

## **PRAIRIE VIEW MUNICIPALITY**

### **BY-LAW NO. 2025-08**

**BEING** a By-law of Prairie View Municipality to amend Prairie View Municipality Zoning By-law No. 2018-15, as amended.

**WHEREAS** Section 80 of The Planning Act provides that a Zoning By-Law may be amended.

**NOW THEREFORE**, the Council of Prairie View Municipality in meeting duly assembled enacts as follows:

**1. That Part 2 of By-law No. 2018-15 be amended as follows:**

- (a) Deleting subsection 2.5. c) in its entirety and substituting therefore  
“the area of land or buildings used or occupied for accessory uses on a site shall not exceed 60% of the area of the site inside the required side and rear yards”
- (b) Adding in subsection 2.27 a) “for new buildings” after “spaces”.
- (c) Deleting from subsection 2.27. c) in its entirety  
“, including a change of use of existing development, or when any existing development is enlarged or increased in capacity,”
- (d) Insert into section 2.27  
“g) In all zones, when a pre-existing building applies for a change in use, or is enlarged or increased in capacity, then provisions for additional off-street parking is not required on the same property, if approved by Council via resolution. Application for a Change of Use is required to be accompanied by a parking strategy plan based on the calculated spots required if it was a new building, which will be presented to Council for approval.”
- (e) Adding in Table 2.1 under Commercial Uses “publicly accessed” before “floor area” in 3 spots.
- (f) Table 2.6: by deleting the abbreviation “RR2” under the Allowed in Zones and substituting therefore the abbreviation “RR”.

**2. That Part 3 of By-law No 2018-15 be amended as follows:**

- (a) By deleting in Part 3 Table 3.1 the abbreviations “RR2” under Abbreviations and substituting therefore “RR”.
- (b) Section 3.6.1 by
  - 1) Changing subsection 3.6.1 a) vii) by adding the word “First” before “Farm”, deleting the “s” after “dwellings”, and adding the sentence “To conform with 2.16(h) of this by-law, the dwelling shall be treated as a principal building.”.
  - 2) Adding in subsection 3.6.1 b) with the following immediately after i)  
“ii) Additional Farm dwellings, Mobile and/ or Modular Homes when located on the same parcel of land as the agricultural operation to which they are accessory. To conform with 2.16 h) of this by-law, the dwelling shall be treated as a principal building.”

(c) Part 3 Table 3.2 Use & Site Requirements: “AG” Agricultural General Zone by:

- 1) Adding “Farm Dwelling” under Permitted Uses immediately after “Market Gardens, Nurseries or Greenhouse” with Minimum requirements below

	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)
Farm Dwelling	80	1000	125	25	25

- 2) Deleting footnote “r” from Community Halls under Conditional Uses
- 3) Adding “Data Centres” under Conditional Uses immediately after “Contracting Establishments” with Minimum Requirements below.

	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)
Data Centres	2(f)	200	125	25	25

- 4) Deleting the words “Non-Farm and Farm Dwellings (m)” under the Conditional Uses and substituting therefore the word “Non-Farm Dwellings (m)”
- 5) Changing the section headline of “Accessory Uses, Buildings, Structures” to “Permitted Accessory Uses, Buildings, Structures”
- 6) Moving the line item ““Advertising Signs (with a surface area up to 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Permitted Uses” section to the “Permitted Accessory Uses, Building, Structures” section.
- 7) Adding a new section to the table after “Permitted Accessory Uses, Buildings, Structures”: **CONDITIONAL ACCESSORY USES, BUILDINGS AND STRUCTURES**
- 8) Move the line item “Advertising Signs (with a surface area greater than 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Conditional Uses” section to the “Conditional Accessory Uses, Building, Structures” section.
- 9) Adding “Additional Farm Dwellings” under Conditional Accessory Uses with the minimum requirement below

	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)
Additional Farm Dwellings	80	1000	125	25	25

- 10) Adding in footnotes to table 3.2 (f) “the” before “physical”
- 11) Deleting in footnotes (m) 1) b) deleting the words “single “farm dwelling” site or” immediately after the word “stables or”.

(d) Part 3 Table 3.3: Use and Site Requirements: “GD” General Development Zone

- 1) Deleting the Front Yard “25 (feet)” under minimum requirements for the following: Dwellings, single-dwelling, mobile home, modular home, two-dwelling, and multiple-dwelling under Permitted Uses and replacing with “14 (feet)” for all.
- 2) Changing the section headline of “Accessory Uses, Buildings, Structures” to “Permitted Accessory Uses, Buildings, Structures”
- 3) Moving the line item ““Advertising Signs (with a surface area up to 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Permitted Uses” section to the “Permitted Accessory Uses, Building, Structures” section.
- 4) Adding a new section to the table after “Permitted Accessory Uses, Buildings, Structures”: **CONDITIONAL ACCESSORY USES, BUILDINGS AND STRUCTURES**

- 5) Move the line item “Advertising Signs (with a surface area greater than 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Conditional Uses” section to the “Conditional Accessory Uses, Building, Structures” section.

(e) Section 3.8 by:

- 1) Deleting the abbreviation “RR2” in section 3.8 and substituting therefore the abbreviation “RR”.
- 2) Deleting the intent under “RR Residential Zoning District – Purpose and Intent” in its entirety and substituting therefore “The “RR” – Rural Residential Zoning District is intended for rural residential, and homesteading located inside rural settlement areas. Rural residential development will be located and designed to preserve the natural or agrarian character of the area. Lot sizes may be larger than those found in urban centres, but not so large as to be wasteful of land. These lots rely on onsite water and wastewater infrastructure [Reg 2.3.1]”.

