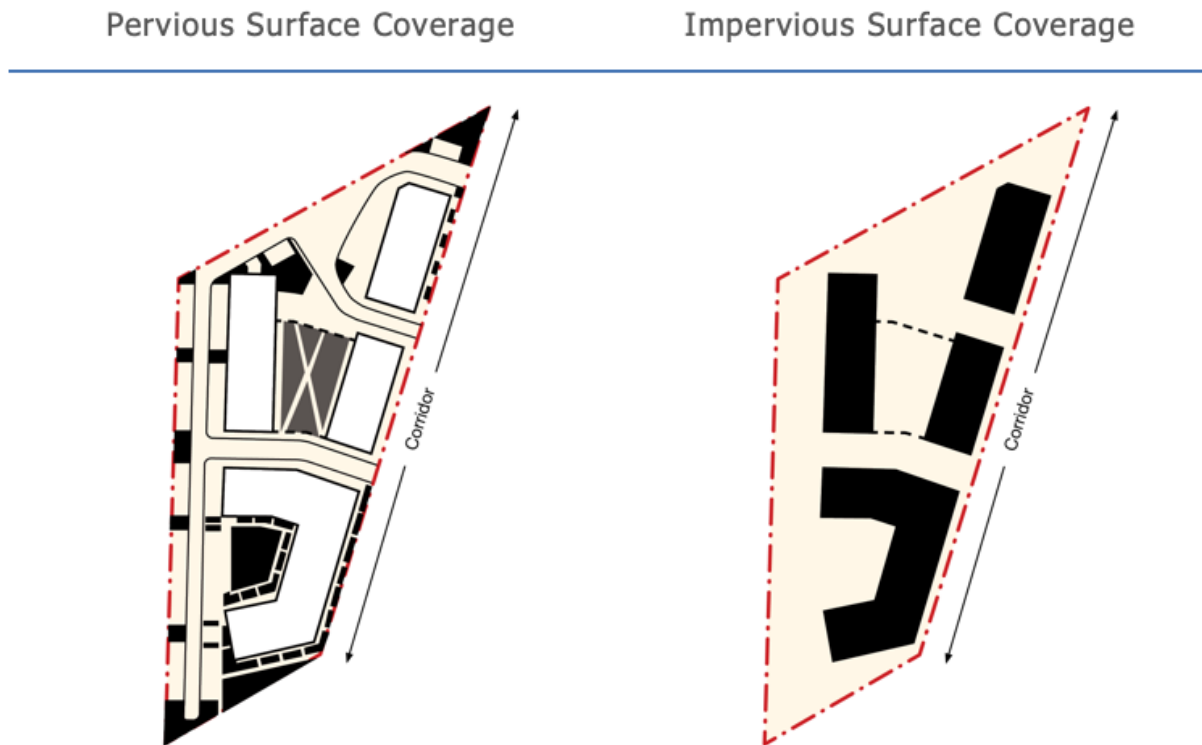


Figure 14 – Illustrated Site Coverage

Frontage Determination

20(1) Framework Streets are included when determining primary and secondary frontages.

20(2) Where a site abuts a single street, the site's primary frontage is along that street.

20(3) Where a site abuts an Urban Mixed Use Corridor and one or more other street, the site's primary frontage is along the Urban Mixed Use Corridor and the site's secondary frontages are along the other streets.

20(4) Subject to subsection (5), where a site abuts a Regional Mixed Use Corridor and one or more other street, the site's primary frontage may be along the Regional Mixed Use Corridor or along a street perpendicular to the Regional Mixed Use Corridor and the site's secondary frontages are along the other streets.

20(5) Where a site abuts a Regional Mixed Use Corridor and one or more A Streets, the site's primary frontage must be along an A Street.

- 20(6)** Subject to subsection (7), where a site to which a Framework Plan applies abuts more than one street, the site's primary frontage may be along any of the streets.
- 20(7)** Where a site to which a Framework Plan applies abuts one or more A Street, the site's primary frontage must be along an A Street.

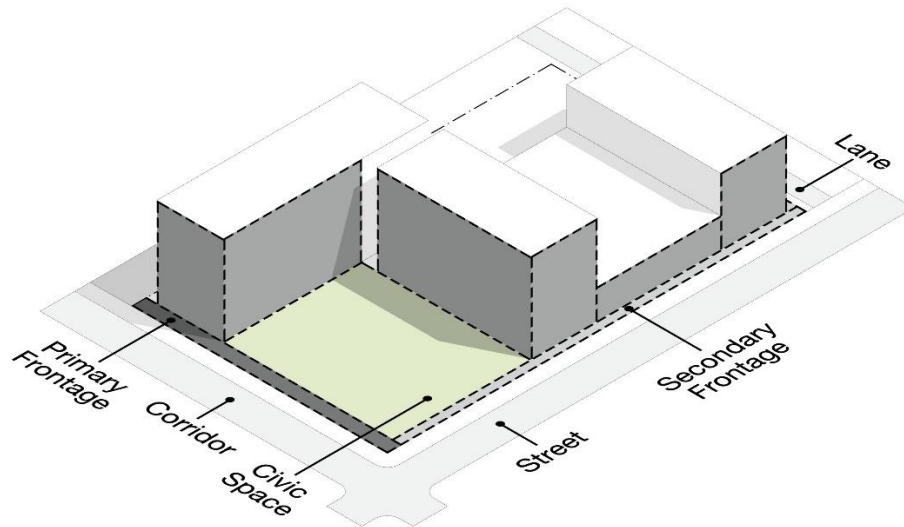


Figure 15 – Site Frontage Locations Within A Site

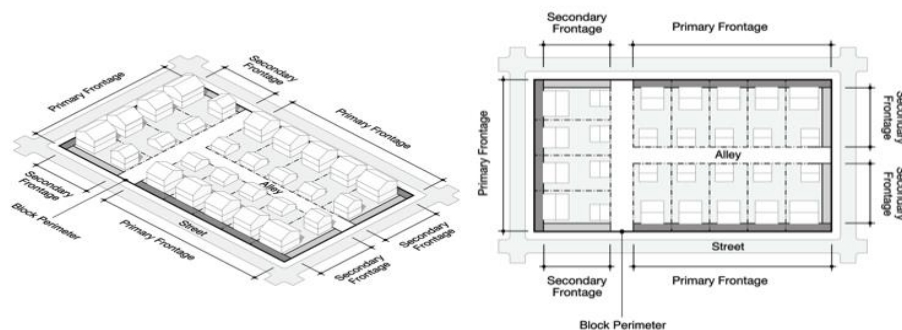


Figure 16 – Site Frontage Determination On A Site

Frontage Occupations

- 21(1)** Buildings must not be setback from the site's frontages further than the maximum setback specified in Table 1 and Table 2.
- 21(2)** Buildings must occupy:
- (a) 80% of build-to areas along primary frontages; and
 - (b) 40% of build-to areas along secondary frontages.

21(3) Buildings must have active interior spaces located on the ground floor along:

- (a) frontages;
- (b) pedestrian routes; and
- (c) active transportation routes.

21(4) Buildings may include a forecourt along frontages where:

- (a) the forecourt has building facades with ground floor active interior spaces along 3 sides;
- (b) the forecourt is no longer than 80 feet in any direction; and
- (c) driveways within the forecourt are no wider than 22 feet and are not used for parking.

21(5) A building may be set back behind civic space relative to the frontage where:

- (a) civic space is provided along the frontage;
- (b) the building is located along the edge of the civic space and meets the percentages specified along primary and secondary frontages; and
- (c) no parking is located between the building and the abutting lot line, except where located along a driveway, designed to the standards of a Framework Street, that separates the civic space from the building.

21(6) Where a building does not meet the minimum percentages required by this PDO, the building must be oriented such that its longest dimension is along the primary frontage.

Frontage Design – General

22(1) Buildings along frontages must comply with the following glazing standards:

- (a) subject to subsections 23(4) and 24(4), building facades along frontages must have a minimum of 25% glazing, calculated separately for each building storey and including muntins and frames; and
- (b) the maximum distance between glazed openings or doors along frontages is 20 feet.

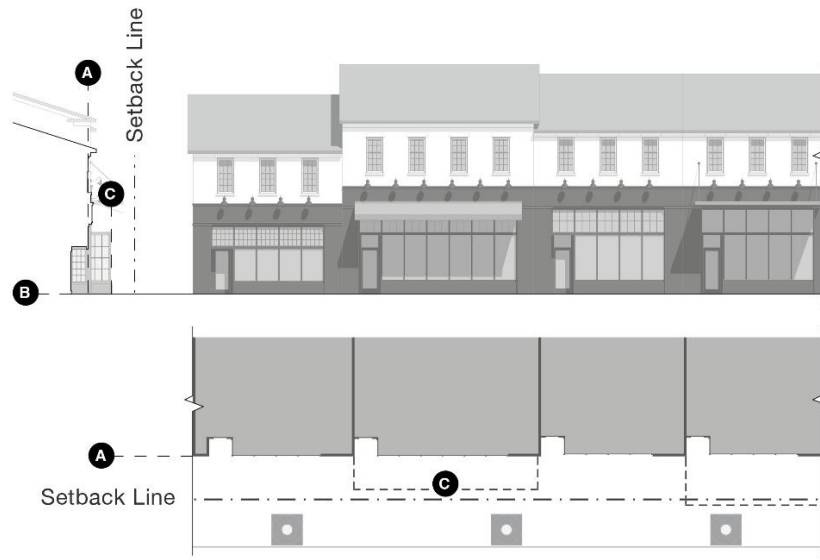


Figure 17 - Illustrated Glazing Requirements

22(2) Regardless of frontage condition type, building entries along frontages must comply with the following standards:

- (a) buildings and separate ground floor tenant spaces along frontages must have their primary entry from the frontage; and
- (b) entry requirements are cumulative and where there are multiple frontage conditions, multiple entries may be required.

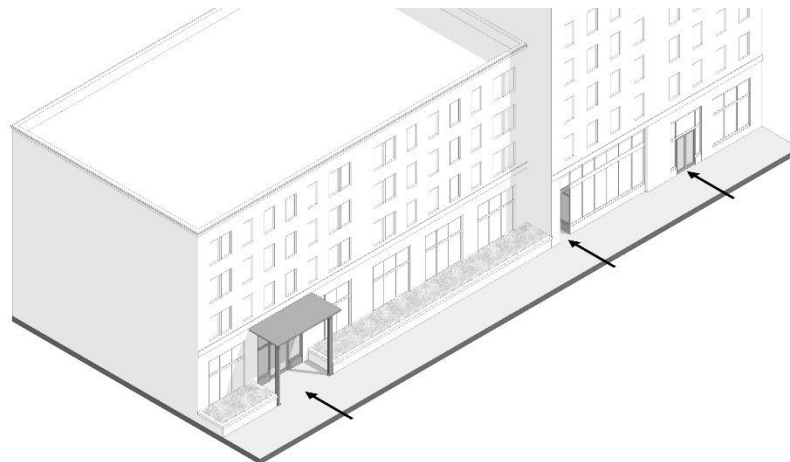


Figure 18 – Building Entry Location Diagram

22(3) Site, building and landscape design within frontages are subject to the requirements set out in Table 1 and Table 2, based on the ground floor use and setback distance, subject to the following:

- (a) access to sites to which a Framework Plan does not apply must be limited; and

- (b) where the ground floor use or building setback changes along a frontage, the site, building and landscape design for each segment of the building must comply with the requirements set out in Table 1 and Table 2.

FRONTAGES ON URBAN MIXED USE CORRIDORS AND FRAMEWORK STREETS				
Setback	2 to 6 feet	6 to 12 feet	12 to 20 feet	Over 20 feet
Ground Floor Use				
Single-family	Urban stoop or embedded porch	Fenced yard or raised yard	Fenced yard	Fenced yard
Townhouse, Small multi-family	Urban stoop or embedded porch	Door yard or raised yard	Door yard	Not permitted
Large Multi-family Residential, Public and Institutional	Common entry and embedded porch or urban stoop to access ground floor dwelling units Forecourt optional	Common entry and door yard to access ground floor dwelling units Forecourt optional	Not permitted	Not permitted
Commercial Sales and Service, Public and Institutional	Sidewalk extension Forecourt optional	Sidewalk extension or fenced terrace Forecourt optional	Not permitted	Not permitted

Table 1 – Urban Mixed Use Corridors and Framework Streets

FRONTAGES ON REGIONAL MIXED USE CORRIDORS AND MALL SITES				
Setback	2 to 6 feet	6 to 12 feet	12 to 20 feet	Over 20 feet
Ground Floor Use				
Single-family	Not permitted	Not permitted	Fenced yard or Raised Yard	Civic space required, building setback is calculated from the edge of the civic space and related streets or driveways
Townhouse, Small multi-family	Not permitted	Door yard	Door yard	
Large Multi-family Residential, Public and Institutional	Common entry and optional embedded porch or urban stoop to access ground floor dwelling units Forecourt optional	Common entry and optional door yard to access ground floor dwelling units Forecourt optional	Common entry and door yard to access ground floor dwelling units Forecourt optional	
Commercial Sales and Service, Public and Institutional and Service, Public	Sidewalk extension Forecourt optional	Sidewalk extension or fenced terrace Forecourt optional	Public frontage Forecourt optional	

Table 2 – Regional Mixed Use Corridors and Sites Greater than 10 Acres in Area

Sidewalk Extension Frontage Design

- 23(1)** No privacy barrier is required for a sidewalk extension frontage.
- 23(2)** The pavement of a sidewalk extension frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.
- 23(3)** A sidewalk extension frontage must be landscaped as follows:
- (a) the setback area must be paved except for permitted landscaping;
 - (b) landscaping is limited to a maximum of 40% of the frontage;
 - (c) landscaping must be in raised planters or containers that are at least 18 inches tall; and
 - (d) where the setback is 8 feet or greater, 1 tree is required for every 500 square feet of setback area.
- 23(4)** Entries and glazing for a building facade along a sidewalk extension frontage must comply with the following:
- (a) ground floor facades must have a minimum of 50% glazing, measured between 3 and 8 feet above grade; and
 - (b) each ground floor tenant along the frontage requires at least on entry from the frontage.



Figure 19 – Illustrated Entry and Glazing Requirements

23(5) Projections into a sidewalk extension frontage must comply with the following:

- (a) awnings, canopies and display windows are permitted to project into the sidewalk extension frontage up to the lot line of the site or the Framework Block; and
- (b) awnings and canopies must be a minimum of 6 feet deep with a minimum clearance of 8 feet.

23(6) In addition to outdoor seating, the following accessory uses are permitted within a sidewalk extension frontage, provided the use does not encroach into the sidewalk:

- (a) Outdoor dining/drinking area; and
- (b) Outside display and sales

Public Frontage Design

24(1) A public frontage must comply with the following privacy requirements:

- (a) a planting and furnishing area at least 8 feet deep must be provided adjacent to the sidewalk to delineate the site from the sidewalk; and
- (b) a walkway at least 5 feet wide must be provided along and abutting the building to provide access to ground floor uses.

24(2) The pavement within a public frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.

24(3) A public frontage must be landscaped as follows:

- (a) trees must be provided within the planting and furnishing area at a minimum spacing of one tree for every 40 linear feet of frontage;
- (b) the planting and furnishing area must be configured with an open or covered tree vault, soil cell or long planter as specified in subsection 57(2) for Framework Streets; and
- (c) landscaping other than that within an open or covered tree vault, soil cell or long planter must not exceed 20% of the frontage area and must be in raised containers.

24(4) Subsections 23(4), 23(5) and 23(6) apply in respect of a public frontage.

Fenced Terrace Frontage Design

25(1) A fenced terrace frontage must be separated from the sidewalk by a wall, fence or hedge;

25(2) The pavement within a fenced terrace frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.

25(3) A fenced terrace frontage must be landscaped with one tree provided for every 40 linear feet of frontage.

25(4) Entries along a fenced terrace frontage must comply with the following:

- (a) entries to ground floor uses must be directly accessible from an entry through the wall, fence or hedge; and
- (b) at least one entry must be provided for each main floor tenant along the frontage.

25(5) Projections into a fenced terrace frontage must comply with the following:

- (a) awnings, canopies and display windows are permitted to project into the fenced terrace frontage up to the lot line of the site or the Framework Block;
- (b) awnings and canopies must be at least 6 feet deep must have a clearance of at least 8 feet; and
- (c) the fenced terrace frontage setback area may be fully covered.

25(6) Subsection 23(6) applies in respect of a fenced terrace frontage.

Common Entry Frontage Design

26(1) A common entry frontage must be delineated from the sidewalk as follows:

- (a) where the setback is greater than 3 feet, a raised planter must be provided between the building and the lot line of the site; and
- (b) the pavement within a fenced terrace frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.

26(2) A common entry frontage must be landscaped as follows:

- (a) landscaping must be in raised planters that are at least 18 inches tall;
- (b) 3 shrubs must be provided for every 20 linear feet of raised planter;
- (c) where the setback is greater than 3 feet, the setback area must be landscaped except for the area up to 10 feet on either side of building entries; and
- (d) where the setback is greater than 5 feet, 1 tree must be provided for every 35 linear feet of raised planter.

26(3) Entries along a common entry frontage must comply with the following:

- (a) each building along the frontage must have at least one entry from the frontage; and
- (b) buildings that are longer than 150 feet along the frontage must have a second entry.

26(4) Projections into a fenced terrace frontage must comply with the following:

- (a) canopies, bay windows and balconies are permitted to project into the common entry frontage up to the lot line of the site or Framework Block; and

- (b) canopies must be at least 6 feet deep and must have a clearance of at least 8 feet.

26(5) A common entry frontage may be used to access building entries.

Urban Stoop Frontage Design

27(1) No privacy barrier is required for an urban stoop frontage

27(2) The pavement within a fenced terrace frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.

27(3) Landscaping is not required in respect of an urban stoop frontage; however, if landscaped, all landscaping must comply with the following:

- (a) landscaping must be in raised planters that are at least 18 inches tall;
- (b) 3 shrubs must be provided for every 20 linear feet of raised planter; and
- (c) where the setback is greater than 5 feet, 1 tree must be provided for every 35 linear feet of raised planter.

27(4) Entries along an urban stoop frontage must comply with the following:

- (a) access to building entries must be covered; and
- (b) entry coverings must provide a clearance of at least 8 feet.

27(5) Bay windows, balconies and entry coverings are permitted to project into the urban stoop frontage up to the lot line of the site or Framework Block.

27(6) No accessory uses are permitted within an urban stoop frontage.

Embedded Porch Frontage Design

28(1) An embedded porch must be separated from the embedded porch frontage by a wall, fence or hedge.

28(2) The pavement within an embedded porch frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.

28(3) All landscaping of an embedded porch frontage must comply with the following:

- (a) any embedded porch frontage with a setback greater than 2 feet must be landscaped;
- (b) landscaping must be in raised planters that are at least 18 inches tall;
- (c) 3 shrubs must be provided for every 20 linear feet of raised planter; and
- (d) where the setback is greater than 5 feet, one tree must be provided for every 35 linear feet of raised planter.

- 28(4)** Entries along an embedded porch frontage must comply with the following:
- (a) a walkway must be provided to access each embedded porch;
 - (b) each ground floor dwelling unit along the frontage must have an embedded porch; and
 - (c) embedded porches must provide access to the associated ground floor dwelling unit.
- 28(5)** Bay windows and balconies are permitted to project into an embedded porch frontage up to the lot line of the site or Framework Block.
- 28(6)** An embedded porch frontage may be used as private outdoor space for ground floor dwelling units.

Door Yard Frontage Design

- 29(1)** A door yard frontage must be separated from the sidewalk by a wall, fence or hedge.
- 29(2)** The pavement within an embedded porch frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.
- 29(3)** A door yard frontage must be landscaped in accordance with the following:
- (a) at least 40% of the frontage setback area must be landscaped;
 - (b) one tree must be provided for every 35 linear feet of frontage length.
- 29(4)** Entries along a door yard frontage must comply with the following:
- (a) entries to ground floor dwelling units must be directly accessible from an entry through the wall, fence or hedge; and
 - (b) at least one entry must be provided for each ground floor dwelling unit along the frontage.
- 29(5)** Bay windows, balconies, porches and entry coverings are permitted to project up to 6 feet into a door yard frontage.
- 29(6)** A door yard frontage may be used as private outdoor space for ground floor dwelling units.

Fenced Yard Frontage Design

- 30(1)** A fenced yard frontage must be separated from the sidewalk by a wall, fence or hedge.
- 30(2)** The pavement within an embedded porch frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.
- 30(3)** A fenced yard frontage must be landscaped in accordance with the following:
- (a) at least 60% of the frontage setback area must be landscaped; and

- (b) one tree must be provided for every 35 linear feet of frontage length.
- 30(4)** At least one entry must be provided to access the frontage setback area and to provide access to the building entry.
- 30(5)** The following projections into a fenced yard frontage are permitted:
 - (a) bay windows and balconies, to a maximum projection of 6 feet; and
 - (b) entry coverings and porches, to a maximum projection of 8 feet.

