



Municipal and Northern Relations
Brandon Community Planning Branch
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December 31, 2025

Reeve and Members of Council
Prairie View Municipality
678 Main Street
Box 70
Birtle, MB R0M 0C0

**RE: Prairie View Municipality
Bylaw No. 2025-08
Amendment to Zoning By-law 2018-15**

The above noted bylaw has been circulated to government departments and agencies for review and comment following first reading on November 11, 2025. All comments are attached in Appendix A. NOTE: Council should provide a copy of this report and copies of all comments received to the development proponent for review and consideration at the public hearing. This report summarizes all provincial departmental responses received. There are no formal provincial objections to the bylaw.

Next Steps:

Between first and second reading of a zoning bylaw, council must hold a public hearing. If there are no local or provincial objections raised at the required public hearing, council may choose to give the bylaw second and third reading after it closes the hearing. If objections are made orally or in writing at the hearing and council gives the bylaw second reading with outstanding objections, it must provide written notice of the bylaw having received second reading to objectors. This is outlined in section 77(3) and (4) of *The Planning Act*. If council receives several objections, as identified in 77(5), and meets the definition of sufficient objections under the Act (73.1(1-4)), council must then issue notice of second reading. If sufficient objections are received in response to notice of second reading, council must then refer the bylaw and objections to the Municipal Board.

Sincerely,

Isaac Omonaiye
Community Planner

Appendix A

I have reviewed this proposed Zoning By-law Amendment for the RM of Prairie View on behalf of Manitoba Agriculture. We offer the following comments.

1. Amendments to Part 2 of By-law 2018-15. No concerns
2. Amendments to Part 3 of By-law 2018-15.
 - 2.(c) proposes to add Data Centres as a Conditional Use to the 'AG' Agricultural General Zone. Council may wish to include Use Specific Standards similar to the following to provide direction toward the most suitable location for these uses.
 - *Uses of this type will normally be directed to lands zoned for industrial use. However, where a suitable site is not available in an area zoned for industrial development, and/or the proposed use would be too close to existing or proposed residential development, such uses may be considered for approval as a conditional use on lands designated and zoned for agricultural use. The development on agricultural lands may be considered where a larger site is required, the site has ready access to sufficient hydro power, and/or the anticipated generation of noise, odour or emissions or creation of electromagnetic fields suggest a rural location is more suited for the proposed use.*
 - 2.(g)(1) proposes to replace the 'RR' Rural Residential Zone table in its entirety, adding numerous uses that were not previously permitted in the zone, as well as allowing single unit dwellings on smaller lots than previously permitted. Given the intent to re-zone the community of Crandall to 'RR' Rural Residential Zone described by Item 5 of this amending by-law, the proposed use table is reasonable.
 - No concerns with remainder of items (a) through (m).
3. Amendments to Part 4 of By-law 2018-15.
 - (c) proposes to add Standards for multiple uses, including apiaries and urban farms. No concerns from an agricultural perspective with the proposed standards.
 - (a) on page 13 (should this be item 3(d)?) – proposes to replace Table 4.1: Animal Unit Conversion Factors. The main reference table for calculating animal units is found in Appendix 2 of the Provincial Land Use Policies, and the same adopted in most municipal by-laws. Municipalities often request information regarding other livestock species not found in this table, and our department has developed a list of accessory livestock often requested. I have attached the most recent version here with the numbers that we would suggest be adopted by the municipality. There are some significant differences between the proposed by-law and in the values included in the attached table.
 - Please reach out if there are questions about this, we would like to come to agreement on the values being assigned prior to adoption of the by-law.
4. Amendments to Part 6 of By-law 2018-15. No concerns with the proposed changes.
5. Amendment to Map 8: Crandall. The entire 'GD' General Development Zone is proposed to be re-zoned to 'RR' Rural Residential Zone. The area is designated Rural Settlement Centre. No concerns from an agricultural perspective.
6. Amendment to Map 2: Birtle.
 - RL 1350 & 1360 re-zoned from 'CH' and 'AG' to 'AG' Zone – No concerns.
 - RL 52580 – re-zoned from 'RS' and 'OR' to 'RS' Zone – No concerns.

Sheila Cook, P.Ag.

Agricultural Planning Specialist

Sheila.Cook@gov.mb.ca

T: 204-365-0923

Animal Units by Accessory Livestock Type		
Accessory Livestock Type	Animal Units Produced by One Animal	Factor to be used to Determine Animal Units (Number of animals to produce one animal unit)
Alpacas, llamas	0.17	6
Bison – cows and associated livestock	1.25	0.8
Ducks - growing for meat	0.017	58
Ducks - mature	0.024	42
Emu	0.06	16
Geese - growing for meat	0.024	42
Geese - mature	0.045	22
Goats - miniature	0.22	4.5
Goats – mature	0.14	7
Goats – plus associated livestock	0.2	5
Horses - large	1	1
Horses - small to medium	0.667	1.5
Horses - miniature	0.222	4.5
Mink	0.005	219
Ostrich	0.14	7
Ponies - all	0.4	2.5
Rabbits – does (includes associated bucks and litters)	0.1	10
Yak male	0.7	1.429
Yak calf	3.5	0.286
Yak cow and associated	1	1
*Source: Manitoba Agriculture; November 2024		

The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer
Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned zoning by-law amendment and has no comments or concerns at this time.

Environmental Compliance and Enforcement
Environment and Climate Change
EnvCEwestern@gov.mb.ca

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file :

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment.
2. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to review the file to determine if our concerns remain the same.
3. If there are existing Manitoba Hydro and/or Centra Gas easements on the titles, any building and/or construction affecting our easements will require approval prior to work beginning and can be applied for through SecondaryLandUse@hydro.mb.ca.
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada



The Lands Branch has no comments on the Prairie View Zoning By-Law Amendment No 2025-08.

Thank you.

Tanya Dixon
GIS Planning Specialist, Lands Branch
Natural Resources and Indigenous Futures
14 Fultz Boulevard – Box 25, Winnipeg MB R3Y 0L6
Tanya.Dixon@gov.mb.ca / 204-945-2586

No comments from Mines Branch.

Thanks,

-Sahej S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

We have no concerns with this file.

Thanks,

Matthew Sebesteny

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

We have reviewed the Prairie View ZBL textual amendments 2025-08 and have no concerns.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*

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Petroleum Branch has no concerns

Leonen, Leonardo

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