(f) Section 3.8.1 by:

- 1) Deleting in subsection 3.8.1 a. iv) the word “activities” and substituting therefore the words “/ Home Occupation”
- 2) Adding the following immediately after 3.8.1 a. iv):
  - v) “Bed & Breakfast establishments shall be developed in accordance with the requirements of PART 4 of this by-law”.
- 3) Adding the following immediately after subsection 3.8.1 b):

**(vi) “Secondary Suite**

Not more than one “secondary suite” as defined in PART 6 of this by-law may be developed as a conditionally approved accessory use and only when it is located on the same zoning site and is located within and/or forming part of either an existing or newly proposed permitted “single-unit dwelling”. Notwithstanding the siting and setback requirements for “accessory uses” as provided for in TABLE 3.4 of this PART, all secondary suites shall satisfy all of the siting and setback requirements of PART 3, TABLE 3.4 herein applicable to the principal dwelling within which the secondary suite is to be developed and all secondary suites shall not exceed 49% of the total habitable floor space of the principal dwelling in which it is developed. In all cases, where a secondary suite is being proposed, the principal dwelling in which the secondary suite is being proposed shall be occupied by the owner of the property. It shall be the responsibility of the proponent to consult with the provincial authority having jurisdiction prior to construction to determine the suitability of the site for the secondary suite and determine the need for any provincial permits, approvals or licenses as may be required associated with new or expanded or modified on-site wastewater collection and drinking water systems and/or the provision of hydro services.

- (vii) Pole Type Structures / Buildings** as defined in PART 6 of this by-law may be allowed as a conditionally approved accessory structure / building only when it is located on the same site as the principal building or use of land to which it is accessory.

**(ix) Accessory Portable Garage**

In the “RR” Zone, an “portable garage” as defined in PART 6 of this by-law may be allowed a conditionally approved accessory building only when it is located on the same site as a single dwelling.

**(x) Accessory Shipping Containers**

In the “RR” Zone, an “accessory shipping container” as defined in PART 6 of this by-law may be developed as a conditionally approved accessory building only when it is located on the same site as a conditionally approved urban agricultural activity or Animal keeping and in all cases it shall be located to the rear of the principal dwelling on the site. All accessory shipping containers as provided for herein shall be subject to the issuance of a Development Permit and must meet all other requirements of the zoning by-law, Manitoba Building Code and Manitoba Fire Code (where applicable).

**(xi) Accessory Urban Farms**

In the “RR” Zone an accessory “urban farm” as defined in PART 6 of this by-law may be developed as a conditionally approved accessory use only when it is located on the same site as a principal dwelling. Urban Farms are to be developed in accordance with the requirements of PART 4 of this by-law.

**(xii) Accessory Animal Keeping**

In the “RR” Zone an accessory “animal keeping” as defined in PART 6 of this by-law may be developed as a conditionally approved accessory use only when it is located on the same site as a principal dwelling. Urban Farms are to be developed in accordance with the requirements of PART 4 of this by-law.

**(xiii) Accessory Apiary**

In the “RR” Zone an accessory “apiary” as defined in PART 6 of this by-law may be developed as a conditionally approved accessory use only when it is located on the same site as a principal dwelling. Urban Farms are to be developed in accordance with the requirements of PART 4 of this by-law.

(xiv) **Home based Industry** may be allowed a conditionally approved accessory use only when it is located on the same site as a principal dwelling and shall be developed in accordance with the requirements of PART 4 of this by-law and in all cases it shall be located to the rear of the principal dwelling on the site.

4) Deleting subsection 3.8.1 c) in its entirety.

(g) Part 3 Table 3.4: Use & Site Requirements: “RR” Rural Residential Zone by:

1) Deleting Table 3.4: Use & Site Requirements: “RR” Rural Residential Zone in its entirety and substituting the following therefore:

TABLE 3.4: USE & SITE REQUIREMENTS: “RR” RURAL RESIDENTIAL ZONE	MINIMUM REQUIREMENTS (a) (b) (i) (j)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq/ft)	SITE WIDT H (feet)	FRONT YARD (feet)	SIDE YAR D (feet)	REAR YARD (feet)
<b>PERMITTED USES</b>					
Dwelling, Single Unit	5000	50	14	6	25