Raised Yard Frontage Design

- 31(1)** A raised yard frontage design must be separated from the sidewalk by a change in elevation, with a minimum elevation of 18 inches above sidewalk level and a maximum elevation of 30 inches above sidewalk level.
- 31(2)** Fences along a raised yard frontage must be 50% transparent.
- 31(3)** The pavement within a raised yard frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.
- 31(4)** A raised yard frontage must be landscaped in accordance with the following:
 - (a) at least 60% of the frontage setback area must be landscaped;
 - (b) one tree must be provided for every 35 linear feet of frontage length.
- 31(5)** A walkway directly accessing the building entry must be provided.
- 31(6)** The following projections into a raised yard frontage design are permitted:
 - (a) bay windows and balconies, to a maximum projection of 6 feet; and
 - (b) entry coverings and porches, to a maximum projection of 8 feet.

Forecourt Frontage Design

- 32(1)** The pavement within a forecourt frontage must be of a contrasting colour from the sidewalk to define the intended path of travel.
- 32(2)** Forecourts must be between 400 and 4,800 square feet in area and must be lined by building facades on 3 sides.
- 32(3)** Forecourts may be separated from the sidewalk by a hedge or wall.
- 32(4)** A forecourt frontage must be landscaped in accordance with the following:
 - (a) one tree must be provided for every 800 square feet of forecourt area, with a minimum of one tree provided;
 - (b) required trees may be clustered in accordance with the City's tree spacing guidelines; and

- (c) landscaped areas of a non-enclosed forecourt must be raised at least 18 inches.

32(5) Projections into a forecourt frontage are permitted in accordance with the following:

- (a) display windows are permitted projections to a maximum projection of 4 feet;
- (b) bay windows and balconies are permitted projections to a maximum projection of 6 feet;
- (c) entry coverings and porches are permitted projections to a maximum projection of 8 feet;
- (d) awnings and canopies are permitted projections to a maximum projection of 14 feet;
- (e) awnings and canopies must be at least 6 feet deep with a clearance of at least 8 feet; and
- (f) a forecourt frontage may be fully covered.

32(6) Provided the use does not encroach into the sidewalk, a forecourt frontage may be used for:

- (a) access to building entries;
- (b) outdoor seating;
- (c) outdoor dining;
- (d) merchandise display; or
- (e) amenity space.

Vehicle Areas Within Frontages

33(1) Subject to this section, driveways may only access off-street parking and loading areas.

33(2) Drive-throughs and queuing lanes must not be located within primary or secondary frontages.

33(3) Surface parking must not be located within primary or secondary frontages, unless:

- (a) the parking is located along a driveway separating civic space from buildings; and
- (b) the driveway is designed to the standards of a Framework Street.

33(4) Ground floor parking in buildings is permitted along primary or secondary frontages where:

- (a) the parking is set back at least 20 feet from the building façade; and

- (b) the building area between the parking and the frontage is lined by active interior spaces.
- 33(5)** Below grade parking is permitted and may extend into the frontage setback area where:
 - (a) the parking is not visible from the frontage; and
 - (b) parking ventilation within the frontage is located at least 12 feet above the sidewalk level.
- 33(6)** Parking above ground level is permitted along primary or secondary frontages where:
 - (a) the parking is set back at least 20 feet from building façades and is lined by other uses; or
 - (b) building facades along the parking continues the appearance of the building façade as follows:
 - (i) openings must be no larger than the average opening of other upper storeys;
 - (ii) opening proportions must be equivalent to the average proportion of openings of other upper storeys;
 - (iii) openings must not be spaced more than 12 feet apart or the average of the spacing of other upper-storey openings, whichever is greater; and
 - (iv) openings along each storey and façade must meet the minimum percentage requirement for glazing.
- 33(7)** Parking areas located within 25 feet of primary or secondary frontage lines must be screened by:
 - (a) a hard-surfaced wall between 36 and 48 inches tall and set back between 2 and 6 feet from the frontage line;
 - (b) landscaping in a raised planter that is at least 18 inches tall and located between the wall and the sidewalk;
 - (c) a planting bed that is at least 8 feet deep and is located between the wall and the parking area; and
 - (d) large shade trees within the required planting bed, spaced no more than 40 feet apart on centre along the frontage.

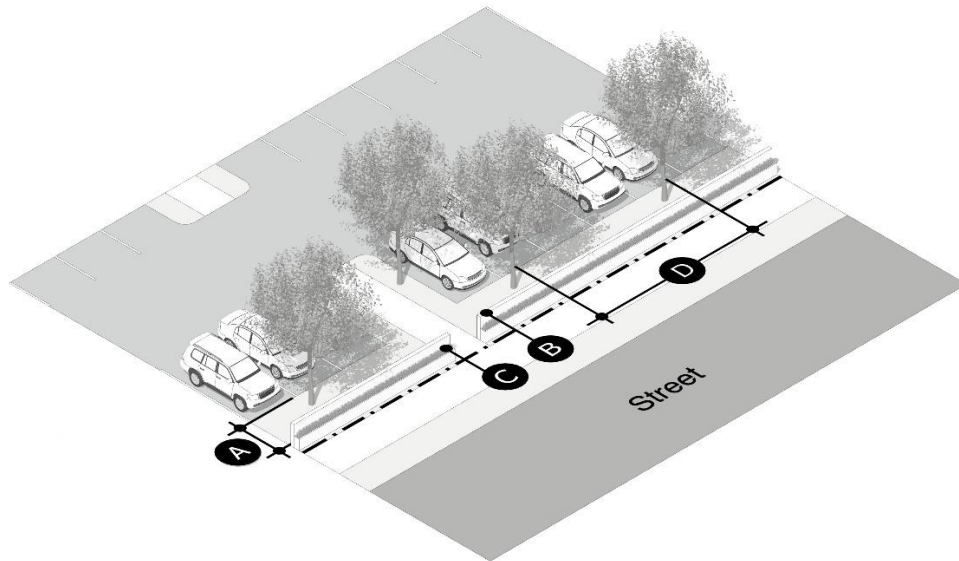


Figure 20 – Illustrated Screening Standards for Parking Areas

Building Setbacks

34(1) Buildings must be set back from the lot lines of a site or Framework Block in accordance with this section.

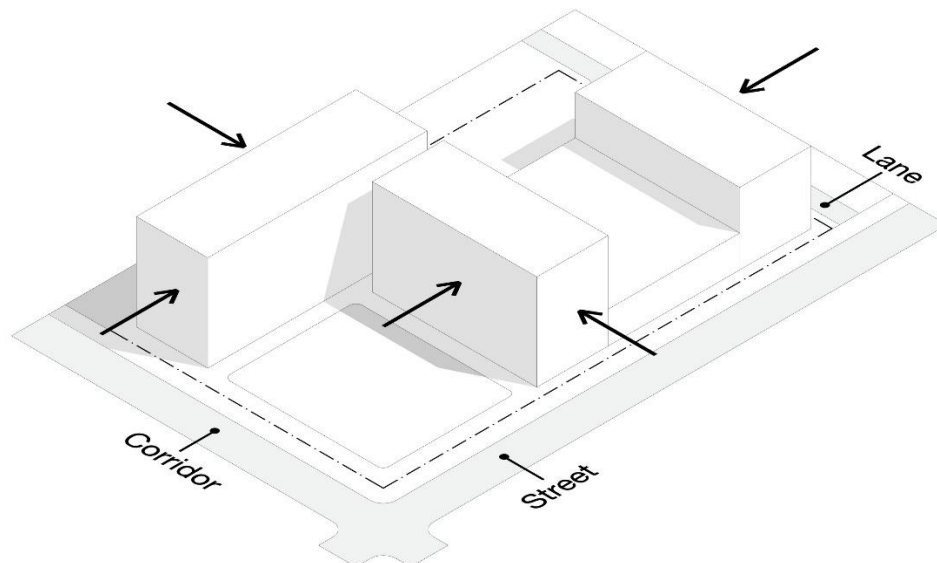


Figure 21 – Building Setback Standards within a Street

34(2) A front yard setback of at least 2 feet must be provided along primary and secondary frontages.

34(3) Buildings must be set back from lanes as follows:

- (a) at least 2 feet;

- (b) at least 12 feet for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line; or
- (c) for buildings over 75 feet, such setback as required by a 45-degree angular analysis, where applicable.
amended 24/2026

34(4) A side yard setback must be provided as follows:

- (a) no setback is required in respect of zero lot line buildings;
- (b) at least 4 feet; or
- (c) at least 12 feet for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line.

34(5) A rear yard setback must be provided as follows:

- (a) at least 10 feet;
- (b) at least 12 feet for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line; or
- (c) for buildings over 75 feet, such setback as required by a 45-degree angular analysis, where applicable.
amended 24/2026

34(6) Subject to subsection 34(7), in order to maintain adequate sightlines for vehicles entering a major street, no fence, wall, structure, building, statue, hedge, shrub or planter between 2.5 and 8 feet in height must be located within the areas denoted as clear sight triangles in Figure 22 adjacent to stop controlled streets and public lanes.

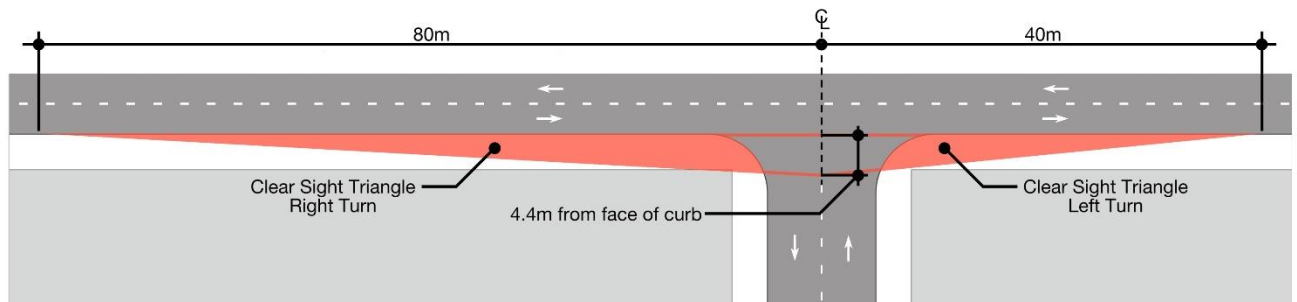


Figure 22 - Sightline Requirements At Intersections

34(7) The Clear Sight Triangle Left Turn sightline requirement does not apply where left turns and through vehicular movements are prohibited, and the Clear Sight Triangle Right

Development In Proximity To Rail Operations

35(1) Where required under subsection 6(1), a Development Viability Assessment must be completed by a professional engineer to the satisfaction of the Director and must:

- (a) provide a comprehensive assessment of the site conditions of the site, including an evaluation of any potential conflicts with the proposed development that may result from its proximity to a railway or rail yard;
- (b) evaluate any potential impacts on the operation of the railway as a result of the proposed development, both during the construction phase and afterwards;
- (c) identify potential hazards and risks associated with the proposed development on the site; and
- (d) include:
 - (i) details of the site, including topography, soil conditions, and proximity to the railway corridor;
 - (ii) details of the railway corridor, including track geometry or alignment, the existence of junctions, and track speed;
 - (iii) details of the proposed development, including the number of potential residents, proposed collision protection in the event of a train derailment; and
 - (iv) construction details.

35(2) Development authorized by a development permit to which a Development Viability Assessment applies must comply with the recommendations of the Development Viability Assessment.

Noise Attenuation

36(1) The exterior wall of buildings within 50 feet of the following streets must have a sound transmission class rating of 50 or above:

- (a) Kenaston Boulevard;
- (b) Sterling Lyon Parkway; and
- (c) Lagimodiere Boulevard.

Projections Permitted

37(1) Projections into setbacks are permitted in accordance with this By-law, subject to the restrictions in this PDO.

37(2) Setbacks must be landscaped as follows:

- (a) for any site or Framework Block that abuts an R1, R2 or RMF-S zoning district:
 - (i) one tree must be provided for every 35 linear feet of lot line, to be located within 10 feet of the lot line; and

- (ii) a 6-foot tall fence must be installed within the site or Framework Block along the entirety of the lot line;
 - (b) where the setback, other than a front yard setback, is 6 feet or greater, at least one tree must be provided for every 35 linear feet of lot line, to be located within 10 feet of the lot line;
 - (c) front yard setbacks must be landscaped in accordance with the frontage design provisions of this PDO;
 - (d) required trees may be clustered.
- 37(3)** Where the setbacks set out in this PDO conflict with the Special Yard requirements of this By-law, the Special Yard requirements prevail.

Building Heights

- 38(1)** Except for permitted vertical projections under s. 160 of this By-law, building heights are limited as follows:
- (a) buildings located along streets with a right-of-way less than 80 feet wide must not exceed 75 feet in height;
 - (b) buildings located along streets with a right-of-way between 80 and 100 feet wide must not exceed 105 feet in height;
 - (c) buildings located along streets with a right-of-way more than 100 feet wide must not exceed:
 - (i) 150 feet in height; or
 - (ii) 200 feet where the building or portion thereof is located more than 75 feet from the lot line of any site or Framework Block; and
 - (d) for buildings to which a 45-degree analysis applies, buildings must not exceed 75 feet unless:

amended 24/2026

 - (i) the building is contained below the 45-degree angular plane; or

added 24/2026
 - (ii) a sun and shadow study is submitted which demonstrates compliance with the submission and evaluation requirements as stated in section 39 of this PDO;

added 24/2026

- 38(1.1)** for any building subject to a sun and shadow study pursuant to subsection 38(1)(d)(ii) and which is otherwise compliant with the regulations in section 39, plans must be submitted showing the location and design of any and all proposed buildings, including elevations and fenestrations, for approval by the Director and the relevant Community Committee prior to the issuance of any building or development permit.
- added 24/2026*

38(2) *deleted 24/2026*

38(3) Despite anything else in this PDO, building heights of up to 75 feet will be permitted on all lots without the requirement for a 45-degree analysis
added 24/2026

38(4) In no circumstance shall the building height of a proposed development exceed the allowable heights as prescribed by the width of the right-of-way in accordance with the above subsection (1).
added 24/2026

Sun and Shadow Study

39(1) A sun and shadow study must be prepared to the following standards:
added 24/2026

- (a) It must be prepared by a qualified design professional such as an architect or engineer, and
 - (i) models must illustrate how residential uses zoned R1, R2, and RMF-S around the proposed development would be impacted by shadows,
 - (ii) diagrams should be in colour and must be drawn to a legible scale
 - (b) Studies will consist of the following parts:
 - (i) illustrations of the existing context;
 - (ii) illustrations showing the proposed development's impact within the existing context, relative to as-of-right height and massing as per the subject property's existing zoning;
 - (ii) illustrations showing the proposed development's impact within the existing context and massing per the subject property's proposed building height above the as-of-right building height;
 - (iv) illustrations showing the direction, extent, and duration of light; and
 - (v) a visual comparative analysis of the various shadow scenarios, illustrating the shadow impact of the proposed development on adjacent lands.
 - (c) sun and shadow tests shall be done for the spring and fall equinoxes (dates may vary from March 19-21 and September 21-24 in any given year) at 9 am, 12 pm, 3 pm and 6pm, or any other time between these hours deemed necessary to confirm compliance with the requirement for 5 consecutive hours of sunlight.
- 39(2)** A sun and shadow study must show that a proposed development (building) will allow for five consecutive hours of full sunlight to be cast on residential uses zoned R1, R2, and RMF-S around the proposed development. The determination for 'consecutive hours' begins at the moment any shadow crosses the lot line of a surrounding residential use with the aforementioned zoning designations.
added 24/2026

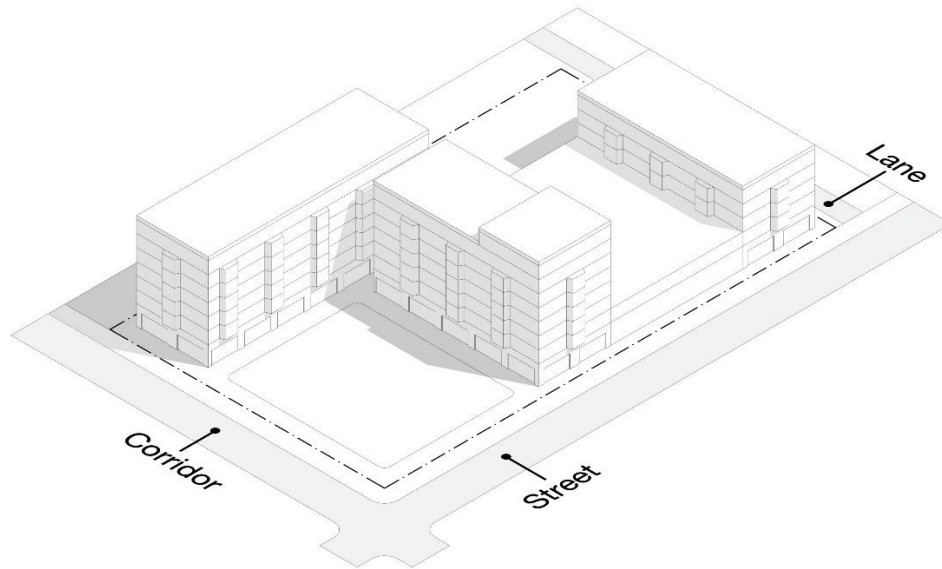


Figure 23 – Building Design Standards Within A Site

Building Massing

41 Buildings that are longer than 100 feet in length along frontages must provide at least one of the following articulation options, and buildings that are longer than 200 feet in length along frontages must provide at least 2 of the following articulation options:

- (a) change in height:
 - (i) height of the building must vary by at least one storey; and
 - (ii) at least 25% of the length of the façade must be at a lower height than the rest of the façade;
- (b) change in horizontal plane:
 - (i) at least 25% of the length of the façade must be set back further than the rest of the façade; and
 - (ii) the minimum depth of the setback is 2 feet;
- (c) projecting bays:
 - (i) at least 25% of the length of the façade must include projecting bays, not including projecting balconies;
 - (ii) for buildings with 3 or more storeys, each projecting bay must vertically span at least 2 storeys; and
 - (iii) projecting bays must project at least 2 feet forward from the façade;
- (d) embedded bays:

- (i) at least 25% of the length of the façade must include embedded bays, including embedded balconies;
- (ii) for buildings with 3 or more storeys, each embedded bay must vertically span at least 2 storeys; and
- (iii) embedded bays must be embedded at least 6 feet in from the façade.

Building Materials

42(1) Façades must be comprised of no more than 3 materials.

42(2) Materials must transition horizontally, except projections may be a different material.

42(3) Heavier materials (such as stone or brick) must be below lighter materials (such as wood or composite).

42(4) First floor finish materials must be hard surfaced.

42(5) Materials used along frontages must continue for at least 3 feet along adjacent building facades that do not face frontages.

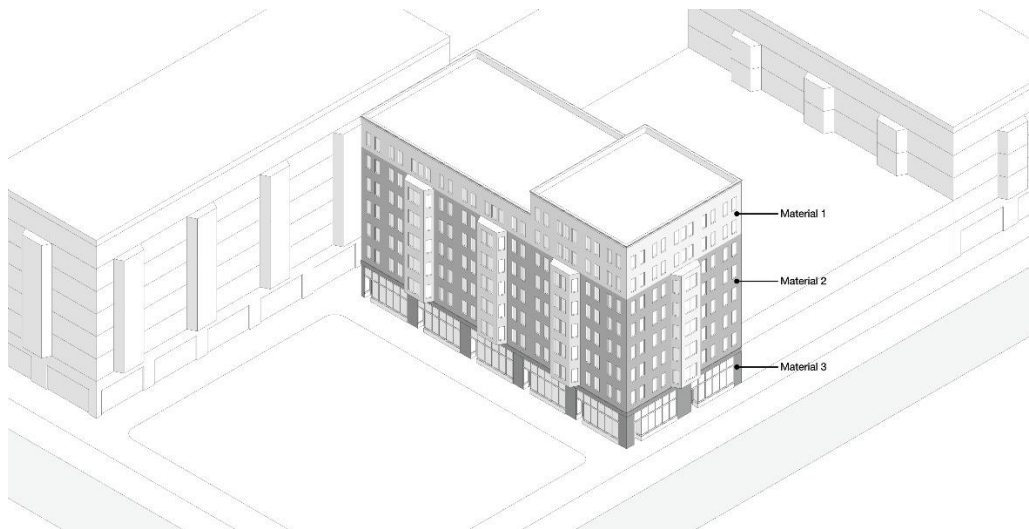


Figure 24 – Illustrated Material Standards for Building Facades

Bird Friendly Window Design

42.1 New buildings and retrofits must be designed in accordance with the following standards:

amended 24/2026

- (a) a bird friendly window treatment must be applied to glazing systems up to 16 meters above grade or to the top of the mature tree canopy, whichever is higher, to the satisfaction of the Director.

added 24/2026

Fencing

43(1) The fencing standards in section 194 of this By-law apply.

