

PRAIRIE VIEW MUNICIPALITY

BY-LAW NO. 2026-08

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

WHEREAS Section 80(1) of The Planning Act gives the council of a municipality the power to amend an adopted zoning by-law;

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

- Text and table amendments as listed in attached Schedule A.
- The By-law shall come into force on _____, 2026.

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

Reeve

Chief Administrative Officer

Read a first time this 11th day of August, A.D., 2026.

Read a second time this ____ day of _____, A.D., 2026.

Read a third this ____ day of _____, A.D., 2026.

Schedule "A": Text and Table Amendments of By-Law No. 2018-15 be amended as follows:

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

(a) Replace Section 2.5 (e) with the following:

"e) i) Except as permitted by sentence ii), where any building (including structures) on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below or at grade allowing access between the buildings such as a parking garage, breezeway, or corridor, it is part of the principal building and is not considered an accessory building (including structures).

ii) Where a deck is two (2) inches or less from a building (including structures) it is considered under this zoning by-law to be classified as part of that building (including structure)."

(b) Replace Section 2.16 (h) with the following:

"h) i) Except as permitted by sentence ii), the minimum distance between the principal building (including principal structures) and any other building (including structures) shall be ten (10) feet.

ii) There is no required minimum distance between a principal building (including a principal structure) when the building (including structure) is:

- 1) a hot tub, not on a deck of the principal building, or
- 2) a fence."

(c) Delete from Section 2.20, "and "SR" Seasonal Recreation Zone(s)"

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

(a) Part 3 Table 3.2 Use & Site Requirements: "AG" Agricultural General Zone by:

- 1) Adding "Private Utilities (r)" under Conditional Uses immediately after "Trucking Establishments" with Minimum Requirements below.

	Site Area (AC)	Site Width (FT)	Front Yard (FT)	Side Yard (FT)	Rear Yard (FT)
Private Utilities (r)	1	100	125	25	25

- 2) Adding a new use line in the Table immediately after "Wind Energy Generation Stations (WEGS) (j)" under Conditional Uses with the minimum requirements below:

	Site Area (AC)	Site Width (FT)	Front Yard (FT)	Side Yard (FT)	Rear Yard (FT)
Uses Not Otherwise Listed in This Table	(s)	(s)	125	25	25

- 3) Add to Footnotes to Table 3.2 "(r) The site area, site width and minimum required yards can be adjusted to ensure a minimum radius area of the height of any towers / antennas from grade to

the highest point will be within the property boundaries and to added as a condition to the Conditional Use Order."

- 4) Add to Footnotes to Table 3.2 "(s) Minimum or Maximum site area and site width to be determined by Council based on the proposal and to be added as a condition to the Conditional Use Order."

(b) Changing the footnote use in Table 3.4: Use & Site Requirements: "RR" Rural Residential Zone to be:

- 1) Add (g)(j) to "Minimum Requirements"
- 2) For the Required Yards Front (FT) column under Permitted Accessory Uses, Buildings and Structures, remove the (g) and add (e)
- 3) For the Required Yards Front (FT) column under Conditional Accessory Uses, Buildings and Structures, remove the (g) and add (e)
- 4) For both the Required Yards Side (FT) and Rear (FT) under Permitted Accessory Uses, Buildings and Structures, remove the (j) and add (h)
- 5) For both the Required Yards Side (FT) and Rear (FT) under Conditional Accessory Uses, Buildings and Structures, remove the (j) and add (h)

(c) Adding to Part 3 Tables for the rest of the zones

- 1) Adding a new use line in the Table as the last item under Conditional Uses with the minimum requirements below:

	Site Area (AC)	Site Width (FT)	Front Yard (FT)	Side Yard (FT)	Rear Yard (FT)
Uses Not Otherwise Listed in This Table	(x)	(x)	125	25	25

- 2) At the end of each Table's "Footnotes to Table 3.x" section, add the next letter in the sequence with the following text "Minimum or Maximum site area and site width to be determined by Council based on the proposal and to be added as a condition to the Conditional Use Order."
- 3) That new letter in the footnotes from 2.b)2) will replace the "(x)" placeholder in the newly added use line from 2.(b)1).

3. That Part 5 of By-Law No. 2018-15 be amended as follows:

(a) Replace Section 5.5 with the following:

"5.5 When Development Permits Are Not Required

1. A Development Permit is **NOT** required for the following, but a building or plumbing permit may be required under the building by-law:

- a) agricultural cropping of land;

- b) agricultural projects classified under provincial water licensing for either drainage or water rights;
- c) alterations or repairs to an existing building **EXCEPT FOR:**
 - i) alterations that change the footprint of the building,
 - ii) alterations that add height to a building resulting in a finished height that is over the maximum height requirements of this by-law, or
 - iii) alterations or repairs that are part of a Change in Use of the building.
- d) open patios less than 8 inches above finished grade;
- e) a detached accessory building/structure not exceeding one hundred and eight (108) SF in floor area;
- f) the installation of the following landscaping structures:
 - i) commercial or residential fences,
 - ii) sidewalks and other at grade paths, and driveways,
 - iii) exterior steps that do not project beyond the roof line,
 - iv) trees, hedges, shrubs, planters, and gardens,
 - v) fountains containing less than 24" in water depth,
 - vi) flag poles, mounted weather monitoring devices, private communications aerials and antennas,
 - vii) clothes drying lines, composters and rain barrels,
 - viii) trellises and outdoor furniture,
 - ix) lighting, and
 - x) similar landscaping features that are developed in accordance with the provisions of this by-law;
- g) private sewage disposal systems; and
- h) the erection of certain accessory signs as listed in **PART 2** of this by-law.

2. Despite not requiring a **Development Permit**, all items in this section shall be subject to all other requirements of this by-law and all other application by-laws of the Municipality and/or Provincial or Federal Acts and Regulations."

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

- (a) By adding the following in a new subsection **6.1 Abbreviations** immediately before the current "**6.1 Definitions in *The Planning Act***" and re-number the subsections that follow:

6.1 Abbreviations

Where the following abbreviations appear in this by-law, they have the meaning as set out below:

AC means acres

AU or A.U. means animal unit

FT means feet

M means metres

SF means square feet

SQM means square metres

(b) Subsection **6.2 Definitions in this By-law** by:

- 1) Adding the following definition after "Daycare":

Deck means a flat surface capable of supporting weight, like a floor, but typically constructed outdoors at least eight (8) inches from grade (ground) and with a dimension greater than five (5) FT if attached to the building in front of a door/exit. Otherwise, any sized flat surface that is over eight (8) inches from grade (ground) is considered a deck, whether attached to a building or not.

- 2) Deleting from the "Dwelling" definition, "and Mobile Homes"

- 3) Adding the following definition after "Enlargement":

Exterior Landing means a flat surface capable of supporting weight, like a floor, but typically constructed outside a door/exit or within a flight of stairs with no horizontal dimension greater than five (5) FT.

- 4) Revised the definition of Multi-Unit Dwelling to include:

"or group of buildings on a single title" between "...building and "containing three (3) or more..."