TABLE 3.4: USE & SITE REQUIREMENTS: “RR” RURAL RESIDENTIAL ZONE	MINIMUM REQUIREMENTS (a) (b) (i) (j)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq/ft)	SITE WIDTH (feet)	FRONT YARD (feet)	SIDE YARD (feet)	REAR YARD (feet)
Recreation/Community centre or facility	15000	100	25	15	25
Park / Playground	1000	20	-	-	-
Place of Worship	15000	100	25	15	25
Library/Cultural Facilities	15000	100	25	15	25
Garden Centre/Nursery	15000	100	25	15	25
Campground or RV park	20000	100	25	15	25
Exhibition Grounds	20000	100	25	15	25
Outdoor Market	15000	100	25	15	25
Food or Beverage Service Establishments	5000	50	25	5	25
Bakeries	5000	50	25	5	25
Retail (small)	15000	50	25	15	25
Office (small)	15000	100	25	15	25
Public Works/Utilities(h)	5000	50	25(c)	5(c)	25(c)
Community Gardens	45000	100	25	3	3
<b>CONDITIONAL USES</b>					
Fuel sales	30000	100	25	15	25
Public Parking areas	5000	50	5	3	5
Veterinary Clinic	15000	100	25	15	25
Solar Array (ground)	45000	100	NP	15	25
<b>PERMITTED ACCESSORY USES, BUILDINGS AND STRUCTURES</b>					
Accessory Uses, Buildings, Structures (g) (See also <b>PARTS 2 and 4</b> of this by-law for additional information).	-	-	NP(d)	5(e)(f)	5(e)(f)
Advertising signs (with a sign area up to 54 sq. ft.)	-	-	25(g)	15(g)	15(g)
Bed and Breakfast	5000	50	14	6	25
Home based-business	5000	50	14	6	25
Childcare facility	5000	50	14	6	25
<b>CONDITIONAL ACCESSORY USES, BUILDINGS AND STRUCTURES</b>					
Urban Farm	45000	100	-	15(e)(f)	25(e)(f)
Animal Keeping (1 AU / 2 acres)	45000	100	NP(d)	15(e)(f)	15(e)(f)
Apiary (beekeeping)	45000	100	NP(d)	15(e)(f)	25(e)(f)
Home Industry	45000	100	NP(d)	15(e)(f)	25(e)(f)

TABLE 3.4: USE & SITE REQUIREMENTS: "RR" RURAL RESIDENTIAL ZONE	MINIMUM REQUIREMENTS (a) (b) (i) (j)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq/ft)	SITE WIDT H (feet)	FRONT YARD (feet)	SIDE YAR D (feet)	REAR YARD (feet)
Advertising Signs with a surface area greater than 54 sq. ft.	-	-	25(g)	15(g)	15(g)
<b>NOTES:</b> <sup>1</sup> For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to <b>PART 2: Uses</b> of this by-law.  <sup>2</sup> Provisions of <b>PART 2 General Rules and Regulations Applicable in All Zoning Districts</b> and <b>PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones</b> of this by-law shall also apply in this zone. In the event of a conflict between the provisions of <b>PART 2 or PART 4</b> and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

- 2) Deleting the abbreviation "RR2" from the Footnotes for Table 3.4 and substituting therefore the abbreviation "RR".
- 3) Deleting footnote (a)(ii) in its entirety and replacing with  
 "(ii) Minimum dwelling unit area shall be 750 sq. ft. for a residential building, and 400 sq. ft. for an accessory residential suite within a commercial building".
- 4) Deleting footnote (b)(i), (c), (e), and (g) and substituting therefore the following:
  - c) Wastewater Disposal Facilities
    - (i) Where a proposed use requires wastewater disposal facilities the site is NOT serviced by a piped municipal sewer system, a private holding tank approved by the provincial department having jurisdiction shall be installed.
    - (ii) Regardless of whether the site is serviced by a piped municipal sewer system or holding tank, the minimum required side yard shall be twelve (12) feet in the case of the street side of a corner site.
  - e) Where the proposed development consists of a principal building or structure less than 100 sq. ft. in floor area, a small site may be approved by Council, provided that a separation distance of 7 feet is maintained from all site lines.
  - g) No accessory buildings may be in the front yard of a site, which is determined by the proposed or existing front yard of the principal building.
  - i) In the case of buildings or structures which are accessory to residential uses, when located entirely to the rear of the principal building, the minimum required side yard and rear yard for accessory buildings shall be 3 feet.
  - j) When an accessory building is used for the storage of a motorized vehicle, the wall which contains the vehicle access door shall be set back a minimum distance of 10 feet from a public lane.
  - k) Where a proposed development involves the construction of "water control works" or "drainage works" as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- h) Table 3.8 Use & Site Requirements: "CC" Commercial Central Zone by deleting "Community Centres and Clubs"

i) Part 3 Table 3.8: Use & Site Requirements: “CC” Commercial Central Zone by:

1) Add a Permitted Use of Multi-Unit Dwelling

	Area (sq ft)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)
Dwelling, multi-unit (f)	10,000 (g)	100	0	8 (d)(e)	25

- 2) Add to footnote (g): iii) the minimum site area required for multi-unit dwellings shall be 10,000 sq/ft. for the first three (3) units and shall increase by a minimum of 1,000 sq/ft. for each additional dwelling unit thereafter.
- 3) Changing the section headline of “Accessory Uses, Buildings, Structures” to “Permitted Accessory Uses, Buildings, Structures”
- 4) Moving the line item ““Advertising Signs (with a surface area up to 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Permitted Uses” section to the “Permitted Accessory Uses, Building, Structures” section.
- 5) Adding a new section to the table after “Permitted Accessory Uses, Buildings, Structures”: **CONDITIONAL ACCESSORY USES, BUILDINGS AND STRUCTURES**
- 6) Move the line item “Advertising Signs (with a surface area greater than 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Conditional Uses” section to the “Conditional Accessory Uses, Building, Structures” section.

j) Part 3 Table 3.9: Use & Site Requirements: “CH” Commercial Highway Zone by:

- 1) Changing the section headline of “Accessory Uses, Buildings, Structures” to “Permitted Accessory Uses, Buildings, Structures”
- 2) Moving the line item ““Advertising Signs (with a surface area up to 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Permitted Uses” section to the “Permitted Accessory Uses, Building, Structures” section.
- 3) Adding a new section to the table after “Permitted Accessory Uses, Buildings, Structures”: **CONDITIONAL ACCESSORY USES, BUILDINGS AND STRUCTURES**
- 4) Move the line item “Advertising Signs (with a surface area greater than 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Conditional Uses” section to the “Conditional Accessory Uses, Building, Structures” section.

k) Part 3 Table 3.10: Use & Site Requirements: “MG” Institutional General Zone by:

- 1) Deleting “Crypto Mining Operations” under Conditional Uses and substituting therefore “Data Centers”
- 2) Changing the section headline of “Accessory Uses, Buildings, Structures” to “Permitted Accessory Uses, Buildings, Structures”
- 3) Moving the line item ““Advertising Signs (with a surface area up to 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Permitted Uses” section to the “Permitted Accessory Uses, Building, Structures” section.
- 4) Adding a new section to the table after “Permitted Accessory Uses, Buildings, Structures”: **CONDITIONAL ACCESSORY USES, BUILDINGS AND STRUCTURES**
- 5) Move the line item “Advertising Signs (with a surface area greater than 54 sq. ft. in size)” and all its associated minimum requirements and footnotes from the “Conditional Uses” section to the “Conditional Accessory Uses, Building, Structures” section.

l) Part 3 Table 3.11: Use & Site Requirements: “I” Institutional Zone by:

- 1) Adding “Child Care Facility / Nursery Schools” to the table under Permitted Uses immediately after “Community Halls with the following:

	Area (sq ft)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)
Child Care Facility / Nursery Schools	15,000	75	75	15	25

- 2) Change the minimum site area requirement for Schools, Public or Private from 5 acres to 2 acres.
  - m) Section 3.16.1 move c)i) to b)i) and delete “are prohibited” with” may be developed as a conditionally approved accessory use and only when it is located on the same zoning site and is not located in a required yard. Permanent placement of a “shipping container” will require a development permit and will be required to be in conformance with Manitoba Building Code for accessory buildings.
  - n) Table 3.12: Use & Site Requirements: “OR” Open Space / Recreation Zone remove the line item of Water Treatment Plants and Reservoirs.
- 3. That Part 4 of the By-law No 2018-15 be amended as follows:**
- a) By adding the following immediately after subsection 4.1 and renumbering the next sections:  
**“4.2 Established Street Standards for Front Yards**  
Where a new dwelling or principal building or an addition to a dwelling or principal building is proposed within a street block or a portion of a street block where at least 60 per cent of the lots have been developed with principal structures, and the minimum front yard required by the Bulk Table is inconsistent with the majority of existing front yards for developed sites 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 site, either the average of the yard 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 required yard.”
  - b) Deleting in subsection 4.5.a), 4.5.a) i) a), 4.5.b), and 4.5.b)i) a) the acronym “RR2” and replacing with the acronym “RR”.
  - c) Adding the following immediately after subsection 4.9:
    - 1) **“4.10 Standards for Portable Garages and Tent-Like Structures used for Garage**  
The installation of a portable garage shall be allowed as an accessory use subject to the following rules:
      - a) a portable garage is not allowed within the required front yard of a site
      - b) a portable garage must meet the requirements for accessory building side and rear yard requirements
      - c) a portable garage must not exceed the height restrictions for accessory buildings in the zone in which it is located
      - d) a portable garage must be placed on a driveway or parking space
      - e) a portable garage must be kept in good condition, any rip in the fabric must be repaired
      - f) a maximum of one portable garage is allowed on a site”
    - 2) **“4.11 Standards for Shipping Containers**



In those zoning districts where a shipping container may be developed, it must adhere to the following standards:

- a) A shipping container used for storage must meet the requirements for accessory buildings in the zone in which it is located. Shipping containers, when stacked, must not exceed the maximum height for accessory buildings for the zone. The shipping container must meet the Manitoba Building Code standards for an accessory building.
- b) A shipping container used as a dwelling must meet the requirements for dwelling units in the zone in which it is located (as well as the requirements necessary to receive a building permit)
- c) A shipping container may be used for temporary storage or emergency purposes, provided it meets the requirements for temporary buildings and structures in this by-law”

**3) “4.12 Standards for Swimming Pools and Hot Tubs**

*Private Pools* are allowed as a permitted accessory use to a Single-Family Dwelling, Non-Farm Dwelling and Farm Dwelling use provided that:

- a) they meet the sitting requirements of accessory structures for the zone in which they are located
- b) a development permit is issued under this by-law
- c) Pool waste-water shall be disposed of into a sanitary sewer system, directly into a storm sewer or be contained within the confines of the owner's property.
- d) the owner maintains in good repair a sturdy, non-climbable enclosure around the entire Pool area having:
  - a. a minimum vertical height of 1.22 m (4 feet) above the effective grade level where the Pool Enclosure Barrier includes Fence or Wall sections to prevent unauthorized entry;
  - b. except in the case of a building Wall, no opening greater than 100 mm wide at its least dimension and no opening greater than 50 mm between the bottom of the enclosure Barrier and the effective grade at the base of the Barrier;
  - c. except in the case of a building Wall, no access through the Barrier except by way of one or more Self-closing, Self-latching gates and the latch and lock located on the swimming Pool side of the gate at a height of not less than 1.0 m above the effective grade level at the base of the gate.
  - d. Private Pool Enclosure Barriers may not consist of hedges, shrubs, bushes, trees and other plants.
  - e. A building wall used as part of the Pool Enclosure Barrier shall only have access to the pool area if the only access to the building is located within the Pool area or unless the other access points to the building outside of the pool area are lockable and are locked at all times except when the pool is in use and being supervised by a responsible adult person.
  - f. The fence and gate must be constructed so as to prevent a child from crawling underneath.
  - g. Fencing is not required for a Hot Tub which is:

- i. fitted with a lockable lid or cover that complies with the American Society of Testing Materials (ASTM) Standard F1346-91 (2010) as amended and such cover is kept locked at all times except when the Pool is in use and being supervised by a responsible adult Person.
- e) Nothing in this subsection shall relieve any such structure from complying with the requirements under any other Prairie View Municipality By-Law or applicable provincial regulations including The Buildings Act and The Public Health Act.”

**4) “4.13 Standards for Solar Collectors**

A commercial Solar Collector must meet the following standards:

- a) any solar collector not connected to a building shall adhere to the same setbacks and height restrictions for secondary/accessory buildings in the zone in which the installation is situated
- b) a roof or wall-mounted solar collector shall not exceed, in size, the total square footage of the principal structure
- c) a solar collector that is mounted on a roof may project a maximum of 1.5 meters (6.5 feet) from the surface of the roof and must not extend beyond the outermost edge of the roof
- d) a solar collector that is mounted on a wall may project a maximum of [0.6] meters (two feet) from the surface of that wall and must be located a minimum of 2.4 meters (eight feet) above grade.”

**5) “4.14 Standards for Wind Energy Generating system (on-site / Rooftop)**

An on-site Wind Energy Generating System must meet all the following standards:

- a) No portion of the system including its blade assembly shall extend beyond the limits of the site on which it is located unless the affected property owner has provided written authorization to the applicant and the Development Officer.
- b) it is set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the base on the ground or attached to another structure to the uppermost point of extension of its rotor blades.
- c) it is limited to a total turbine height of no more than [4.5] meters ([15] feet) above the rooftop but cannot disrupt any public utility transmissions.
- d) it is safely and securely attached to the rooftop in compliance with the National and Provincial Building Codes.”

**6) “4.15 Standards for Apiaries**

All beekeeping must be consistent with the requirements in The Bee Act, including the requirement that a person in possession of bees must be registered as a beekeeper [The Bee Act, 2(1)].

An apiary must meet all the following standards:

- a) in the RR zone, no hives shall be located within 7.5 meters (25 feet) of a site line unless located in compliance with the following:
  - a. the hive’s base is set at a minimum height of 2.5 meters (8 ft) above grade; or

- b) it is located behind a solid fence or hedge 2 meters (6 feet) in height located parallel to an adjacent property line and extending a minimum of 6 meters (20 feet) horizontally behind the hive in either direction
- c) every landowner who allows the keeping of bees on their property has the duty to ensure the maintenance of the beehives. The bees must be requeened if they swarm or show signs of aggressive behaviour.”

**7) “4.16 Standards for Community Gardens**

Community gardens must meet all the following standards:

- a) community gardens shall not be larger than 2320 meters<sup>2</sup> (25,000 square feet)
- b) accessory buildings for community gardens must meet the accessory building bulk requirements for the zone in which they are located
- c) compost must be maintained in a way that limits nuisance odors to adjacent properties.
- d) Compost piles or structures must be located a minimum of one meter (three feet) away from any site line
- e) on-site sales are limited to sales of plants or produce generated on site.”

**8) “4.17 Standards for Urban Farms**

An urban farm must meet all the following standards:

- a) a development permit application for an urban farm that involves any of the following activities must be accompanied with a plan that addresses how the activities will be managed to mitigate impacts on surrounding land uses and natural systems:
  - a. the processing of food produced on site
  - b. the use of heavy equipment such as tractors
- b) greenhouses, compost structures, hoop houses, and similar structures are permitted as accessory structures, provided they conform to the applicable bulk requirements for accessory buildings and structures for the relevant zone
- c) compost must be maintained in a way that limits nuisance odors to adjacent properties
- d) on-site sales are limited to sales of plants or produce generated on site.”

d) **Part 4 Table 4.1:** by updating Table 4.1: Animal Unit Conversion Factors with the following:

**TABLE 4.1: ANIMAL UNIT CONVERSION FACTORS**

Animal	Type	A.U. Produced by One Livestock	Livestock Producing One A.U.
Dairy	Milking Cows, including associated livestock	2.000	0.5