43(2) Fencing located within the setback area of a frontage must meet the applicable frontage design standards under this PDO.

43(3) Civic Space may be fenced in accordance with the following:

- (a) fence openings must be provided for every 20 feet of fencing length; and
- (b) fences located along the edge of the civic space must not be taller than 3 feet in height.

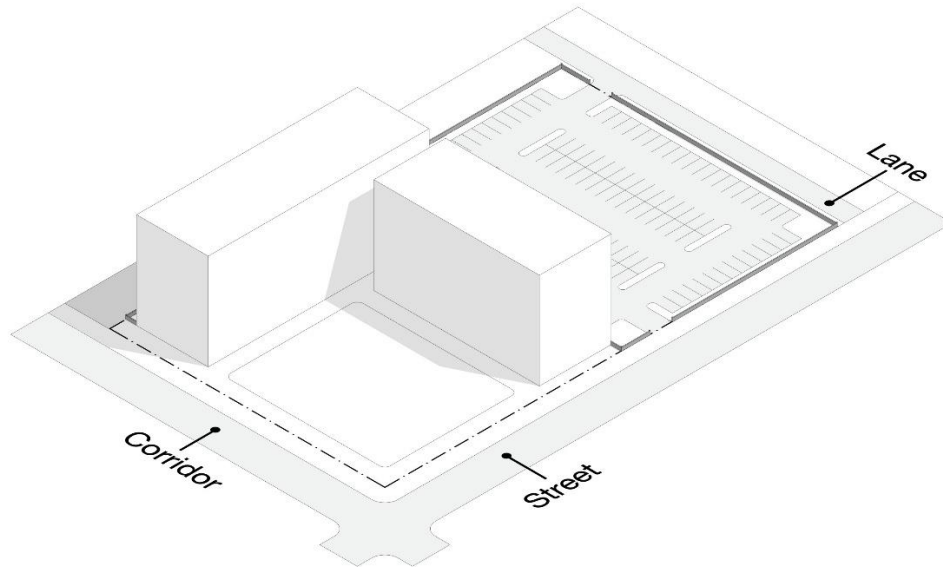


Figure 25 – Fencing Location Standards Within A Site

Vehicle Parking Locations

44(1) Subject to subsection (2), surface parking areas must be set back at least 5 feet from side or rear lot lines.

44(2) The setback required under subsection (1) is not required where the surface parking area is connected to a surface parking area on an abutting site or Framework Block.

44(3) Above-ground structured parking must be

- (a) set back at least 10 feet from side or rear lot lines; and
- (b) buffered by canopy trees, spaced no more than 30 feet on centre along shared lot lines.

44(4) Parking areas are not required to be set back from lanes.

Parking Lot Design

45 Section 172 of this By-law applies, except that berming is not permitted as a buffering option for parking areas.

Loading, Service and Storage Areas

- 46(1)** Loading spaces are required in accordance with section 173 of this By-law.
- 46(2)** Loading, service and storage areas are not permitted within front or side yards along primary or secondary frontages and must be set back at least 5 feet from side or rear lot lines.
- 46(3)** Loading, service and storage areas must be screened as follows:
- (a) screening required for parking along frontages is sufficient to screen loading, service and outdoor storage areas along those frontages;
 - (b) screening along side and rear lot lines must consist of a 6-foot tall opaque fence or wall and be located
 - (i) along the lot line; or
 - (ii) between the loading, service or outdoor storage area and the lot line; and
 - (c) indoor storage within buildings does not require screening.

Pedestrian and Bicycle Access

- 47(1)** Pedestrian walkways must be provided between public sidewalks and:
- (a) all building entrances and points of egress;
 - (b) parking areas;
 - (c) service areas;
 - (d) ground floor amenity spaces; and
 - (e) paths and pathways where required by the City's pedestrian and cycling strategies.
- 47(2)** Within surface parking areas with more than 50 parking spaces, pedestrian walkways must be:
- (a) located between every 3 parking rows;
 - (b) located perpendicular to parking rows every 30 spaces; and
 - (c) accompanied by landscape strips at least 5 feet wide on both sides of the walkway.
- 47(3)** Pedestrian walkways must be:
- (a) at least 5 feet wide; and
 - (b) paved in a contrasting color from the surrounding area to define the intended path of travel.

47(4) Bicycle access routes must be provided as follows:

- (a) between on-site bicycle parking areas, active transportation paths, and public streets;
- (b) bicycle access must be provided through the site if it is more than 2 acres and has access to active transportation paths on multiple sides; and
- (c) constructed as paths and pathways where indicated in the City's adopted path and pathway plan and policies.

47(5) Pedestrian walkways and bicycle access routes must be built in accordance with the following:

- (a) for pedestrian walkways, the Private Development Requirements for Pedestrian Routes identified in the City of Winnipeg Accessibility Design Standards; and
- (b) for paths and pathways, the City of Winnipeg Public Works Department standards.

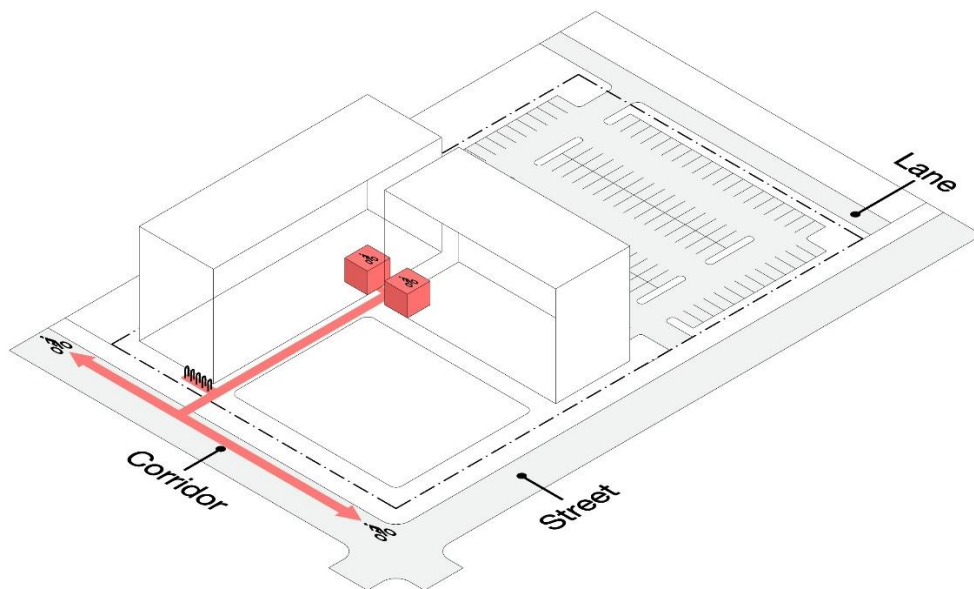


Figure 26 – Bicycle Access and Storage Locations Within A Site

Framework Plan Required

48 A Framework Plan is required for any site that is greater than 10 acres in area.

Framework Plan Structure

49(1) A Framework Plan must divide the affected site into 2 or more Framework Blocks.

49(2) Framework Blocks may be separated by Framework Streets, active transportation routes or pedestrian routes.

49(3) Subject to subsection (4), the perimeter of a Framework Block must not be longer than 1,800 feet.

- 49(4)** Where the Framework Plan Area abuts another property, partial blocks may be provided along abutting properties, limited to a maximum perimeter of 1,200 feet, including the shared property line in the perimeter calculation.

External Connections to a Framework Plan

50(1) Framework Streets must align with:

- (a) street stubs along abutting properties;
- (b) Framework Streets within adjacent Framework Plans;
- (c) streets opposite rights-of-way along the Framework Plan perimeter; and
- (d) primary vehicle entries as identified by the Director of Public Works.

50(2) Framework Streets, active transportation routes and pedestrian routes must connect to abutting properties at least every 660 feet except where:

- (a) obstructed by a highway, railway, waterway or other similar linear barrier;
- (b) obstructed by a grade over 15%; or
- (c) where the adjacent property has been platted with individual lots that do not accommodate connections.

50(3) Pedestrian walkways and active transportation routes must connect transit stops with the nearest public street.

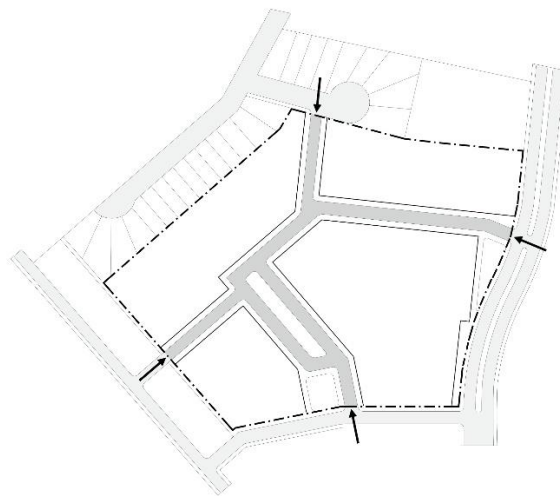


Figure 27 – External Connections Within Framework Plan

Framework Street Network

51(1) A Framework Plan must set out a network of Framework Streets that provides accessible pedestrian access to:

- (a) all residential uses;
- (b) all new non-residential uses;

- (c) transit stops; and
 - (d) existing and planned active transportation routes.
- 51(2)** The network of Framework Streets may be constructed incrementally and is only required between Framework Plan Effective Areas and adjacent public streets.
- 51(3)** At least 50% of the network of Framework Streets must provide vehicle access, measured by centerline length.
- 51(4)** The entire network of Framework Streets must provide pedestrian access.
- 51(5)** A Framework Plan must include dedicated bicycle infrastructure traversing the Framework Plan area in perpendicular directions.
- 51(6)** The largest civic space in the Framework Plan must have access from dedicated bicycle infrastructure.
- 51(7)** The network of Framework Streets must provide at least 1 sign that indicates the owner of the Framework Streets and a contact number for maintenance.

A Streets and B Streets

- 52(1)** A Framework Plan may designate A Streets and B Streets.
- 52(2)** B-Streets must not exceed 40% of the Framework Streets, measured by centerline length.
- 52(3)** At least 50% of Framework Streets connecting to public streets must be A Streets.
- 52(4)** All Framework Streets along a civic space must be A Streets.
- 52(5)** A-Streets may only transition to B Streets at the intersection of another A Street.

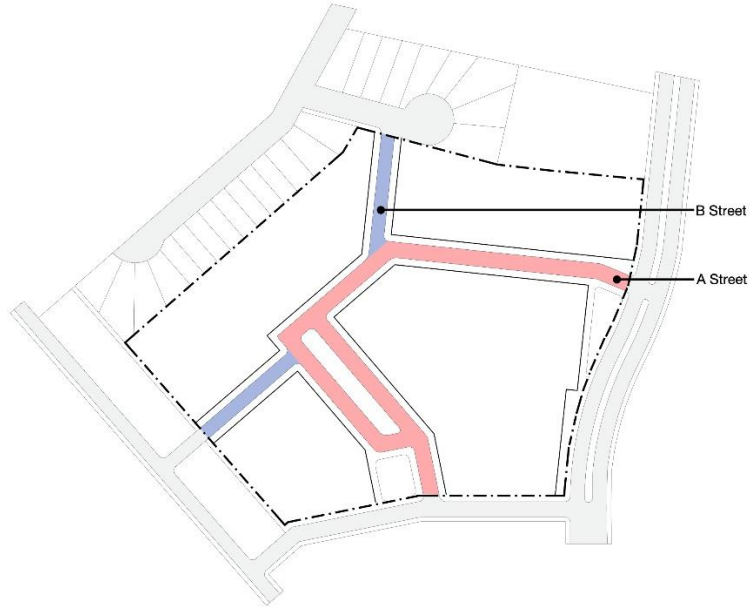


Figure 28 – Street Locations Within Framework Plan

Standard Framework Streets

53(1) The standard framework street models are approved for use within Framework Plans:

- (a) Commercial streets:
 - (i) 2 lane, 2 angled parking lanes: A Streets;
 - (ii) 2 lane, 2 parallel parking lanes: A Streets, B Streets;
 - (iii) 2 lane, 1 parallel parking lane: A Streets, B Streets;
 - (iv) 2 lane, no on-street parking: B Streets; and
- (b) Residential:
 - (i) 2 lane, 2 parallel parking lanes: A Streets, B Streets;
 - (ii) 2 lane, 1 parallel parking lane: A Streets, B Streets; and
 - (iii) 2 lane, no on-street parking: B Streets.

53(2) Custom Framework Streets must comply with this PDO.



Figure 29 – Typical Framework Street Section

53(3) The minimum centerline radius for Framework Streets is:

- (a) 100 feet for Framework Streets with vehicle access; and
- (b) 30 feet for Framework Streets with only pedestrian and active transportation access.

Framework Street Vehicle Travel Lanes

54(1) Framework Streets providing vehicle access must include 2 vehicle travel lanes;

54(2) Vehicle travel lanes must be at least

- (a) 9.8 feet wide; or

- (b) 10.8 feet wide where the vehicle travel lane is adjacent to a vehicle parking lane.

54(3) Vehicle movement along Framework Streets must be 2-way.

54(4) Where a Framework Street intersects with a public street, additional lanes may be required.

Framework Street Vehicle Parking Lanes

55 Framework Streets may include vehicle parking lanes as follows:

- (a) parallel vehicle parking lanes at least 7.5 feet wide; and
- (b) angled parking lanes in a 45-degree orientation with a minimum width of 18 feet.

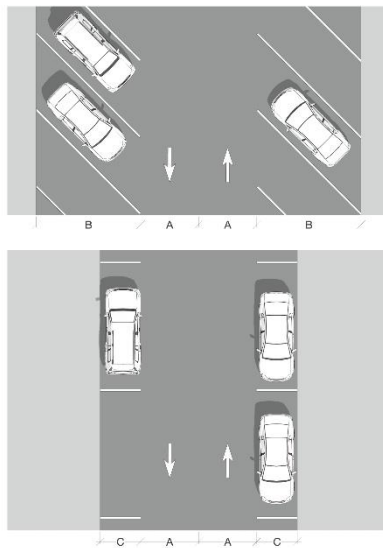


Figure 30 – Illustrated Parking Lane and Travel Lane Standards

Framework Plan Active Transportation

56(1) Dedicated bicycle infrastructure in a Framework Plan may include:

- (a) on-street bicycle lanes;
- (b) parking-protected bicycle lanes;
- (c) sidewalk-adjacent bicycle lanes; or
- (d) a dedicated and separated bicycle or shared-use trail.

56(2) Bicycle lanes must be at least:

- (a) 5.9 feet wide for one-way configurations; and
- (b) 11.8 feet wide for two-way configurations.

56(3) Shared-use trails must be at least:

- (a) 7.9 feet wide for one-way configurations; and
- (b) 14.4 feet wide for two-way configurations.

56(4) Active transportation routes must have a vertical clearance of at least 9.8 feet to support the vertical operating envelope of a bicycle.

Framework Plan Planting and Furnishing Areas

57(1) A Framework Street must provide planting and furnishing areas at least 8 feet wide on both sides of the Framework Street.

57(2) Trees must be provided within the planting and furnishing areas as follows:

- (a) trees must be planted with an average spacing of 40 feet or less, excluding intersections, utilities and other obstructions;
- (b) trees must be located in a long planter or open tree vault; and
- (c) sufficient soil volume must be provided in accordance with subsection 18(3).

57(3) The planting and furnishing area may be paved with cobbles or other pervious material to achieve required soil volumes.

57(4) One U-shaped or artistic bicycle rack must be provided for every 150 feet of Framework Street length, which bicycle racks may be clustered.

57(5) Outdoor seating, directional signage, lighting and green stormwater infrastructure may be provided within the planting and furnishing area.

Long Planter Condition



Open Tree Vault Condition



Figure 31 – Planting and Furnishing Area Conditions

Framework Sidewalks

- 58(1)** A Framework Street must provide sidewalks at least 6.6 feet wide on both sides of the Framework Street.
- 58(2)** Accessible curb ramps must be provided at all corners and intersection segments, along pedestrian desire lines, with yellow detectable panels must be installed in the curb ramps to provide highly visible and physically detectable cues for people with low or no vision.
- 58(3)** Mid-block crossings must be provided along all Framework Street segments longer than 500 feet.

Pedestrian and Bicycle-Only Framework Streets

59(1) Framework Streets providing pedestrian-only access must:

- (a) be at least 19.7 feet wide;
- (b) include at least one tree for every 800 square feet of Framework Street; and
- (c) provide a walkway of at least 9.8 feet wide.

59(2) Framework Streets providing pedestrian and bicycle-only access must:

- (a) be at least 26.2 feet wide;
- (b) include at least one tree for every 800 square feet of Framework Street; and
- (c) provide the minimum amount of pavement specified under section 52.

Framework Plan Civic Space Requirements

60(1) Framework Plans must provide at least 8% of the Framework Plan area as civic space.

60(2) Civic space must be configured in accordance with a civic space type listed in section 16.

60(3) Where buildings are set back more than 20 feet from a public arterial street, a civic space must be provided between the building and the street in accordance with this PDO.

60(4) One civic space must be provided within 250 metres of all dwelling units within a Framework Plan area.

60(5) Existing off-site parks and playgrounds may be taken into account when determining the distance to a civic space under subsection (4).

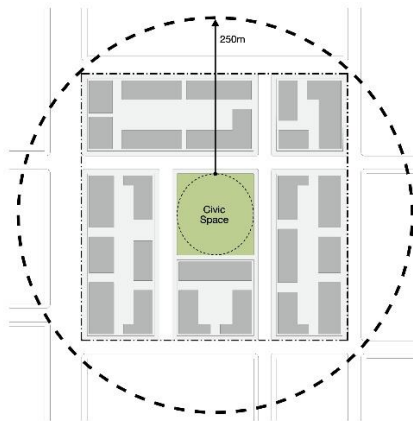


Figure 32 – Civic Space Locations Within Framework Plan Area

Framework Plan Stormwater Detention

61(1) Subject to subsection (2), Dual-Use Stormwater Detention may be incorporated into civic spaces without limit on the amount of civic space occupied.

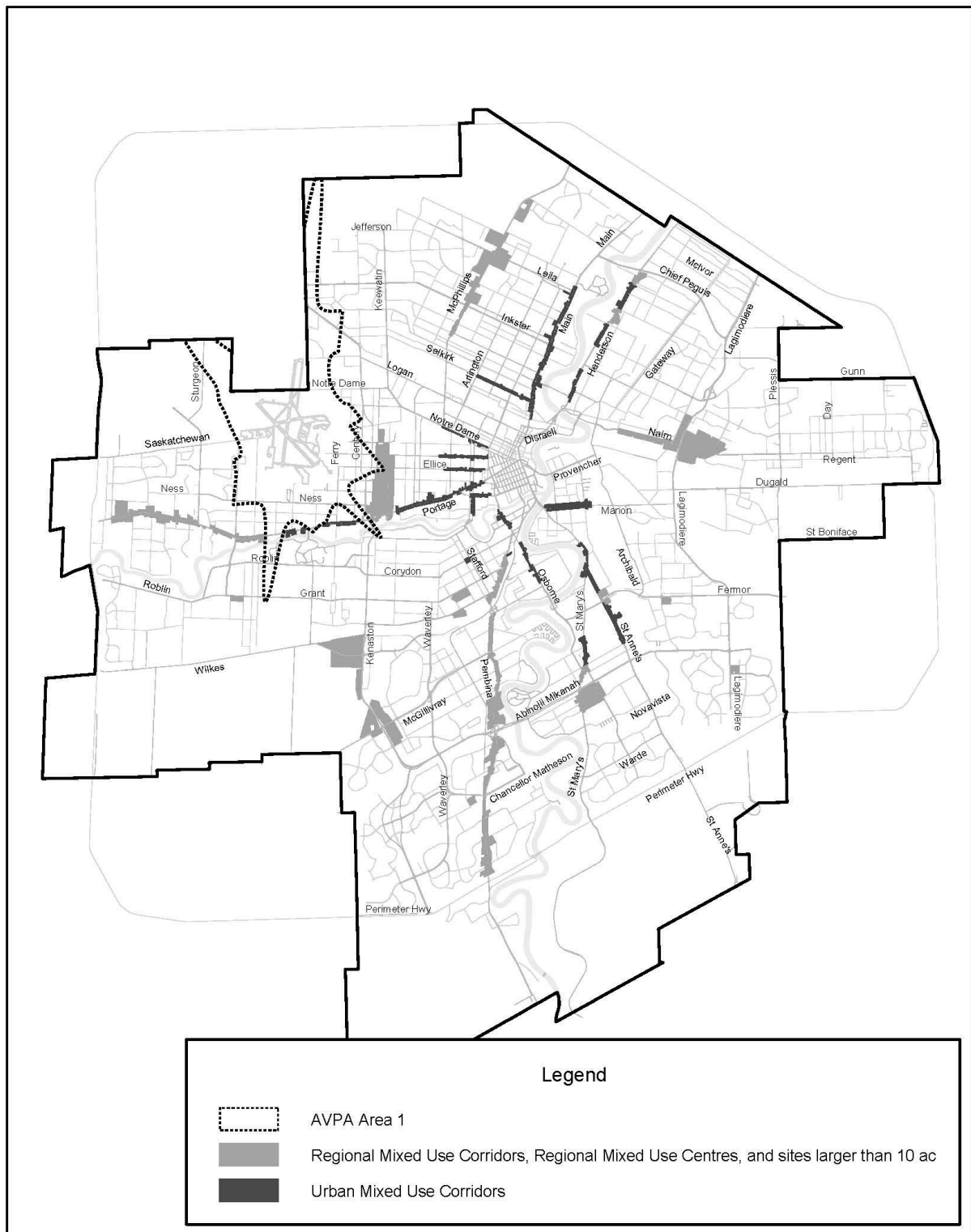
61(2) Dual-Use Stormwater Detention must:

- (a) not be enclosed with fencing or other barriers limiting their use;
- (b) provide sufficient space for the landscaping required for the civic space type; and
- (c) be designed:
 - (i) to only be inundated during rainfall events; and

- (ii) with consideration for public safety during both recreational use and rainfall events.

61(3) Stormwater best-management practices for water quality may occupy up to 20% of any civic space.

PDO Map



Schedule “AC”
added 59/2025

Development Requirements for Low Density Infill

Applicable Standards

1(1) The standards in this Schedule apply to

- (a) any two-family dwelling, 3-unit dwelling or 4-unit dwelling in an R1, R2 or RMF-S zoning district; and
- (b) any 4-unit dwelling on a lot shown on Map 2.

1(2) Except to the extent modified in this Schedule, all standards and requirements of this By-law apply in respect of two-family dwellings, 3-unit dwellings and 4-unit-dwellings.

1(3) Subject to subsection (4), where there is a conflict between this Schedule and anything else in this By-law, this Schedule prevails.

1(4) Where there is a conflict between this Schedule and the provisions of any of the following Schedules, the provisions of the following Schedules shall prevail:

- (a) Schedule D – PDO-1 Airport Vicinity;
- (b) Schedule H – Additional Yard Requirements for Lots Adjacent to Storm Water Retention Basins;
- (c) Schedule I – Special Yards;
- (d) Schedule J – Lots Adjacent to Greater Winnipeg Gas Easement; and
- (e) Schedule K – Additional Area-Specific Yard Requirements.

Definitions

2(1) In this Schedule, the following words and phrases have the following meanings:

“articulation” means the detail and variation along the façade of a building or structure, its massing or its roof form;

“block face” means the area along lot lines that coincides with a street between two street intersections, where a typical rectangular block has 4 block faces, each separated by a roughly perpendicular angle between lot lines at street intersections;

“frontage yard” means, collectively, the front yard and reverse corner yard, along with any other yard area between a street and the nearest habitable building, of a lot;

“massing” means the exterior, geometric volume of a building, its portions and segments and their combination;

“paved”, in respect of a street or public lane, means improved using concrete, asphalt, or brick pavement, but does not include chipseal;

“primary frontage” means the lot line towards which the front of the main building on the lot should be oriented to generally align with other buildings along the same block face, where landscaping, fencing and other development details within the front yard are regulated in relation to the primary frontage;

“primary mass” means the most prominent portion of a building, limited in its footprint and orientation to provide massing and articulation of a larger building that are similar in scale to existing single-family and two-family dwellings;

“raised basement” means the basement of a building that is exposed more than two feet above grade, typically to accommodate windows;

“raking eave” means the sloping edge of a roof that extends beyond the exterior wall of a building along the inclined sides of a gable end, measured perpendicular to the wall at the point where the roof projection terminates. A raking eave is distinguished from a horizontal eave by its alignment with the slope or “rake” of the roof, and forms part of the roof overhang intended to provide weather protection and architectural detailing;

“ribbon pavement” means a driveway or parking space consisting of two parallel paved strips designed to accommodate the wheels of a vehicle, with an unpaved surface, typically grass or other permeable material, between the strips to reduce the total impervious surface area and allow the natural infiltration of stormwater;

“secondary frontage” means, in respect of corner lots or lots with streets on more than 2 sides, the lot lines towards which the front of the main building on the lot should not be oriented, to generally align the front of the building with other buildings along the block face of the primary frontage, where landscaping, fencing and other development details within the reverse corner side yard are regulated in relation to the secondary frontage;

“soft landscaping” means an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that freely permits water infiltration into the ground with no plastic sheeting;

“wedge lot” means a wedge-shaped lot where the length of the front lot line is shorter than the rear lot line; and

“wing” means a portion of a building that is secondary in prominence to the primary mass and that is not a projection.

2(2) Any word or phrase not defined in this Schedule has the meaning otherwise ascribed in this By-law.

Restrictions

3(1) A 3-unit dwelling must not be located on any lot that:

- (a) is accessed from an unpaved public lane; or
- (b) is located in an R1 zoning district and that abuts:
 - (i) a rail line or rail yard;
 - (ii) the Red River, the Assiniboine River, the Seine Reiver or the La Salle River; or
 - (iii) Omand's Creek, Bunn's Creek, Sturgeon Creek or Truro Creek.

3(2) A 4-unit dwelling must not be located on any lot that:

- (a) is accessed from an unpaved public lane; or
- (b) is located in an R1 or R2 zoning district and that abuts:
 - (i) a rail line or rail yard;
 - (ii) the Red River, the Assiniboine River, the Seine Reiver or the La Salle River; or
 - (ii) Omand's Creek, Bunn's Creek, Sturgeon Creek or Truro Creek.

Municipal services required

3.1(1) A lot in an R1, R2 or RMF-S zoning district must not be used for a 3-unit dwelling or a 4-unit dwelling unless the lot receives a full range of municipal services as follows:

- (a) urban standard roadway; and
- (b) piped land drainage, wastewater and water services.

3.1(2) Any lot in an R1, R2 or RMF-S zoning district used for a two-family dwelling may be located on a chipseal roadway, or rear lane, which may include an open ditch land drainage system.

Accessible Units

3.2 Any 4-storey, 4-unit dwelling must provide at least one dwelling unit designated as accessible in accordance with the City's then-current accessibility design standards.

Minimum lot area

4 Despite s. 138 of this By-law, there is no minimum lot area for any two-family dwelling, 3-unit dwelling or 4-unit dwelling in an R1, R2 or RMF-S zoning district.

Minimum lot width

5(1) Despite anything else in this By-law, the minimum lot width for a two-family dwelling in an R1, R2, or RMF-S zoning district is:

- (a) 25 feet for a lot that abuts either a paved or gravel public lane at the rear of the lot;
- (b) 35 feet for a corner lot that does not abut a public lane at the rear of the lot and that is accessed by a side approach;
- (c) 40 feet for a semi-detached dwelling on a lot that abuts a paved or gravel public lane at the rear of the lot; and
- (d) 50 feet in any other instance.

5(2) Despite anything else in this By-law, the minimum lot width for a 3-unit dwelling in an R1 zoning district is:

- (a) 35 feet for an interior lot or corner lot, other than a wedge lot, where the lot abuts a paved public lane at the rear of the lot;
- (b) 50 feet for a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach;
- (c) 60 to less than 61 feet where the lot depth is a minimum of 100 feet; and
- (d) 61 feet in any other instance.

5(3) Despite anything else in this By-law, the minimum lot width for a 4-unit dwelling in an R1 zoning district is:

- (a) 50 feet where the lot:
 - (i) abuts a paved public lane at the rear of the lot; or
 - (ii) is a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach;
- (b) 60 to less than 61 feet where the lot depth is a minimum of 100 feet; and
- (c) 61 feet in any other instance.

5(4) Despite anything else in this By-law, the minimum lot width for a 3-unit dwelling in an R2, or RMF-S zoning district is:

- (a) 35 feet for an interior lot or corner lot, other than a wedge lot, where the lot abuts a paved public lane at the rear of the lot;
- (b) 50 feet for a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach; and

- (c) 60 feet in any other instance.

5(5) Despite anything else in this By-law, the minimum lot width for a 4-unit dwelling in an R2 or RMF-S zoning district is:

- (a) 50 feet where the lot:
- (i) abuts a paved public lane at the rear of the lot; or
 - (ii) is a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach; and
- (b) 60 feet in any other instance.

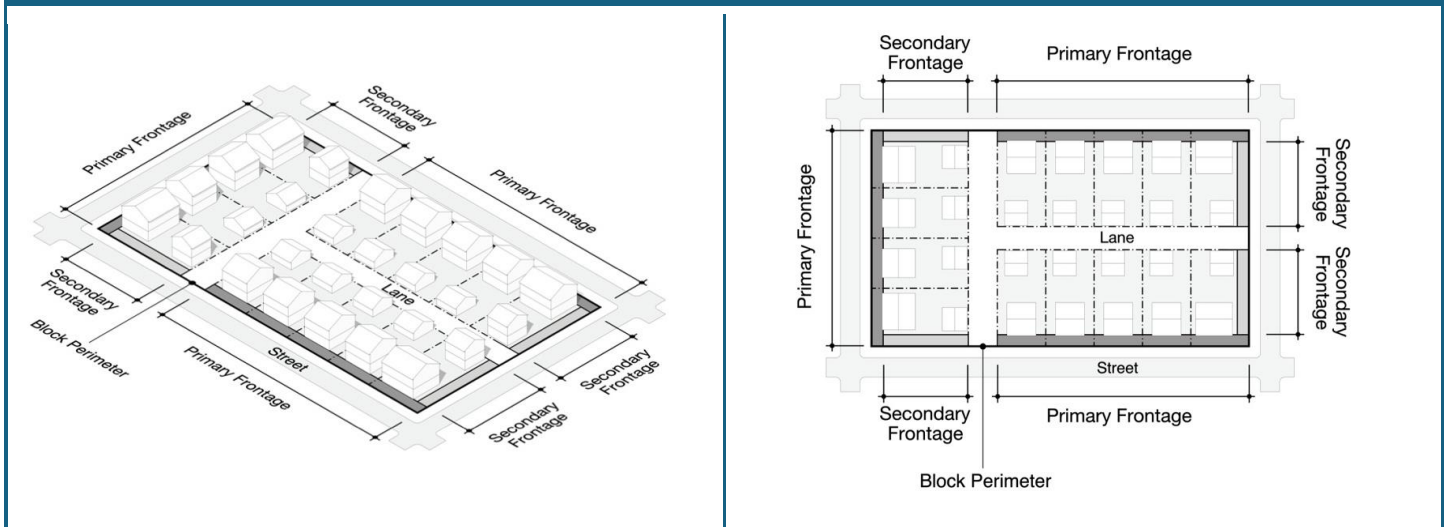
Frontage determination

6(1) Where a lot abuts a single street, the primary frontage for the lot is along that street and the lot has no secondary frontage (see **Figure 1**).

6(2) Where a corner lot abuts 2 streets, the primary frontage for the lot is along the shortest lot line and the secondary frontage for the lot is along the other lot line.

6(3) Where a lot abuts more than 2 streets, the primary frontage for the lot is along the street listed in the lot's civic address and the secondary frontages for the lot are along the other streets.

FIGURE 1- FRONTAGE DETERMINATION



Maximum lot coverage

7(1) The maximum lot coverage for a two-family dwelling, 3-unit dwelling or 4-unit dwelling, along with any accessory structures on the same lot, is:

- (a) 42.5% in an R1E zoning district;

- (b) 52.5% in an R1L zoning district; and
- (c) 57.5% in an R1M or R1S zoning district.

7(2) There is no maximum lot coverage for a two-family dwelling, 3-unit dwelling or 4-unit dwelling in an R2 or RMF-S zoning district.

Minimum permeable surface

8 A lot must have the following minimum permeable surface area of soft landscaping:

- (a) in an R1 or R2 zoning district, 30% for a two-family dwelling, 3-unit dwelling or 4-unit dwelling; and
- (b) in an RMF-S zoning district:
 - (i) 30% for a two-family dwelling; and
 - (ii) 20% for a 3-unit dwelling or a 4-unit dwelling.

Parking

9(1) One off-street parking space is required per dwelling unit.

9(2) Despite subsection (1), 0.15 parking space is required per affordable housing unit.

9(3) Subject to subsection (4), parking areas must be:

- (a) paved; and
- (b) despite anything else in this Schedule, set back a minimum of 16 feet behind the front façade of any principal building.

9(4) Despite clause (3)(b) and anything else in this Schedule, parking areas for lots with front driveways in an R2 or RMF-S zoning district may be located flush with the front façade of any principal building.

9(5) The pavement required under subsection (3) may be ribbon pavement.

9(6) Despite anything else in this Schedule, parking may be located in a required side yard or rear yard where the lot is accessed by a public lane at the rear of the lot.

Driveways

10(1) Driveways, parking aisles, and parking stalls as illustrated in **Figure 2**, must be:

- (a) paved; and
- (b) except for rear approaches along public lanes, be located:

- (i) at least 4 feet from any side property line; and
- (ii) at least 10 feet from any rear property line.

10(2) The pavement required under subsection (1) may be ribbon pavement.

10(3) Where a lot abuts a public lane, parking on the lot must be accessed from the public lane.

10(4) Where a lot does not abut a public lane but has secondary frontage on a side street, parking on the lot must be accessed from the side street.

Front approach driveways

11(1) Subject to subsection (2), the minimum lot width for a front approach driveway is 60 feet.

11(2) Despite subsection (1), the minimum lot width for a front approach driveway is 50 feet where the lot is used for a two-family dwelling.

11(3) Front approach driveways must not exceed 10 feet in width between the front façade of any primary building and the front property line of the lot.

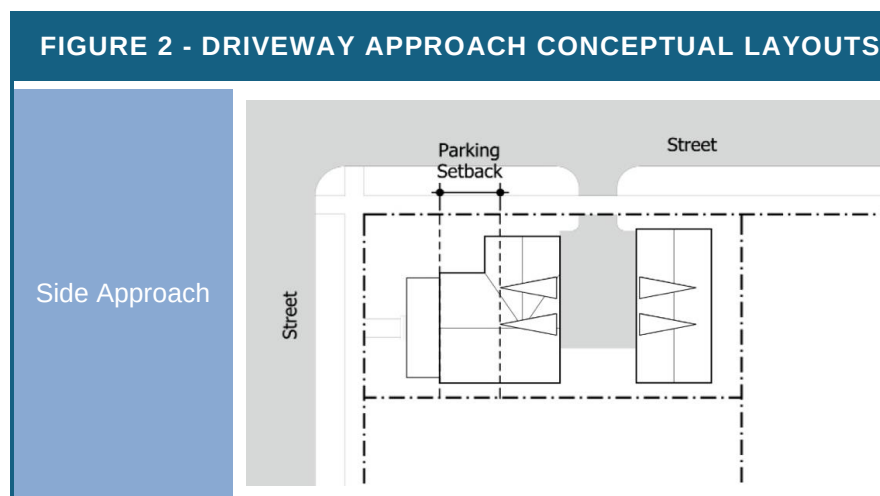
Side approach driveways

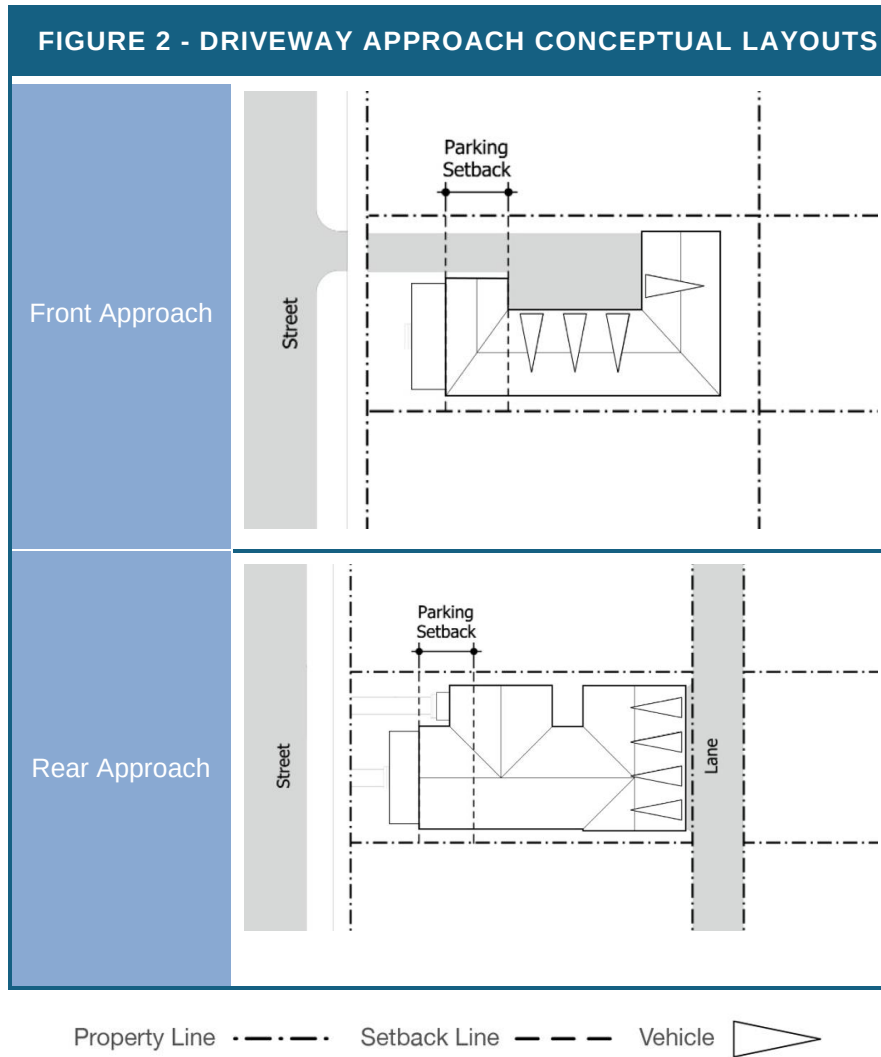
12 Side approach driveways must be set back at least 16 feet from the front façade of any primary building.

Rear approach driveways

13(1) Subject to subsection (2), there is no maximum width for rear approach driveways.

13(2) Rear approach driveways must be set back from any secondary frontage by a distance at least equal to the setback of the principal building.





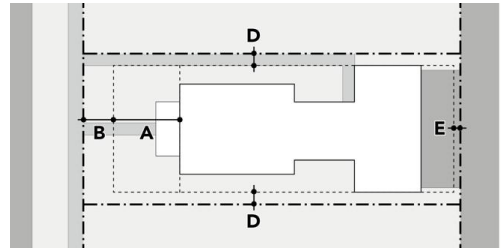
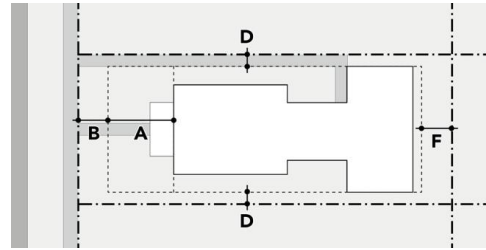
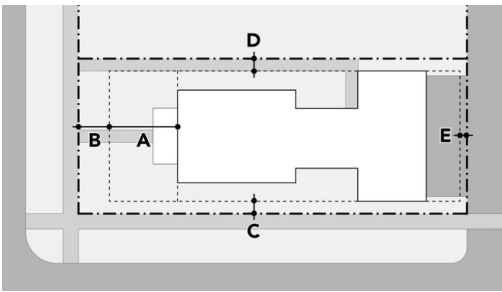
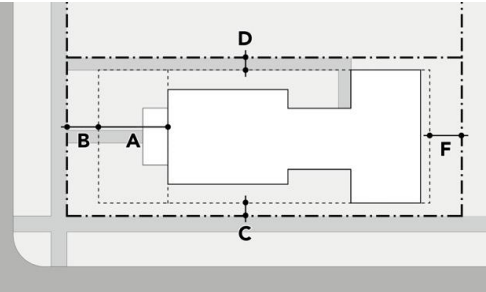
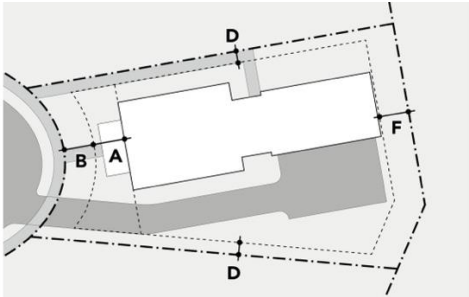
Building setbacks

14(1) Subject to section 156 of this By-law, any two-family dwelling, 3-unit dwelling or 4-unit dwelling must meet the minimum setbacks as set out in this section and illustrated in **Figure 3**.