**TABLE 4.1: ANIMAL UNIT CONVERSION FACTORS**

<b>Animal</b>	<b>Type</b>	<b>A.U. Produced by One Livestock</b>	<b>Livestock Producing One A.U.</b>
<b>Beef</b>	Beef Cows, including associated livestock	1.250	0.8
	Backgrounder	0.500	2
	Summer pasture/replacement heifers	0.625	1.6
	Feeder cattle	0.769	1.3
	<b>Mature Bull</b>	<b>1.250</b>	<b>0.8</b>
	<b>Weaned calf to 1 year</b>	<b>0.600</b>	<b>1.67</b>
<b>Bison</b>	<b>Lactating cow, yearlong average</b>	<b>1.100</b>	<b>0.909</b>
	<b>Bull</b>	<b>1.500</b>	<b>0.667</b>
<b>Hogs</b>	Sows, farrow to finish	1.250	0.8
	Sows, farrow to weanling	0.250	4.0
	Sows, farrow to nursery	0.313	3.2
	Weanlings	0.033	30
	Growers/finishers	0.143	7
	Boars (artificial insemination operations)	0.200	5
<b>Chickens</b>	Broilers	0.0050	200
	Roasters	0.0100	100
	Layers	0.0083	120
	Pullets	0.0033	300
	Broiler Breeder Pullets	0.0033	300
	Broiler Breeder Hens	0.0100	100
<b>Turkeys</b>	Broilers	0.010	100
	Heavy Toms	0.020	50
	Heavy Hens	0.010	100
<b>Horses</b>	Mares, including associated livestock	1.333	0.75
	<b>Yearling</b>	<b>0.750</b>	<b>1.333</b>
	<b>2 year old</b>	<b>1.0</b>	<b>1.0</b>
<b>Sheep</b>	Ewes, including associated livestock	0.200	5
	Feeder Lambs	0.063	16
	<b>Rams of buck sheep</b>	<b>0.250</b>	<b>4</b>
<b>Donkey</b>	<b>each</b>	<b>0.750</b>	<b>1.25</b>
<b>Goats</b>	<b>Nany Goats with or without kids</b>	<b>0.167</b>	<b>5.99</b>
	<b>Billy Goats</b>	<b>0.200</b>	<b>5</b>
	<b>Kid Goats (weaned to 1 year)</b>	<b>0.100</b>	<b>10</b>
<b>Alpacas</b>	<b>Each</b>	<b>0.075</b>	<b>13.333</b>
<b>Llamas</b>	<b>Mature female</b>	<b>0.230</b>	<b>4.348</b>
<b>Other Birds</b>	<b>Emus</b>	<b>0.333</b>	<b>3</b>
	<b>Ostriches</b>	<b>0.500</b>	<b>2</b>
	<b>Ducks</b>	<b>0.200</b>	<b>5</b>
The calculation of animal units for a species of livestock not mentioned in this Table is to be determined by officials at Manitoba Agriculture.			
Note: To calculate the number of animal units (AU) of a particular species, multiply the AU produced by one livestock by the number of animals. For example, for 200 animal beef cows including associated livestock equals 1.25 x 200 = 250 AUs.			

**4. That Part 6 of By-law No. 2018-15 be amended as follows:**

- a) Subsection 6.1 by: Changing the spelling of the word “pipe line” in the “Building” definition to “pipeline”.
- b) Subsection 6.2 by:
  - 1) Adding the following immediately after the definition of “Animal Unit”:  
“**Apiary** means any place where bees are kept [This definition is from The Bee Act].”
  - 2) Adding the following immediately after the definition of “Club”:  
“**Community Garden** means an area managed by a non-profit organization, a community-based entity or a public entity where members of the community may grow plants for beautification, education, recreation, community distribution or personal use.”
  - 3) Adding the following immediately after the definition of “Crematorium”:  
“**Data Center** means a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data that require extra mechanical systems of for cooling.”
  - 4) Adding the following immediately after the definition of “Pole Type Structure / Building”:  
“**Portable garage** means a temporary structure intended to store goods or materials that may consist of metal or steel frame and is covered by such material as canvas, plastic, polythene, various types of fabric or similar materials.”
  - 5) Adding the following immediately after the definition of “Principal Building”:  
“**Private Pool** means an artificially constructed basin, lined with concrete, fibreglass, vinyl or like material, that is capable of containing a water depth greater than 60 cm (24 inches) and that is located on the property of a single-family dwelling, non-farm dwelling, or farm dwelling use. This includes but is not limited to above-ground, in-ground, inflatable and temporary outdoor swimming pools, landscaping pools, hot tubs and spas that meet the depth requirement.,
  - 6) Changing the definition of **Public Utility** to “means any system, works, building, plant equipment or service, excluding telecommunications towers (private for profit), wind energy generation stations (WEGS) and private for profit commercial solar energy generation systems, developed for the purpose of and are engaged in supplying or collection of electrical energy, steam, gas, water, wastewater, solid waste, refuse, or the supply of radio/internet communication services.
  - 7) Adding the following immediately after the definition of “Site, width”:
    - 1) “**Solar Collector** means a panel or other solar energy device with the primary purpose of gathering, storing, and distributing solar energy for electricity generation, space heating, space cooling, or water heating.”
    - 2) “**Solar Collector, Commercial** means a solar collector designed and built to provide electricity for commercial sale and distribution to the electricity grid (ex: a solar farm).”
    - 3) “**Solar Collector, On-Site Use** means a solar collector intended to primarily serve the electrical needs of the on-site user or consumer (either behind the meter or off grid)

rather than to produce power for resale. Rooftop Solar Collectors are a type of On-Site Use Solar Collectors.”

- 4) **“Solar Collector, Rooftop** means a roof mounted solar collector and associated equipment for converting solar energy to power.”
- 8) Adding the following immediately after the definition of “Wind Energy Generation Station (WEGS)”:
  - 1) **“Wind Energy Generation System** means any device or group of devices such as a wind charger, windmill or wind turbine that converts wind energy to electrical energy whether it is used for personal use or for generation of power for sale by an enterprise.”
  - 2) **“Wind Energy Generating System, On-Site Use** means a wind energy generating system intended to primarily serve the electrical needs of the on-site user or consumer (either behind the meter or off grid) rather than to produce power for resale. Rooftop Wind Energy Generation Systems are a type of On-Site Use Wind Energy Generating System.”
  - 3) **“Wind Energy Generation System, Rooftop** means a roof mounted wind turbine(s) and associated equipment for converting wind energy to power.”
  - 4) **“Urban Farm** means a site or building within a settlement centre where fruits, vegetables, and other plant products are grown, washed, or packaged for wholesale or retail sales. This use is distinct from animal keeping.”