14(2) Despite subsection (1), where an existing building is being converted to accommodate additional dwelling units:

- (a) the setback of the existing structure is deemed to be conforming; and
- (b) the required setback of any extension of a side wall must match or be greater than the existing setback.

FIGURE 3 - BUILDING SETBACKS

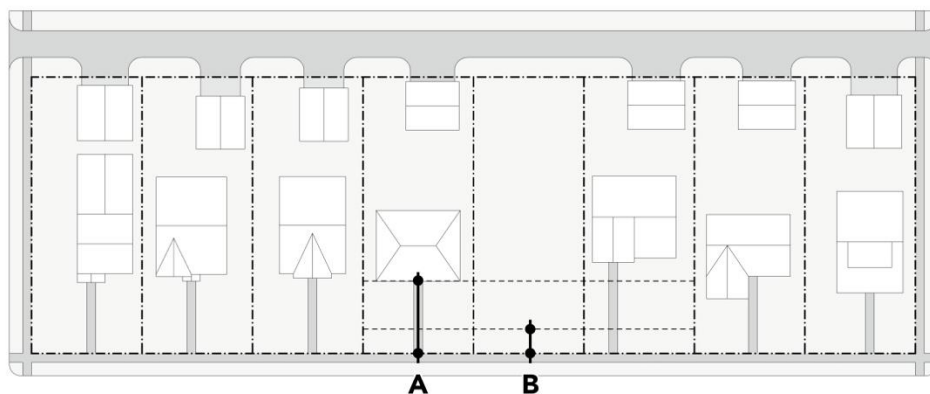
Typical Lot with Lane	Typical Lot without Lane
	
Corner Lot with Lane	Corner Lot without Lane
	
Wedge Condition	
	
A Front Yard Setback Per Abutting Lots	
B Minimum Setback (10 feet)	
C Side Yard Setback	
D Side Yard Setback	
E Rear Lane Setback	
F Rear Yard Setback	

14(3) Sections 139 and 144 of this By-law do not apply in respect of two-family dwellings, 3-unit dwellings or 4-unit dwellings established in accordance with this Schedule.

14(4) The minimum front yard setback required is the greater of:

- (a) 10 feet; or
- (b) the shallowest front yard setback of buildings on:
 - (i) abutting properties with the same zoning designation as the subject lot, as shown in **Figure 4**; or
 - (ii) where an abutting property is vacant, the next closest developed lot with the same zoning designation as the subject lot.

FIGURE 4 - FRONT YARD BUILDING ALIGNMENTS



A Minimum front yard setback equal to the shallowest abutting building setback.

B Minimum 10 ft. front yard setback if abutting buildings are set back 10 ft. or less.

14(5) The minimum rear yard setback for principal and accessory structures is:

- (a) 2 feet where the lot abuts a public lane;
- (b) 25 feet where the property abuts:
 - (i) the Red River, the Assiniboine River, the Seine River or the La Salle River; or
 - (ii) Omand's Creek, Bunn's Creek, Sturgeon Creek or Truro Creek; or
- (b) 10 feet in all other instances.

14(6) Subject to subsection (6), the minimum side yard setback required for principal and accessory structures is:

- (a) 3 feet on one side and 4 feet on the other for lots less than 50 feet in width;
- (b) 4 feet for lots 50 feet or more in width; or
- (c) in alignment with the existing structure where an existing building is being converted.

14(7) Despite subsection (5), the minimum reverse corner street side yard setback required is:

- (a) 20 feet in an R1E zoning district;
- (b) 10 feet in an R1L zoning district; and
- (c) 4 feet in an R1S, R1M, R2 or RMF-S zoning district.

Building heights

15(1) Subject to this section and section 160 of this By-law, and not including any dormers or chimneys, building heights are restricted as follows:

- (a) for a two-family dwelling:
 - (i) the greater of 28 feet or the average building height of abutting lots plus 5 feet, to a maximum of 35 feet, for any lot located entirely within the shaded area of Map 1; and
 - (ii) 35 feet in any other instance;
- (b) for a 3-unit dwelling:
 - (i) the greater of 30 feet or the average building height of abutting lots plus 5 feet, to a maximum of 35 feet, for any lot located entirely within the shaded area of Map 1; and
 - (ii) 35 feet in any other instance; and
- (c) for a 4-unit dwelling:
 - (i) the greater of 30 feet or the average building height of abutting lots plus 5 feet, to a maximum of 35 feet, for any lot located entirely within the shaded area of Map 1;
 - (ii) 39 feet for any lot located entirely within the shaded area of Map 2; and
 - (iii) 35 feet in any other instance.

15(2) For the purposes of calculating building height, habitable basements are considered a storey and must not exceed a height of 5 feet above grade.

4-storey buildings

15.1(1) Despite anything else in this Schedule, a 4-storey building is permitted in an R1, R2 or RMF-S zoning district, provided that the building:

- (a) does not exceed 39 feet in height;
- (b) is on a lot located entirely within the shaded area of Map 2; and
- (c) is used for a 4-unit dwelling.

15.1(2) As illustrated in **Figure 5**, the 4th storey of any 4-unit dwelling in an R1 or R2 zoning district must be contained within:

- (a) a raised basement; or
- (b) the attic volume of the building with dormers serving that attic volume.

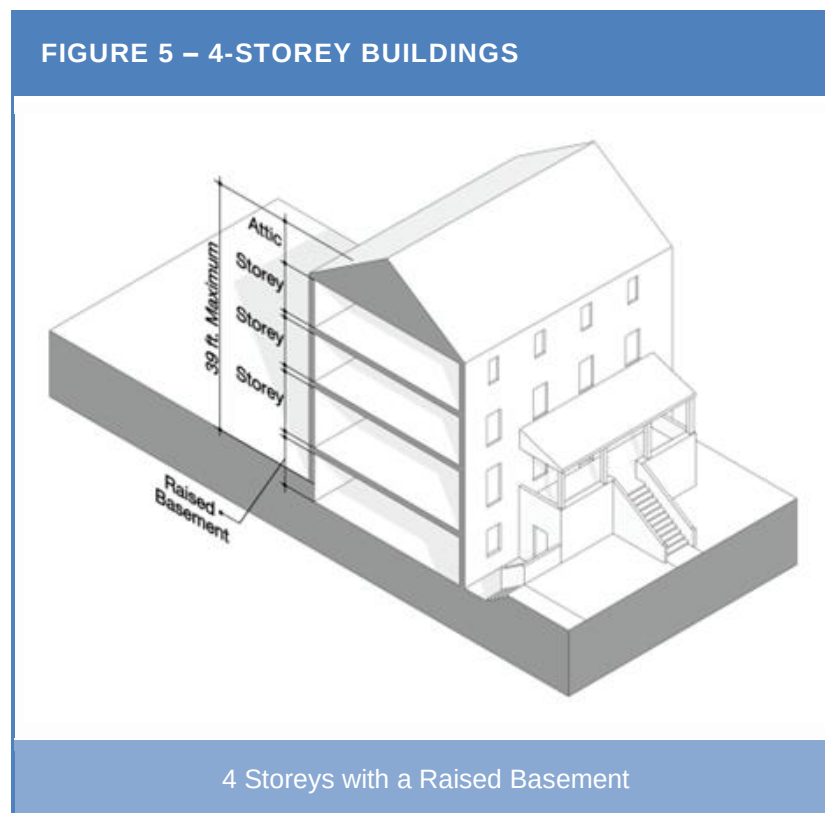
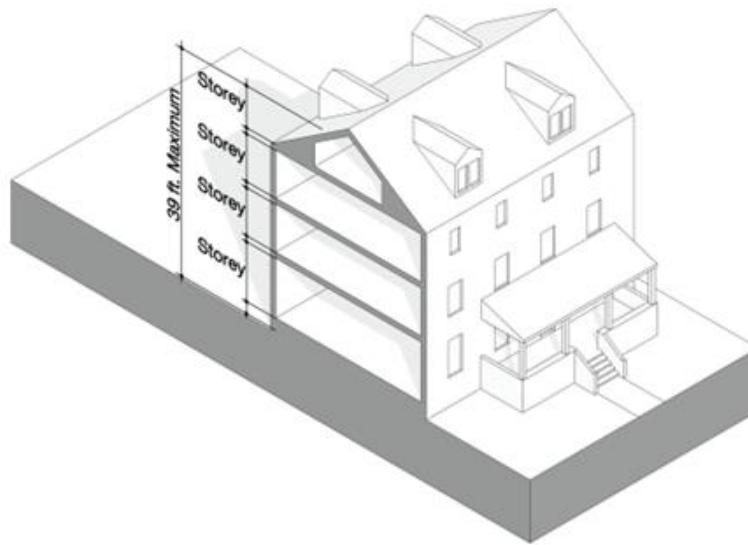


FIGURE 5 – 4-STOREY BUILDINGS



4 Storeys with a Habitable Attic

Building form

16(1) Each separate building must have a primary mass, as illustrated in **Figure 6**, being either:

- (a) a broad front, where the longer dimension of the primary mass faces towards the primary frontage; or
- (b) a narrow front, where the shorter dimension of the primary mass faces towards the primary frontage.

16(2) The primary mass of a building must not exceed:

- (a) for any R1 or R2 zoning district:
 - (i) 30 feet in the shorter dimension; and
 - (ii) 45 feet in the longer dimension; and
- (b) for any RMF-S zoning district:
 - (i) 45 feet in the shorter dimension; and
 - (ii) 60 feet in the longer dimension.

16(3) Additional building area may be attached to the primary mass, as illustrated in **Figure 6**, in the form of:

- (a) wings, with dimensions no greater than the primary mass; or
- (b) projections.

16(4) Additional building area must be differentiated from the primary mass as follows:

- (a) wings must not be taller than the primary mass;
- (b) wings must be offset from the plan of the primary mass by a minimum of 6 inches, carried from the ground to the roof of the wing; and
- (c) projections, other than bay windows, must be a minimum of 2 feet from the corners of the primary mass.

16(5) Any primary mass or wing longer than 30 feet must include at least one projection.

16(6) Despite Section 135, secondary masses are not required to be attached to the primary mass of a building and the owner of property may erect more than four principal buildings on any zoning lot in R1, R2, and RMF-S, provided a minimum separation distance of 10 feet between all buildings.

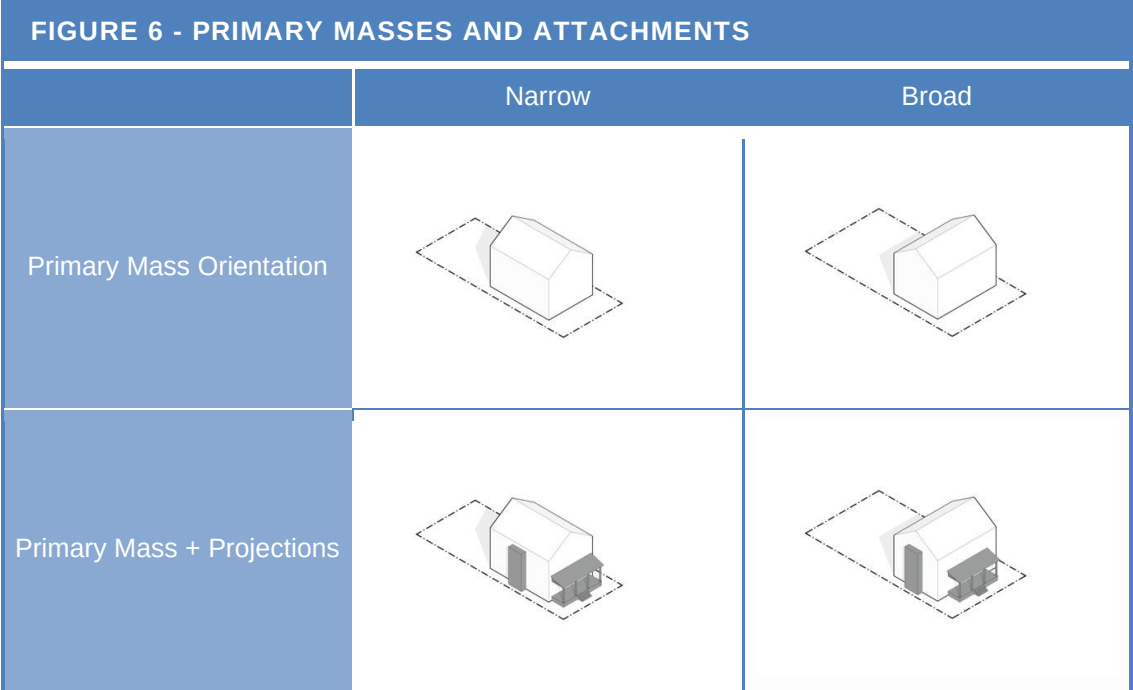
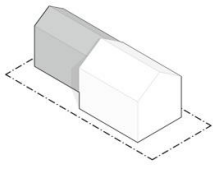
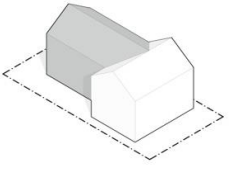
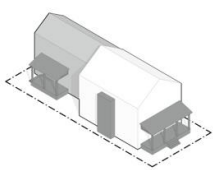
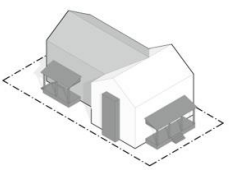
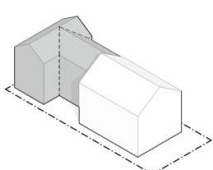
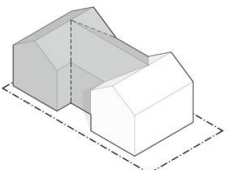
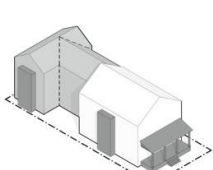
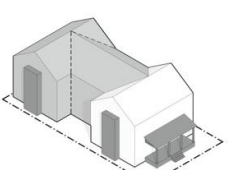


FIGURE 6 - PRIMARY MASSES AND ATTACHMENTS

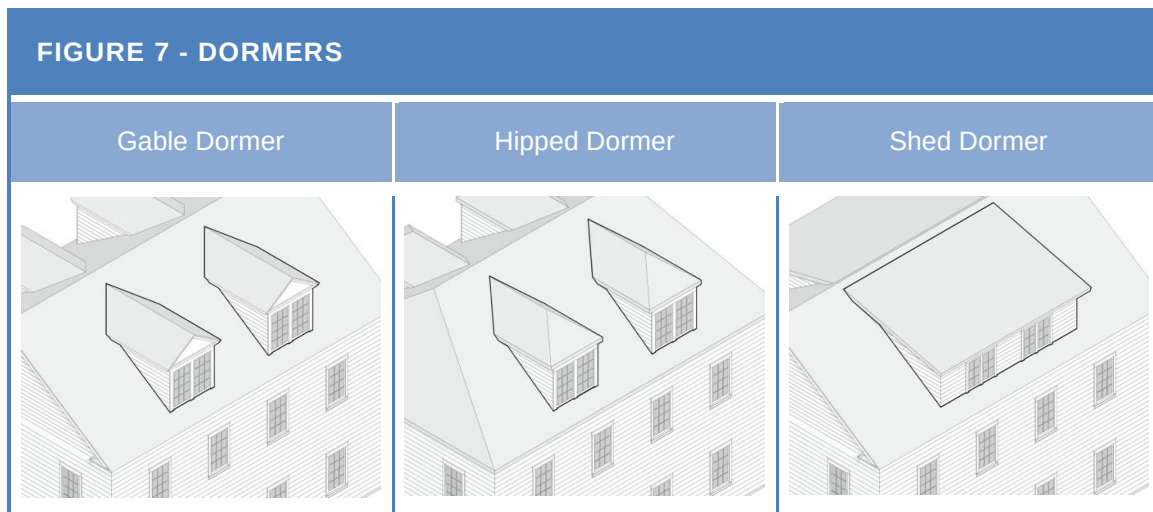
Primary Mass + 1Wing		
Primary Mass + 1 Wing + Projections		
Primary Mass + 2 Wings		
Primary Mass + 2 Wings + Projections		

Dormers

17 Dormers must meet the following regulations:

- (a) dormers must not exceed a maximum cumulative width, measured along each elevation, of the primary mass and any wing independently, as follows:
 - (i) 70% of the width of the primary mass; and
 - (ii) 60% of the width of the wing;
- (b) dormers are not permitted on flat roofs;

- (c) dormers and their roofs must not extend above the peak of the roof they are within; and
- (d) dormers must either:
 - (i) have a roof type that matches the roof they are within, including the roof pitch; or
 - (ii) have a shed roof with a lower slope than the roof they are within, to a maximum slope of 3:12.



Projections

18(1) Other than projections through maximum height limits and dormers, only the following projections are permitted, as generally illustrated in **Figure 8**:

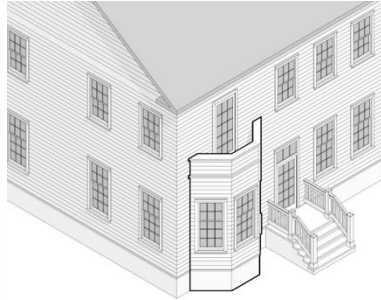
- (a) bay windows;
- (b) porches;
- (c) stoops and vestibules;
- (d) balconies; and
- (e) eaves.

18(2) Projections into side yards:

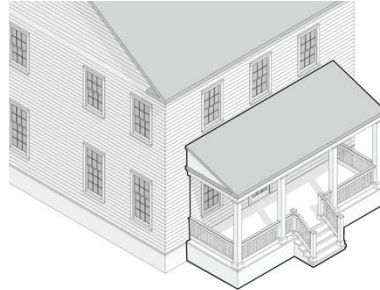
- (a) are prohibited at the ground floor along one side of a building; and
- (b) must not exceed 30% of the total side yard area.

FIGURE 8 - PROJECTIONS

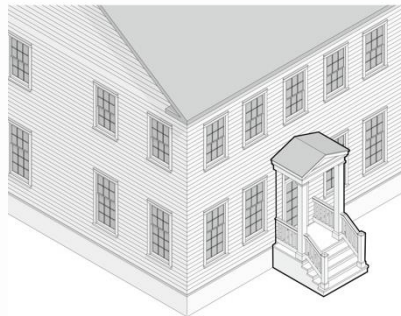
Bay Window



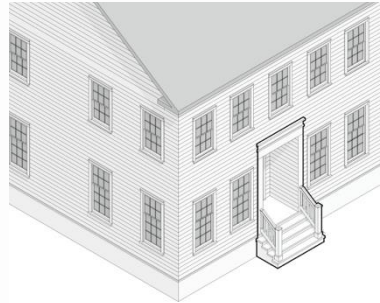
Porch



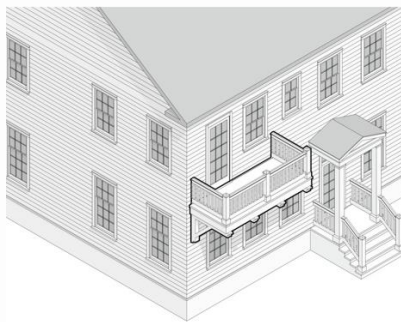
Stoop



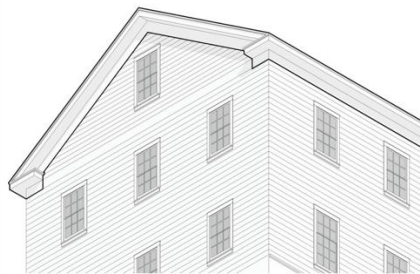
Vestibule



Balconies



Eaves



Bay Windows

19(1) Bay windows may project:

- (a) into side yards by no closer than 2 feet from the side lot line;
- (b) into rear yards by up to 5 feet in depth and no closer than:
 - (i) 2 feet from the rear lot line where the lot abuts a public lane at the rear of the lot;
 - (ii) 20 feet from the rear lot line where the lot abuts a river or stream at the rear of the lot; or
 - (iii) 5 feet from the rear lot line in any other instance; and
- (c) into front yards by up to 5 feet and no closer than 10 feet from the front lot line.

19(2) Bay windows must not exceed:

- (a) 50 square feet in area; and
- (b) 2 storeys in height.

19(3) Where a bay window projects 3 feet or more from the façade of a building, the bay window must be roofed with either:

- (a) a balcony serving the floor above; or
- (b) a roof matching the form of the primary mass or wing to which it is attached.

Porches

20(1) Porches must be a minimum of 8 feet in depth and may project:

- (a) into side or rear yards no closer than 2 feet from the side or rear lot line, respectively; and
- (b) into front yards by up to 8 feet and no closer than 10 feet from the front lot line.

20(2) Porches may be screened in, but not fully enclosed with glazing.

20(3) Porches are only permitted on the first and second storey of a building.

20(4) Where a porch projects from a façade more than 40 feet in width, the porch must not exceed 80% of the width of the façade.

20(5) The space below a porch may be used as interior living space for a basement, and must be enclosed with either:

- (a) a hard-surfaced material; or

- (b) a hard-surfaced material for piers and wood, composite, or metal (excluding wire) screening.

20(6) Roofs covering a porch must be either separate from the primary roof or a shed extension roof at a shallower pitch than the primary roof, and may be one of the following types, based upon the roof form of the primary mass:

- (a) where the primary mass has a gabled roof, the porch may have a gabled roof or a shed roof;
- (b) where the primary mass has a hipped roof, the porch may have a hipped roof or a shed roof; and
- (c) where the primary mass has a flat roof, the porch may have a gabled, hipped or shed roof.

20(7) Despite subsection (6), a porch may have a flat roof if the roof is designed to be used as an outdoor terrace for the story above.

Stoops and vestibules

21(1) Stoop and vestibules must be at least 4 feet deep and may project:

- (a) into side or rear yards no closer than 2 feet from the side or rear lot line, respectively; and
- (b) into front yards by up to 8 feet and no closer than 10 feet from the front lot line.

21(2) Stoops and vestibules are only permitted on the first storey of a building.

21(3) Stoops and vestibules must not exceed 80 square feet, excluding stairs.

21(4) Vestibules may be fully enclosed, provided they include at least 60% glazing.

21(5) The space below a stoop or a vestibule may be used as interior living space for a basement and must be fully enclosed with either:

- (a) a hard-surfaced material; or
- (b) a hard-surfaced material for piers and wood, composite or metal (excluding wire) screening.

Balconies

22(1) Balconies must be at least 3 feet deep and no more than 8 feet deep, and may project:

- (a) into side yards along primary frontages no closer than 3 feet from the side lot line, provided that the balcony includes a privacy screen for any side-facing portions;
- (b) into rear yards:
 - (i) no closer than 4 feet from the rear lot line where the lot abuts a public lane at the rear; or
 - (ii) no closer than 10 feet from the rear lot line; and
- (c) into front yards or side yards along secondary frontages by up to 5 feet.

Eaves

23 Eaves must be at least 2 feet from side lot lines, and may project into any yard by:

- (a) up to 18 inches for enclosed eaves or raking eaves; and
- (b) at least 18 inches and no more than 3 feet for eaves with exposed rafters.

Entries

24(1) Pedestrian entries must be provided to all dwelling units, as illustrated in **Figure 9**:

- (a) from the building exterior, not through garages; and
- (b) connecting to the public sidewalk along a walkway.

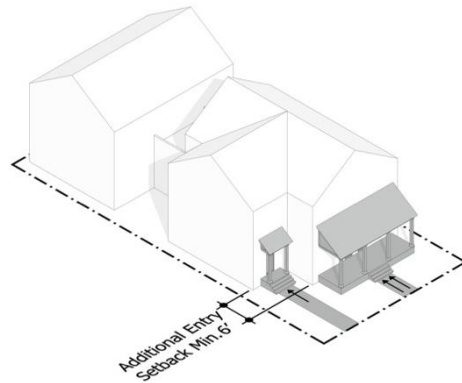
24(2) Pedestrian entries may be individual per dwelling unit or collective, serving multiple dwelling units.

24(3) Buildings must have pedestrian entry to at least one ground floor dwelling unit along the front façade of the building and directly connecting to the public sidewalk.

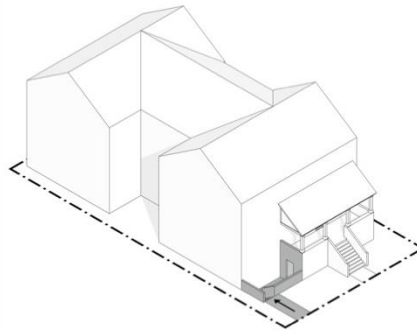
24(4) Where more than one pedestrian entry is located on the front façade of a building:

- (a) up to two separate entries may be provided within a shared porch or stoop; and
- (b) one additional entry may be provided either:
 - (i) along a portion of the building façade that is set back at least 6 feet or;
 - (ii) below grade accessing the basement level, where required for raised basements.

FIGURE 9 - ENTRIES FROM THE PRIMARY FRONTAGE



Additional Entry, Set Back



Additional Entry to a Basement Unit

24(5) All pedestrian entries must be covered:

- (a) by a porch, stoop or vestibule; or
- (b) by being recessed at least 3 feet into the building mass.

24(6) All pedestrian entries must have at least 8 feet of vertical clearance.

24(7) Exterior pedestrian entries above the first floor must be:

- (a) located on a side or rear facade or recessed from the primary frontage by at least 6 feet; and
- (b) architecturally integrated with the building massing and materials, such as within porches, rooflines, or awnings.

24(8) Where the first floor of a building is raised 4 feet or more above grade:

- (a) a direct pedestrian entry to the basement unit must be provided from the front façade; and
- (b) the pedestrian entry must be connected to the public sidewalk either directly or along with the ground floor unit entry walkway.

Heating, ventilation and air conditioning

24.1 Every dwelling unit located in a new building must have central air conditioning with individual thermostat control.

Windows

25(1) Any building façade facing a street must have glazing as measured between 3 feet and 8 feet above each floor covering at least:

- (a) 25% of the front façade area; and
- (b) 8% of the side façade area.

25(2) Glazing is calculated separately for each storey and each façade.

25(3) Building elevations that are blocked from view along streets by other buildings or portions of the same building are excluded from the minimum glazing requirement in subsection (1).

25(4) Windows must be set a minimum of 3 inches into the depth of the wall on which they are located.

Materials

26(1) Building façades must contain no more than 3 materials, excluding exposed foundation walls.

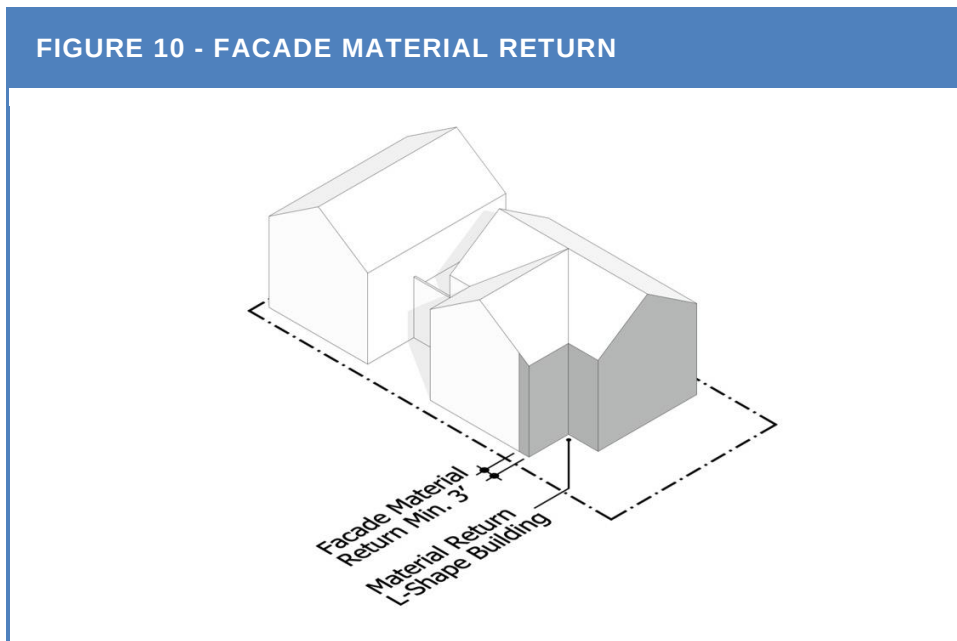
26(2) Visually heavy materials, such as brick, stone or stucco, must be located below visually lighter materials, such as wood, composite or metal, along the façade.

26(3) Stucco trim elements like quoins, bands, and decorative moldings are prohibited, unless they are finished with durable acrylic or cementitious coating and match the primary façade material in texture and color.

26(4) All stucco must avoid uninterrupted stucco surfaces greater than 150 square feet on the street-facing facades unless broken up by reveals, material transitions, or changes in wall plane.

26(5) Stucco must not be the sole material on any street-facing façade and must be combined with at least one other exterior material (such as wood, brick, stone, composite, or metal) to enhance visual interest and reduce monotony.

26(6) Façade materials must return at least 3 feet along the sides of buildings, and where a building is L-shaped at the primary frontage, the building must have consistent materials on the interior of the L-shape and must return 3 feet on the sides of the building as shown in **Figure 10**.



Frontage Design

27(1) Paving within frontages is subject to the following:

- (a) where a front or side approach is allowed, one driveway is permitted within the frontage, subject to the maximum driveway width;
- (b) the walkway to a primary entry along the front façade of a building must be separated from the driveway by a soft landscaped space; and
- (c) walkways within frontage yards must be no more than 6 feet wide.

27(2) Frontages must be soft landscaped in accordance with the following:

- (a) all unpaved areas must be landscaped;
- (b) foundation planting is required along frontages as follows:
 - (i) planting beds must be provided along the building façade or exterior of projections;
 - (ii) planting beds must be at least 4 feet deep; and
 - (iii) planting beds must have at least 50% coverage by shrubs, flowers, ground cover or other plants excluding mowed grasses; and

- (c) all types of landscape fabric placed anywhere on the entire site must be of a permeable material only.

27(3) Frontage terracing is permitted where no terrace level is more than 4 feet above or below the adjacent level, or the sidewalk if adjacent to a sidewalk, including any parking area.

Fencing

28(1) Subject to this section, opaque fencing at least 5 feet in height and no more than 6.5 feet in height must be provided:

- (a) along side lot lines between the front setback and the rear lot line, except along lanes; and
- (b) along rear lot lines, except along lanes.

28(2) Fencing is only permitted in the locations shown in **Figure 11**.

28(3) Fences located between a building and the front lot line:

- (a) must not exceed 4 feet in height; and
- (b) are only permitted along the perimeter of the front yard.

28(4) Subject to subsections (2) and (3), fences located along the side and rear lot lines must not exceed 6.5 feet in height.

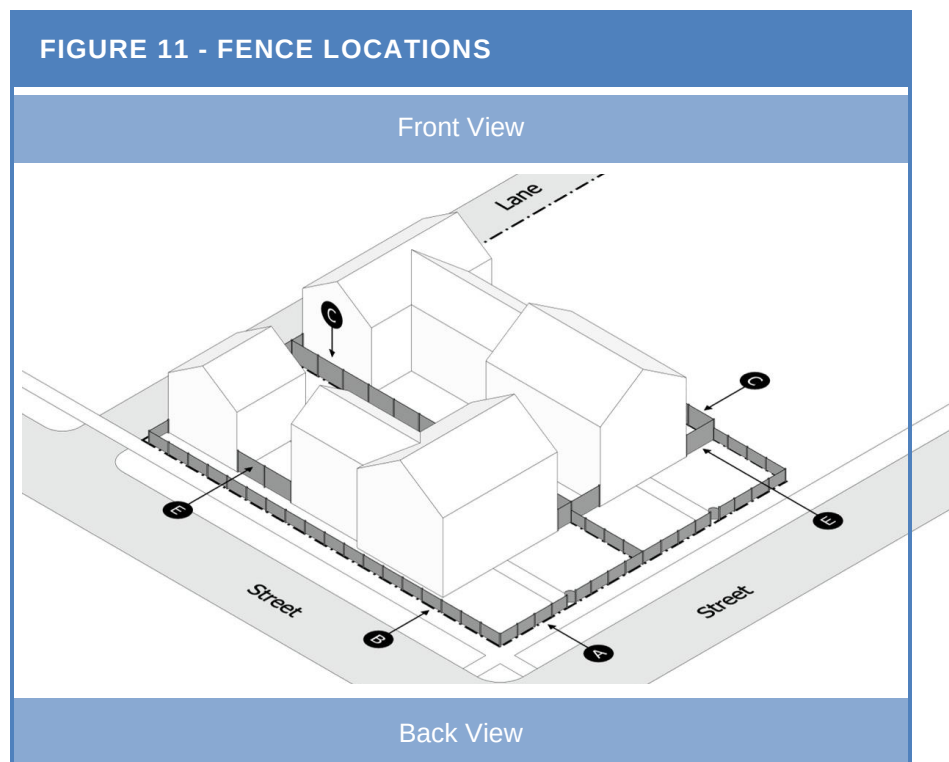
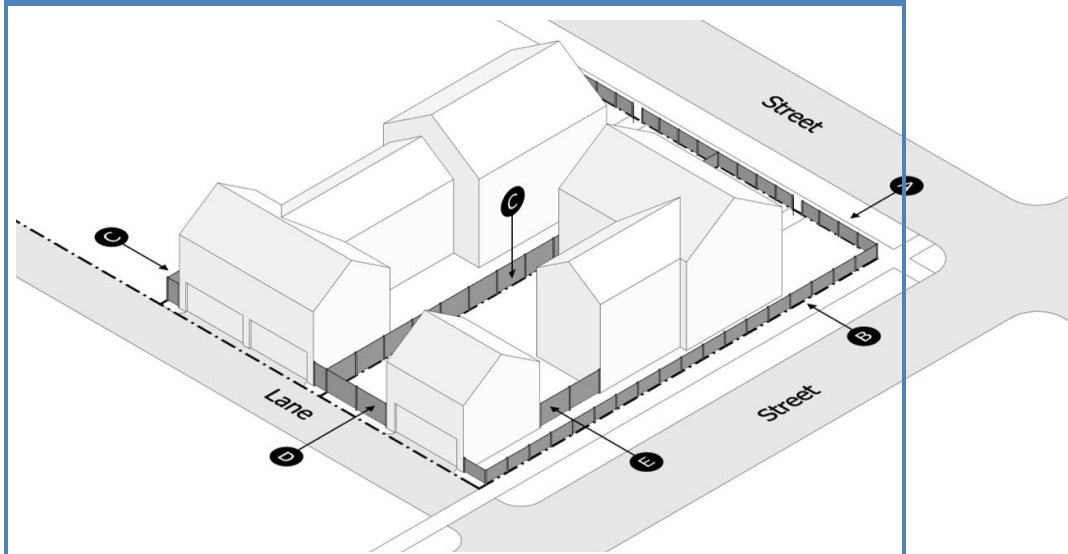


FIGURE 11 - FENCE LOCATIONS



A	Fencing located on front lot line
B	Fencing located along side street lot line
C	Fencing located on side lot line
D	Fencing located on rear line
E	Fencing located at the building setback

Planting Standards

29(1) A lot to which this Schedule applies must be landscaped in accordance with this section where:

- (a) a new principal building is being constructed on the lot; or
- (b) an existing principal building is being expanded and the expansion represents 50% or more of the gross floor area of the existing principal building.

29(2) Plant materials used must:

- (a) be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock";
- (b) be of a species capable of remaining healthy when trimmed, where the plant is a shrub;
- (c) be able to withstand local climatic conditions; and
- (d) be comprised of a salt-tolerant species when located within 20 feet of a street.

29(3) The following plants must meet the following minimum plant sizes at the time of planting:

- (a) deciduous trees must have a minimum caliper of 1 ¾ inches; and
- (b) coniferous trees must be a minimum of 6 feet in height; and all shrubs must fit no less than a two-gallon container.

29(4) Lots must contain no less than:

- (a) one tree and four shrubs for lots 35 feet or less in width;
- (b) two trees and six shrubs for lots greater than 35 feet but less than 50 feet in width;
- (c) three trees and six shrubs for lots greater than or equal to 50 feet in width located in an R1 or R2 zoning district; or
- (d) two trees and six shrubs for lots greater than or equal to 50 feet in width located in an RMF-S zoning district.

29(5) The planting requirements imposed under subsection (4) may be satisfied by preserving existing trees on the lot, subject to an arborist report identifying how these trees will be preserved and protected to the satisfaction of the City, in accordance with **Table 1**.

TABLE 1 – PRESERVATION OF EXISTING TREES			
Type	Minimum Caliper of Preserved Tree (inches)	Minimum Tree Height (ft)	Number of Required Trees Credited
Deciduous Tree	7 ¾ inches	n/a	2
Coniferous Tree	n/a	20 ft	2
Deciduous Tree	18 inches	n/a	All
Coniferous Tree	n/a	33 ft	All

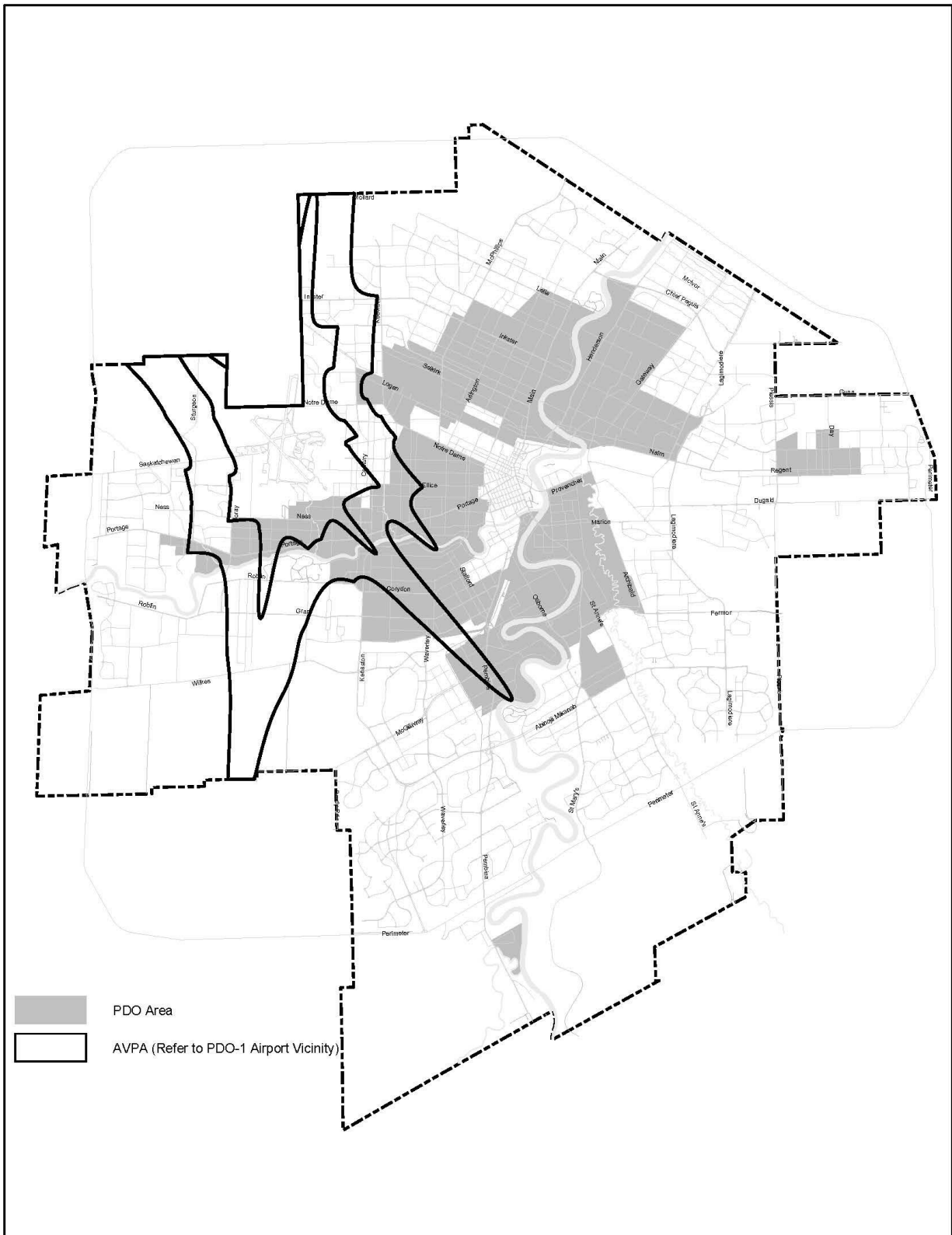
29(6) Prior to the issuance of a development permit pursuant to this Schedule, the owner or applicant must post security in an amount equal to the value of the landscaping outlined in the submitted plans, as determined by the designated employee, to be held for a period of 2 years to ensure planting and survival of the landscaping.