5. **That Map 8: Crandall of By-law No. 2018-15 be amended as follows:**

- a) the entire General Development Zone in Crandall under the Prairie View Zoning By-Law 2018-15 between NW -35-13-25W and NW-36-13-25W as shown on the map attached hereto as Schedule “A1” forming part of this by-law, be rezoned:

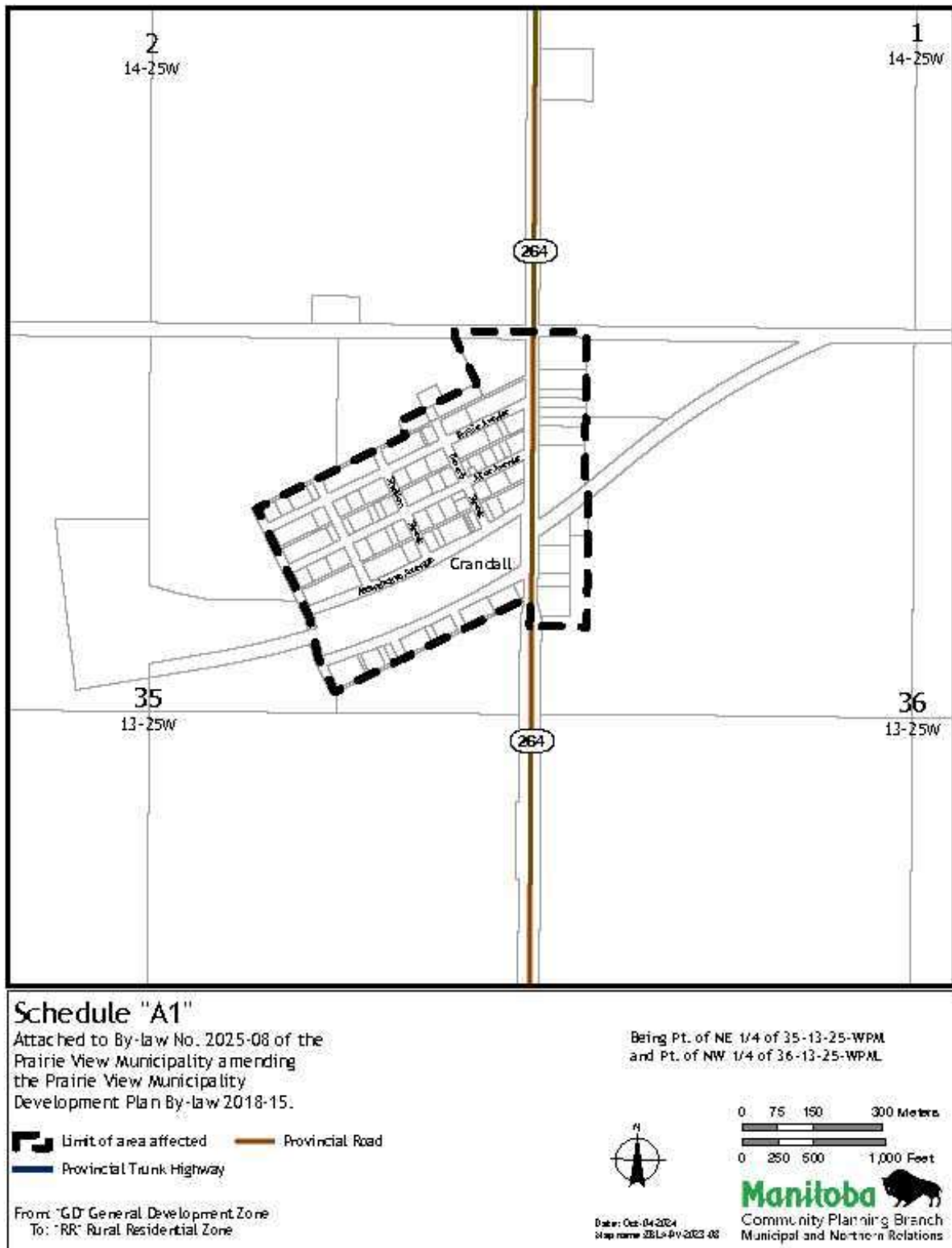
**FROM:** “GD” General Development Zone

**TO:** “RR” Rural Residential Zone

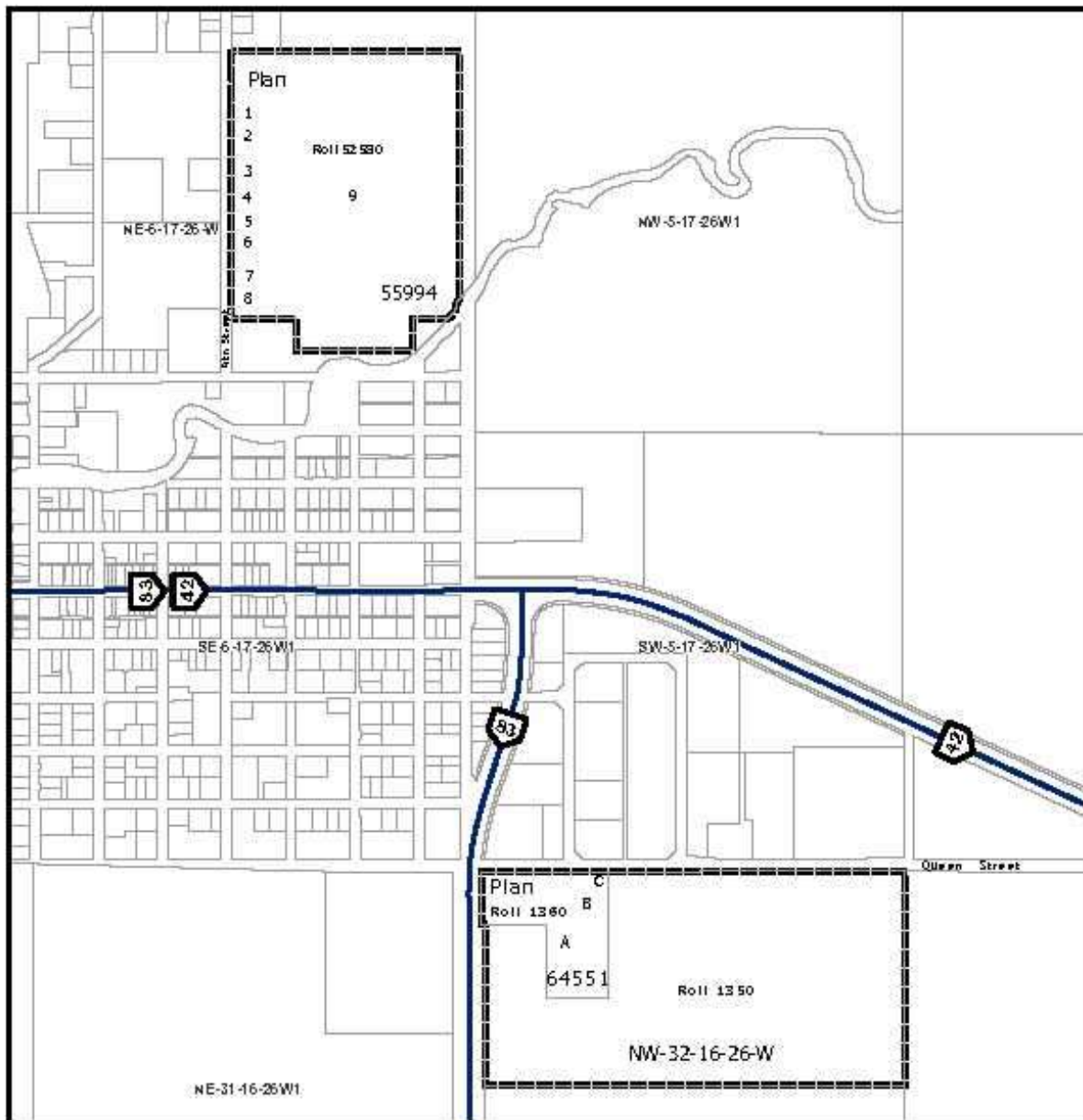
6. **That Map 2: Birtle of By-law No. 2018-15 be amended as follows:**

- a) For Rolls 1350 & 1360 east of HWY 83, south of Queen Street as shown on the map attached hereto as Schedule “A2” forming part of this by-law, be rezoned  
**FROM:** dual zones of “CH” – Commercial Highway Zone and “AG” – Agricultural General Zone  
**TO:** be all “AG” – Agricultural General Zone.
- b) Roll 52580 as shown on the map attached hereto as Schedule “A2” forming part of this by-law, be rezoned  
**FROM:** dual zones of “RS” – Residential Serviced Zone and “OR” – Open Space / Recreational Zone  
**TO:** be all “RS” – Residential Serviced Zone.

## Schedule "A1"




## Schedule "A2"



### Schedule "A2"

Attached to By-law No. 2025-08 of the Prairie View Municipality amending Map 2: Birtle of Prairie View Municipality Zoning By-law No. 2018-15.

 Limit of affected area

From: "CH" Commercial Highway Zone and "AG" Agricultural General Zone  
To: "AG" Agricultural General Zone

From: "RS" Residential Serviced Zone and "OR" Open Space/Recreational Zone  
To: "RS" Residential Serviced Zone

Pt. of NE-6-17-26-W  
Being all of Lots 1/9 Plan 55994 NLTD  
Pt. of NW-32-16-26-W  
Being all of Parcel A, B, C Plan 64551 NLTD  
and Being N1/2 of NW-32-16-26-W.

0 75 150 300 Meters  
0 250 500 1,000 Feet



**Manitoba**  
Community Planning Services  
Municipal and Northern Relations

Date: 24.08.2025 Map name: PV ZBL 2025-08



DONE AND PASSED by the Council of Prairie View Municipality duly assembled in the Town of \_\_\_\_\_ ,  
in the Province of Manitoba this \_\_\_\_\_ day of \_\_\_\_\_ , A.D., 2026.

---

Reeve

---

Chief Administrative Officer

Read a first time this 19th day of November, A.D., 2025.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_ , A.D., 2026.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_ , A.D., 2026.