Garbage

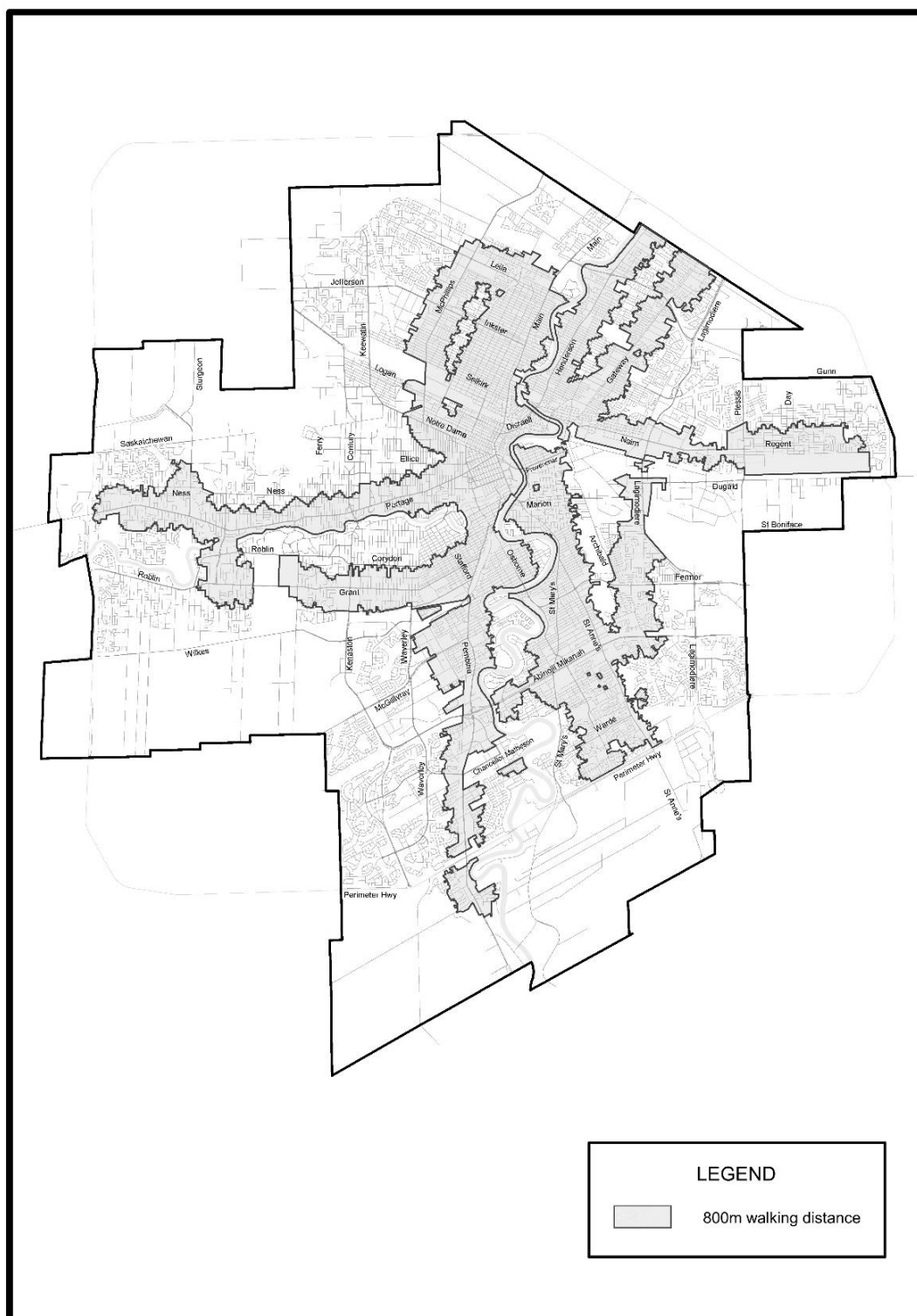
30(1) For all 4-unit dwellings, all garbage collection and garbage storage areas should be located within the building, at the rear of the property or underground.

30(2) Any garbage collection or garbage storage areas that are not located within the building or underground must be located away from public view in unobtrusive areas and adequately screened with attractive landscaping features and/or opaque enclosures.

MAP 1



MAP 2



SCHEDULE "AD"

HOUSING ACCELERATOR FUND SUPPORTIVE HOUSING SITES PLANNED DEVELOPMENT OVERLAY 1

(PDO-1 HAF Supportive Housing Sites)

Purpose

- 1** The purpose of the PDO-1 HAF Supportive Housing Sites (the "PDO") is to facilitate quick approvals and construction of housing developments with on-site supports on City-owned land with the goal of providing housing for vulnerable populations at risk of homelessness.

Applicability

- 2** This PDO applies to every lot shown on Maps 1 through 5 of this PDO (the "PDO Area").

Development Standards

- 3(1)** Except to the extent modified by the standards in this PDO, all standards of this By-law apply within the PDO Area.
- 3(2)** Where there is a conflict between the provisions of this PDO and the underlying provisions of this By-law, the provisions of this PDO prevail.

Permitted Uses

- 4(1)** Subject to anything else in this PDO, the following principal uses are permitted in all zoning districts within the PDO Area:
- (a) Dwelling, multi-family;
 - (b) Assisted living facility;
 - (c) Care home;
 - (d) Single room occupancy; and
 - (e) Social service facility.
- 4(2)** The following accessory uses are permitted in all zoning districts within the PDO Area:
- (a) Day care; and
 - (b) Social service facility.

Density

- 5(1)** The maximum density for any permitted use authorized under section 4 is 30 dwelling units.
- 5(2)** Despite subsection (1):
- (a) any Single room occupancy use authorized under section 7 must not exceed 30 beds; and
 - (b) any Care home use authorized under section 7 must not exceed 30 persons.

Lot Coverage

6 The maximum lot coverage for any permitted use authorized under section 4 is 70%.

Building Heights

7 The maximum building height for any permitted use authorized under section 4 is:

- (a) 39 feet for any lot shown on Map 5; and
- (b) 49 feet for any lot shown on Map 1, Map 2 or Map 3.

Yard Setbacks

8 The following minimum yard setbacks apply to any lot within the PDO Area for any permitted use authorized under section 7:

- (a) for any lot shown on Map 1:
 - (i) rear yard setback of 2 feet;
 - (ii) front yard setback of 5 feet;
 - (iii) north side yard setback of 4 feet; and
 - (iv) south side yard setback of 21 feet;
- (b) for any lot shown on Map 2:
 - (i) rear yard setback of 25 feet;
 - (ii) front yard setback of 5 feet for the northernmost 180 feet of frontage and 15 feet for the remainder of the property;
 - (iii) north side yard setback of 20 feet; and
 - (iv) south side yard setback of 20 feet;
- (c) for any lot shown on Map 3:
 - (i) rear yard setback of 25 feet;
 - (ii) front yard setback of 10 feet;
 - (iii) east side yard setback of 6 feet; and
 - (iv) west side yard setback of 6 feet;
- (d) *intentionally left blank*
- (e) for any lot shown on Map 5:
 - (i) rear yard setback of 25 feet;

- (ii) front yard setback of 10 feet;
- (iii) east side yard setback of 4 feet; and
- (iv) west side yard setback of 4 feet;

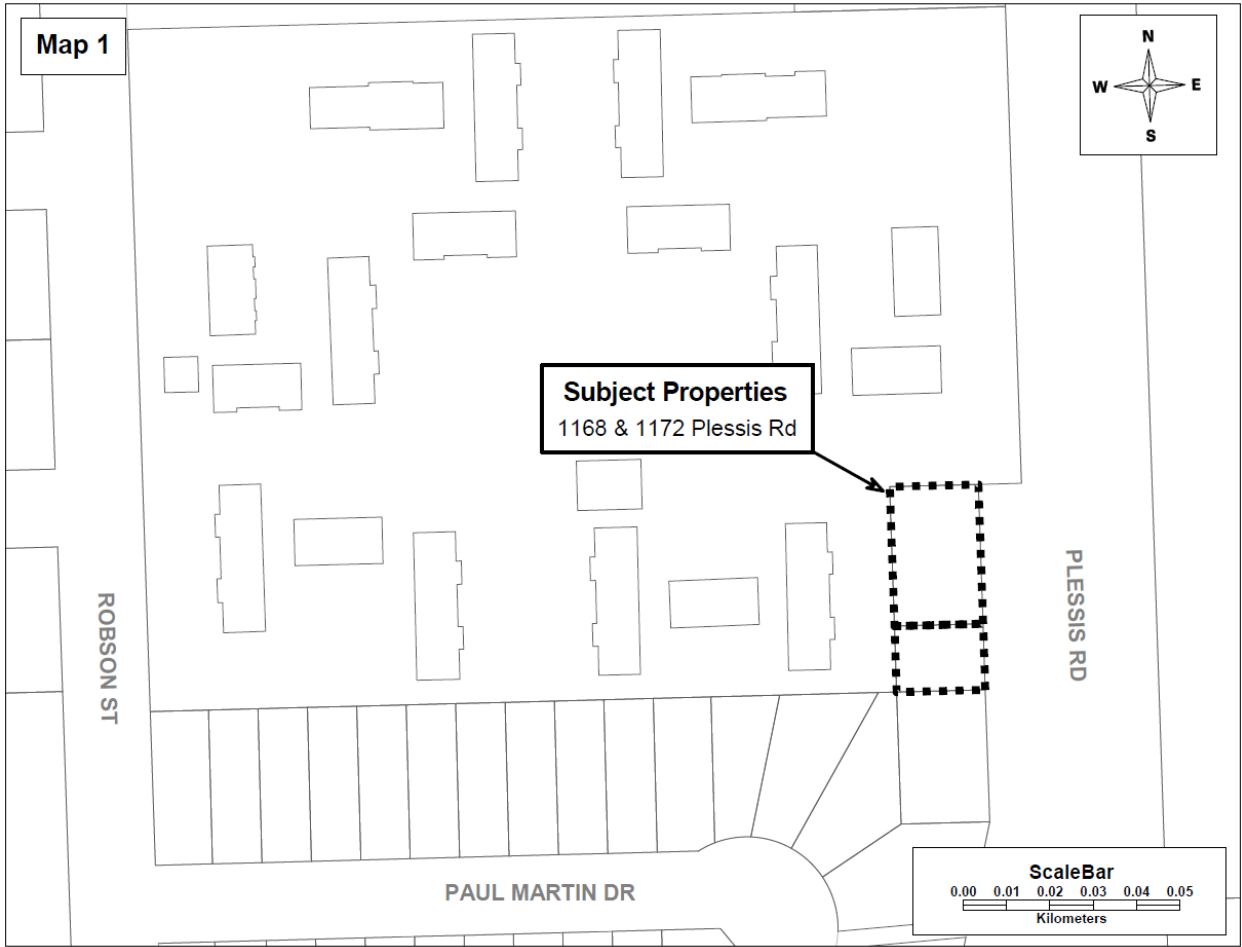
Parking

- 9** For any permitted use authorized under section 4, a lot within the PDO Area must provide 1 parking space.

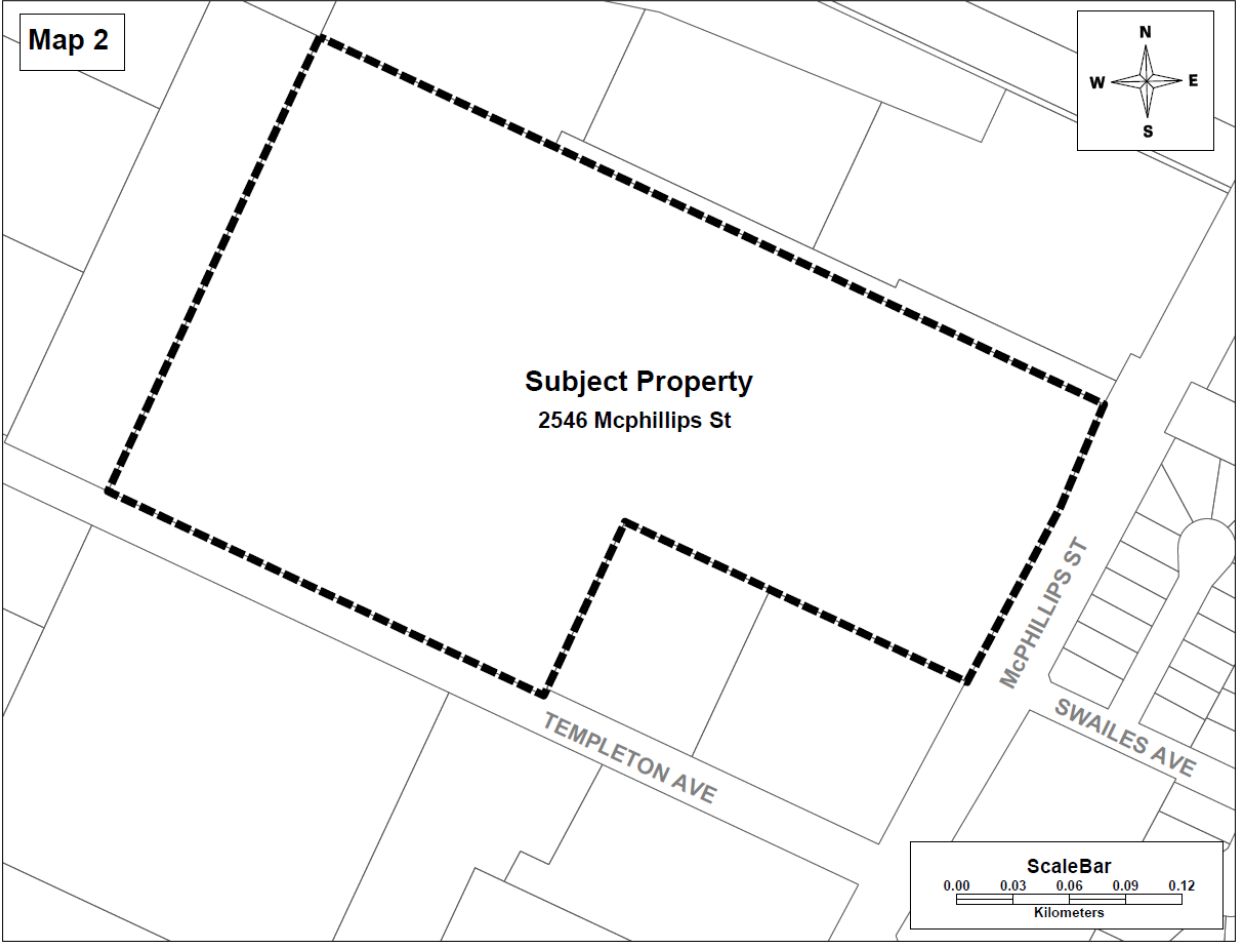
Site Plan Approval

- 10** Except as otherwise provided in this section, all development, redevelopment, expansion and exterior alteration within the PDO that is visible from public rights-of-way is subject to site plan approval under the Development Procedures By-law and must be approved by the relevant Community Committee and the Director of Planning, Property and Development in accordance with this section prior to issuance of a development permit.

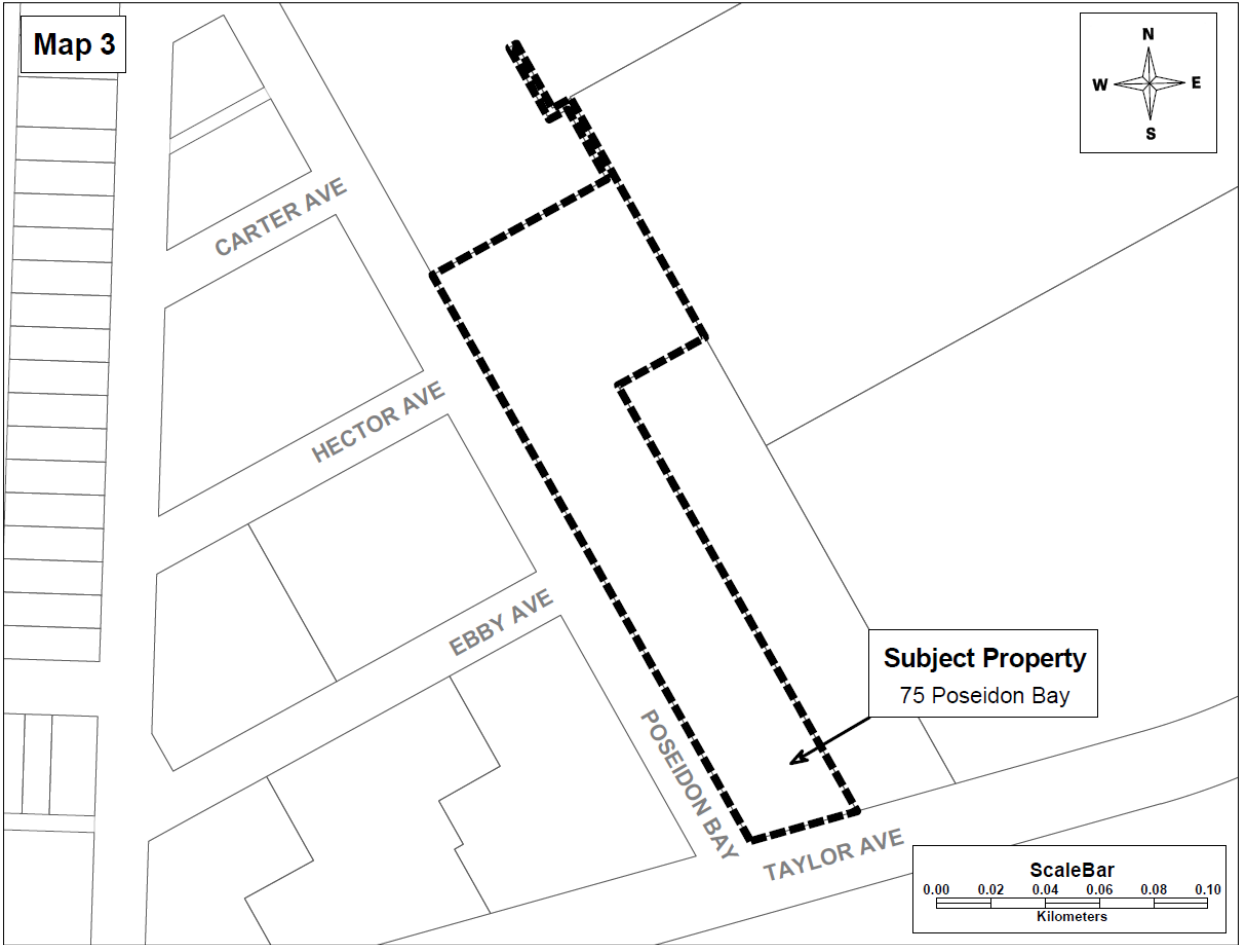
Map 1



Map 2



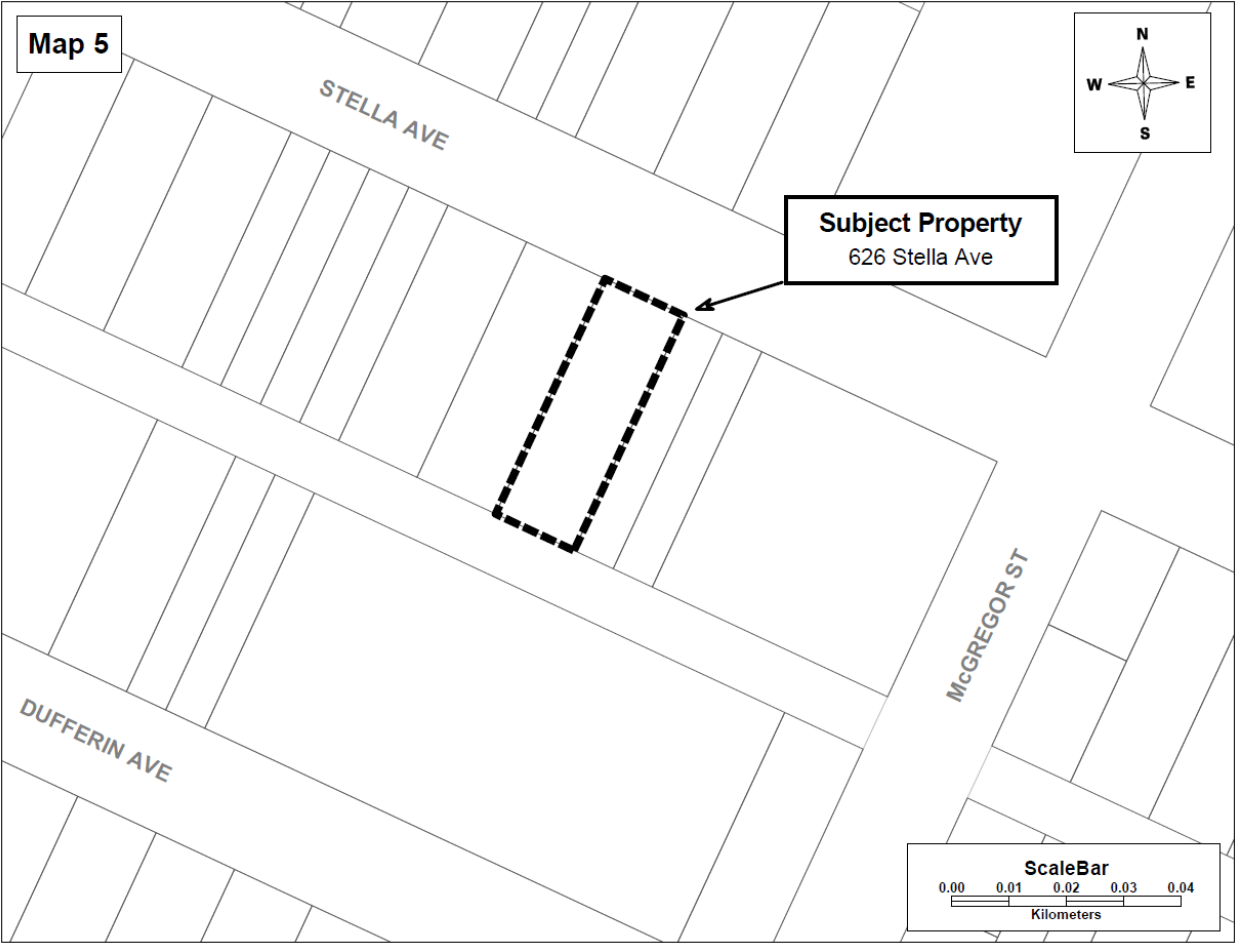
Map 3



Map 4

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Map 5



Schedule “AE”
added 9/7/2025

Naawi-Oodena Planned Development Overlay 2 (PDO-2 Naawi-Oodena)
amended 7/3/2026

Purpose

1. The purpose of this overlay is to support the development of the Naawi-Oodena lands as a Major Redevelopment Site and implement the Naawi-Oodena Secondary Plan policies, in alignment with the Naawi-Oodena Landscape and Architecture Design Guidelines.

Applicability

2. The PDO-2 Naawi-Oodena overlay district shall apply to all lands as shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this Bylaw apply within the boundaries shown on Map 1.
4. The Special Boundary Conditions in section 138 of this By-law do not apply in respect of any land or use to which this PDO applies.
5. In this PDO “45-degree analysis” means, in respect of a site that abuts or is across a lane from an abutting lot line of a lot with an R1-L or R2 zoning designation, a 45-degree angular plane that is projected towards the site from 12 feet above grade at the rear lot line of the R1-L or R2 lot.

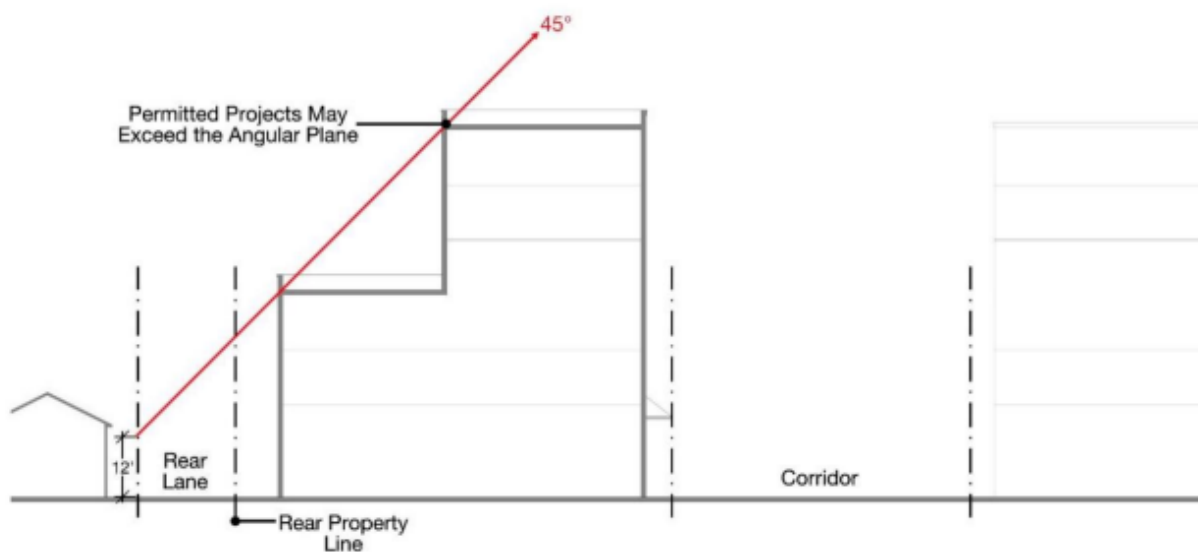


Figure 1 – Illustrated 45-Degree Analysis

Area Wide Density Maximum

6. Notwithstanding other provisions of this By-law, the residential density shall be calculated and regulated based on the entire PDO-2 Naawi-Oodena overlay district as follows:
 1. The maximum residential density for the PDO-2 Naawi-Oodena overlay district is 1,261 dwelling units in general conformance with the development intent of the Areas shown on Map 1.
 2. Minimum Lot Area Per Dwelling Unit standards for the underlying Zoning Districts in this By-law shall not be applied.

Design Review

7. Design Review Required
 1. Any proposed development, redevelopment, expansion, free standing signage, or exterior alteration within the PDO-2 Naawi-Oodena overlay district is subject to urban design review and, prior to commencement of the development, redevelopment, expansion, free standing signage, or exterior alteration, must be approved by the Director in accordance with this section.
8. Design Review Process
 1. The Director shall make decisions on urban design review applications.
 2. The Assiniboia Community Committee may approve urban design guidelines, standards, or criteria that are generally consistent with the Naawi-Oodena Secondary Plan and this overlay.
 3. In making decisions on urban design review applications, the Director must consider the requirements in this section and applicable standards in this overlay, in addition to any urban design guidelines, standards, or criteria approved by the Assiniboia Community Committee.

Parking and Loading

9. Vehicle Parking Space Requirements
 1. Within the PDO-2 Naawi-Oodena overlay district, the parking spaces required under Table 5-9 of this By-law shall be the maximum amount of accessory parking permitted for a proposed development. This shall not apply to bicycle parking.
 2. For all uses, with the exception of row dwellings with common parking areas and other multi-family, the minimum accessory parking requirement shall be 75% of the amounts shown in Table 5-9 of this By-law. This shall not apply to bicycle parking.

3. The minimum accessory parking requirement for row dwellings with common parking areas and other multi-family shall be 1 parking space per dwelling unit. This shall not apply to bicycle parking.
4. Within 400 metres of Rapid or Frequent Express Transit, the minimum accessory parking requirement shall be further reduced to 50% of the amounts shown in Table 5-9 of this By-law. This shall not apply to bicycle parking.
5. Where off-street parking is provided, 1 car share vehicle may be provided in lieu of up to 12 required off-street parking spaces. Car share vehicles provided to satisfy off-street parking requirements in respect of a site must comply with the following standards:
 - (a) The car share vehicle must be provided by a car share whose principal business objective is to provide members with a fleet of shared vehicles which they may reserve on an hourly basis.
 - (b) The maximum number of car share vehicles that may be provided to satisfy off-street parking requirements is:
 - i. 2 car share vehicles for sites with fewer than 100 dwelling units.
 - ii. 3 car share vehicles for sites with more than 100 dwelling units.
 - (c) A maximum of 50% of total off-street parking spaces may be satisfied by car share vehicles.
 - (d) The adjustment for car share vehicles may be combined with any other parking reductions, as applicable.
 - (e) Where an application for a development permit proposes to satisfy offstreet parking requirements by providing car share vehicles, the application must include, to the satisfaction of the Director:
 - i. An agreement in principle with a car share.
 - ii. A plan showing the car share parking stall location approved by the car share.
 - iii. A car share service description and detailed competitive user fee structure.
 - (f) The car share vehicle and a permanent parking space must be provided on the site, to the satisfaction of the Director.

10. Parking, Bicycle Parking and Loading Management Plan
 1. A property owner or authorized lessee of land may propose to the Director a Parking, Bicycle Parking and Loading Management Plan prepared by a professional traffic engineer or parking consultant documenting that a reduced amount of off-street parking, and/or bicycle parking, and/or loading is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets and/or public lanes.
 2. If the Director concludes that the proposed Parking, Bicycle Parking and Loading Management Plan will provide off-street parking, bicycle parking, and/or loading adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and/or public lanes, the Director may approve the Parking, Bicycle Parking and Loading Management Plan and may reduce the amount of required off-street parking and/or loading required to conform with the approved Plan.
 3. Once a Parking, Bicycle Parking and Loading Management Plan is approved by the Director, the applicable owner shall provide parking spaces and loading spaces in accordance with the requirements of the approved Plan.
 4. Any owner or authorized lessee of land in the PDO-2 Naawi-Oodena overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval:
 - (a) A Parking, Bicycle Parking and Loading Management Plan for the overlay district; or
 - (b) An amended Parking, Bicycle Parking and Loading Management Plan for the overlay district.
11. All bicycle parking spaces in the PDO-2 Naawi-Oodena overlay district must comply with the following design standards:
 1. A portion of the bicycle parking spaces must be suitable for short-term bicycle parking, and a portion must be suitable for long-term bicycle parking.
 2. There must be suitable bicycle racks or lockers made from high quality materials and anchored with bolts to concrete or asphalt surfaces of the ground, floor, or nearby building wall.
 3. If reasonably possible, the bicycle parking spaces must be, situated close to bicycle friendly routes.
 4. For residential uses, each site must provide 1 lockable bicycle parking space for every 3 dwelling units.
12. Bicycle Repair Station
 1. If at least 25 bicycle parking spaces are required under Table 5-9, a bicycle repair station shall be required adjacent to the long-term bicycle parking area.

2. Bicycle repair stations will offer cyclists the necessary tools (e.g., air pump, air pressure gauge, allen wrenches, hex keys) to complete basic maintenance to ensure safe operation of their bicycle.
3. Common repair supplies (e.g., inner tube patches, chain cleaners/lubricant) should be made available at the repair station.
4. The bicycle repair station should have an adequate workspace surrounding the repair station where the minimum width of the aisle providing access to bicycle repair station shall be at least 5 feet and the workspace should be at least 40 square feet.

Area 1

13. Commercial Mixed-Use

Applicability

1. The PDO-2 Naawi-Oodena Commercial Mixed-Use is shown on Map 1 as Area 1.

Intent

2. To promote a wide range of retail, office, and service commercial uses that serve not only the surrounding residential neighbourhoods, but also the wider city and Treaty 1 communities by:
 - (a) Accommodating a full range of retail and service commercial uses, containing both large single users and clusters of smaller users;
 - (b) Ensuring that all commercial developments are designed to function as multi-modal places through the coordinated design of pedestrian, transit, cycling, and vehicular access, as well as parking, drop-off, and loading;
 - (c) Ensuring that all commercial developments meet the highest standards for building design, siting, massing, and public access;
 - (d) Ensuring that commercial developments do not encroach upon or negatively impact adjacent neighbourhoods and are adequately separated from residential areas; and
 - (e) To minimize visual impacts of surface parking lots and service areas on the public realm.

Prohibited Use Regulations

3. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:
 - (a) Auto / light truck / motorcycle, repair, and service
 - (b) Auto / light truck / motorcycle, sales, and rental
 - (c) Car wash (d) Drive-in or drive-through
 - (e) Fuel sales
 - (f) Parking, structured (prohibited as a principal use)
 - (g) Parking, surface (prohibited as a principal use)
 - (h) Recycling collection centre

Permitted Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying CMU zoning district:
 - (a) Craft brewery, distillery or winery
 - (b) Cultural centre

Conditional Use Regulations

5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying CMU zoning district:
 - (a) Landscape / garden contractor or production
 - (b) Research institution

Dimensional Standards

6. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the dimensional standards listed in this section.

(a) Height of Buildings:

- i. The maximum height of a principal building in the Commercial Mixed-Use area is shown on the attached Map 2.
amended 73/2026
- ii. Where the immediately abutting property is zoned R1-L or R2, the maximum height of the principal building shall be subject to the 45- degree analysis and shall not exceed the 45-degree angular plane.

(b) Yard Requirements:

- i. In the Commercial Mixed-Use area the minimum front yard is 10 feet.
- ii. In the Commercial Mixed-Use area the maximum front yard is 15 feet.
- iii. In the Commercial Mixed-Use area the minimum interior side yard is 0 feet.
- iv. In the Commercial Mixed-Use area the minimum corner side yard is 0 feet.
- v. In the Commercial Mixed-Use area the minimum rear yard is 15 feet.

(c) Additional Standards:

- i. Notwithstanding subsection (6)(b) above, the maximum front yard setback may be up to 20 feet to accommodate an otherwise approved public space, plaza, outdoor dining / drinking area, or other pedestrian amenity. The increased setback may extend up to 25 continuous feet or 50% of the length of the ground floor façade, whichever is less. In the event a single building has multiple such amenities, multiple portions of the building may be setback up to 20 feet, so long as each portion is no more than 25 feet in length and the cumulative length of all portions is no more than 50% of the ground floor façade.

Design Standards

7. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the design standards established in this section.
 - (a) Building facades:
 - i. For non-residential uses, at least 50% of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas.
 - (b) Building entrances:
 - i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street with a direct pedestrian connection.
 - ii. Any residential uses shall use a common interior lobby entrance rather than direct entrances from the street.
 - (c) Surface parking and refuse areas:
 - i. Surface parking and refuse areas must be located behind a building and/or screened from the adjacent right-of-way with landscape planting and/or features.

Signage

8. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the signage standards outlined in this section.
 - (a) Digital and mobile signs shall be prohibited.
 - (b) Freestanding signs shall not exceed 6 feet in height.
 - (c) The total surface area of signs attached to a building shall not exceed 25% of the applicable building wall.

Area 2

14. Medium Density Residential

Applicability

1. The PDO-2 Naawi-Oodena Medium Density Residential area is shown on Map 1 as Area 2.

Intent

2. To promote a mix of well-designed, multi-unit housing types that provide a mix of tenures and offer a range of housing options for households of all ages, abilities, make-up, and income levels by:
 - (a) Providing a diverse mix of housing, including variation in unit sizes, tenure mix, integration of accessible and age-friendly housing, and affordable housing options to accommodate a range of household income levels;
 - (b) Encouraging high quality architecture and urban design to ensure new development contributes to a strong community identity and embraces Indigenous design principles;
 - (c) Ensuring the design of all buildings reinforces the relationship between the buildings and the street by maintaining a high degree of permeability and activation at the ground level; and
 - (d) Minimizing the visual impact of parking, service areas, and similar elements on the public realm.

Permitted Use Regulations

3. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying RMF-M zoning district:
 - (a) Dwelling, live-work
 - (b) Personal services
 - (c) Retail sales
4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, where the immediately abutting property is zoned R1-L or R2, multi-family residential uses shall be limited to the following types:
 - (a) Townhouse
 - (b) Stacked townhouse
 - (c) Clustered townhouse

Conditional Use Regulations

5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying RMF-M zoning district:
 - i. Landscape / garden contractor or production

Use Specific Standards

6. Regardless of whether a use is allowed as a permitted or conditional use in the PDO2 Naawi-Oodena Medium Density Residential area, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:
 - (a) Personal services and retail sales established under 11(3)(b) and 11(3)(c) of the PDO-2 Naawi-Oodena overlay district are subject to the following use specific standards:
 - i. Personal services and retail sales must be located within a building with residential use(s).
 - ii. Personal services and retail sales shall only be permitted on ground floor.
 - iii. The maximum area per personal service or retail sales use shall be 1,500 square feet.

Dimensional Standards

7. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the dimensional standards listed in this section.
 - (a) Height of Buildings:
 - i. The maximum height of a principal building in the Medium Density Residential area is shown on Map 2.
 - ii. Where the immediately abutting property is zoned R1-L or R2, the maximum height of the principal building shall be subject to the 45- degree analysis and shall not exceed the 45-degree angular plane.
 - (b) Yard Requirements:
 - i. In the Medium Density Residential area the minimum front yard is 10 feet.

- ii. In the Medium Density Residential area the maximum front yard is 15 feet.
 - iii. In the Medium Density Residential area the minimum side yard is 5 feet.
 - iv. In the Medium Density Residential area the minimum rear yard is 15 feet.
- (c) Notwithstanding the yard requirements in (b) above, where the immediately abutting property is zoned R1-L or R2, the abutting yard shall:
 - i. be at least 15 feet or 2 feet where a lane is proposed between the two properties.
 - ii. adhere to such building setbacks as required by a 45-degree analysis.

Design Standards

- 8. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the design standards established in this section.
 - (a) Building entrances:
 - i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street with a direct pedestrian connection.
 - ii. If a building has limited frontage on a street, the main entrance may be provided along a pedestrian pathway which connects to the nearest street.
 - (b) Surface parking and refuse areas:
 - i. Surface parking and refuse areas must be located behind a building and/or screened from the adjacent right-of-way with landscape planting and/or features.

Signage

- 9. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the signage standards outlined in this section.
 - (a) Digital and mobile signs shall be prohibited.

Area 3

10. Lower Density Residential

Applicability

1. The PDO-2 Naawi-Oodena Lower Density Residential area is shown on Map 1 as Area 3.

Intent

2. To promote a mix of well-designed, lower density housing types in locations along the western edge of the site by:
 - (a) Providing a diverse mix of housing, including variation in unit sizes, tenure mix, integration of accessible and age-friendly housing, and affordable housing options to accommodate a range of household income levels;
 - (b) Encouraging high quality architecture and urban design to ensure new development contributes to a strong community identity and embraces Indigenous design principles; and
 - (c) Minimizing the visual impact of parking, service areas, and similar elements on the public realm.

Permitted Use Regulations

3. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying R2 zoning district:
 - (a) Dwelling, live-work
 - (b) Dwelling, multi-family

Conditional Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying R2 zoning district:
 - (a) Landscape / garden contractor or production

Dimensional Standards

5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, development must comply with the dimensional standards listed in this section.
 - (a) Height of Buildings:
 - i. The maximum height of a principal building in the Lower Density Residential area is shown on Map 2.
 - (b) Yard Requirements:
 - i. In the Lower Density Residential area the minimum front yard is 15 feet.
 - ii. In the Lower Density Residential area the minimum side yard is 4 feet.
 - iii. In the Lower Density Residential area the minimum rear yard is 15 feet.
 - (c) Lot Area:
 - i. In the Lower Density Residential area the minimum lot area is 2,500 square feet.
 - ii. In the Lower Density Residential area the minimum lot area per dwelling unit shall be 1,950 square feet for two-family dwellings.

Area 4

16. Community Spaces

Applicability

1. The PDO-2 Naawi-Oodena Community Spaces area is shown on Map 1 as Area 4.

Intent

2. To promote the development of a high quality, connected network of publicly accessible parks and open spaces by:
 - (a) Providing an interconnected system of parks and open spaces for a variety of year-round active and passive recreational opportunities, leisure pursuits, and cultural and ceremonial activities;

- (b) Providing high quality publicly accessible open spaces in support of the institutional, commercial, residential, and cultural uses throughout the site;
- (c) Complementing and enhancing the planned pedestrian and cycling network, connectivity with existing surrounding neighbourhoods, and community amenities;
- (d) Providing opportunities for the integration of public art that represents the history of place, culture, and identity for First Nations peoples, and promoting the creative practices of First Nations artists;
- (e) Providing opportunities for elements that commemorate the military heritage of the site;
- (f) Providing open public spaces to accommodate large and small community gatherings;
- (g) Promoting the natural beauty of Manitoba through the use of native plant species and materials; and
- (h) Promoting innovation in sustainability and landscape management, particularly for our northern climate (all seasons) recognizing current and future realities of climate change.

Permitted Use Regulations

- 3. In the PDO-2 Naawi-Oodena Community Spaces area, permitted principal uses shall be consistent with the permitted uses in the underlying PR1 zoning district.

Prohibited Use Regulations

- 4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:
 - (a) Retail sales

Conditional Use Regulations

- 5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying PR1 zoning district:
 - (a) Landscape / garden contractor or production

Dimensional Standards

6. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, development must comply with the dimensional standards listed in this section.
 - (a) Height of Buildings:
 - i. The maximum height of a principal building in Community Spaces is shown on Map 2.

Map 1
added 73/2026



Map 2
added 73/2026

