

**Rural Municipality of Cartier
By-Law No. 1709-23
Zoning By-Law Amendment**

Being a By-law of the Rural Municipality of Cartier to amend the Rural Municipality of Cartier Zoning By-Law No. 1658-18.

WHEREAS *The Planning Act* provides that a Zoning By-law may be amended;

AND WHEREAS it is deemed necessary and expedient to amend the **RURAL MUNICIPALITY OF CARTIER ZONING BY-LAW NO. 1658-18**.

NOW THEREFORE, the Council of the Rural Municipality of Cartier, in meeting duly assembled, enacts as follows:

- 1.0 Zoning Map 2 (St. Eustache), Roll # 0155200.000 - Legal Description: Part of NW 1/4 of Section 35, Township 11, Range 3 WPM (St. Eustache Roman Catholic Cemetery) is rezoned from "PR" Parks and Recreation to "I" Institutional.
- 2.0 That Zoning Map 3 (Elie), Roll # 0118350.000 - Legal Description: Part of SW 1/4 of Section 12, Township 11, Range 3 WPM (26 PR 248 S) is rezoned from "HZ" Holding Zone to "CC" Commercial Central Zone.
- 3.0 That Section 5.2 (1) is changed to read:
 - 1) Nothing in this By-law shall be so interpreted as to interfere with the construction, maintenance of **public spaces** and operation of the facilities of any Public Utility Service, **Public Service** or Protective and Emergency Service, as defined in this By-Law.
- 4.0 That Section 6.2 (2, d) is changed to read:
 - 2) Every owner shall:
comply with all applicable Provincial and Federal government legislation including any **conditions of any caveat**, easements, permits, certificates and/or licenses.
- 5.0 That Section 6.3.4 (1) is changed to read:
 - 1) The Designated Officer may approve, with or without conditions, a minor variation not to exceed **fifteen percent (15%)** of the regulations of this By-Law governing heights, distances, areas, sizes or intensity of use regulations.
- 6.0 That Section 7.1 (3) is changed to read:
 - 3) A fence, wall, or gate not exceeding **1.8 m. (6.0 ft.)** in height.
- 7.0 That Section 7.1 (4, b) is changed to read:
 - 4) b) does not exceed **2.44 m. (8.00 ft.)** or one storey in height; and.
- 8.0 That Section 7.2 (13) is changed to read:
 - 13) Elevations and drawings, indicating sections and the bulk of buildings, at a minimum scale of 1:100. **Elevation to show grade level at the minimum Flood Protection Level (FPL) unless otherwise directed by the Development Officer.**
- 9.0 That PART II DEFINITIONS – Section 14.1
Section 14.1 (14), General definitions is changed to read:
 - 14) Basement means the portion of a building or structure which is wholly or partially below grade, having above grade no more than 1.83 m. (6.00 ft.) of its clean height which lies below the finished level of the floor directly above or being a minimum depth of **1.5 m. (5.00 ft.)**.

That the following definitions are added:

Communication Uses which includes those within federal or provincial jurisdiction, the uses and / or structures primarily associated with the broadcasting or reception of signals, including internet, phone, and radio.

Shared Access Location which is the portion of vehicular access from a public municipal, provincial or federal roadway to a private property line. This access point may serve two or more properties.

Shared (Joint) Driveway which is a private-owned driveway, laneway that provides access between one of more properties and shall require legal easement, right-of-way or other agreements registered on titles for use by all parties affected.

10.0 That Section 14.3.2, Commercial Use Class definitions has the following added to:

57) Research & Development Institution/Center means an establishment or facility engaged in scientific research, product design, development testing and limited manufacturing necessary for production of prototypes or systems.

11.0 That Section 14.3.6 (5) is changed to read:

5) Planned Unit Development (Residential) means an area of land used primarily for residential purposes under single ownership or control but including multiple **residential units** who share the use and financial responsibility of common areas.

12.0 That Section 15.2 (3) added

3) Lido Plage Secondary Plan By-Law 1674-19; a public hearing shall be treated in the same manner as a Conditional Use or Variation Order hearing shall be conducted per the Manitoba Planning Act

13.0 That Section 15.4 (8) is changed to read:

8) All new buildings, dwellings, additions, or structural frames shall be anchored to concrete foundations, piles, piers, footings, grade beams or slabs as designed and stamped by an engineer registered in the Province of Manitoba, unless exceptions are provided elsewhere in the By-law, **Manitoba Building Code** or at the discretion of Designated Officer.

14.0 That Section 15.4 (9, b) is changed to read:

9) b) Hives are limited to a maximum of four (4) per site and must be:
i. Set back at least 25 feet (**7.62 metres**) from any site line; and
ii. Concealed behind a solid fence 6 feet (**1.83 metres**) in height.

15.0 That Section 15.5 is changed to read:

3) Shared (joint) driveways are not allowed.

16.0 That Section 15.12 is changed to read:

6) a dwelling unit is allowed only in conjunction with a permitted or conditional Industrial Use Class development if it is occupied by the **owner or a site watchperson or caretaker, actively involved with the industry on site** if necessary.

17.0 That Section 16.15.2 (4, d) is changed to read:

4) d) All stacking spaces shall be a minimum of **5.49 m. (18.00 ft)** long and **3.05 m. (10.00 ft)** wide. Stacking lanes shall provide sufficient space for turning and maneuvering.

18.0 That Section 16.17 (3) is added to read:

3) Telecommunication towers shall conform to applicable federal, provincial, and municipal regulations.

19.0 That Section 16.18 (3, h) is changed to read:

3) h) Where a property backs onto a public lane, public right-of-way, public park, or a property zoned for commercial or industrial uses, the setback from the Rear Lot Line may be equal to or greater than **10 feet (3.05 metres)**.

20.0 That Section 16.18 (3, k) is changed to read:

3) k) Separation from the Principal Dwelling (Minimum):
i. 10 feet (**3.05 metres**).

- 21.0 That Section 16.20 (2) is changed to read:**
2) A care home shall not be located within **100.58 m.** (330.00 ft.) of another care home.
- 22.0 That Section 16.22 (2) is changed to read:**
2) Cannabis stores shall not be established within **304.8 m.** (1000 ft.) of the property line of a school or participant recreation service (indoor or outdoor)
- 23.0 That Section 17.4 (1) is changed to read:**
1) No building or structure shall be erected without first obtaining from the Designated Officer written instructions as to the grade for the building or structures to be erected, which shall be in accordance with any applicable **municipal** lot grade by-laws, **and provincial** regulations. It shall be the continuing obligation of the property owner to maintain building grades for adequate site drainage and to ensure that the level of the surrounding fill at the building line shall not be less than the Flood Protection Level **and graded to drain away from the structure.**
- 24.0 That Section 17.7 (1) is changed to read:**
1) All new principal buildings constructed **or relocated** on a site that is serviced by Municipal sewer or water shall be connected to such services.
- 25.0 That Section 17.9 (2 b) is changed to read:**
2) b) Shall not be higher, measured from the general ground level at a distance of 0.61 m. (2.00 ft.) from within the lot line of the site on which the fence is to be constructed, than **1.22 m.** (4.00 ft.) in a required front yard; and **1.83 m. (6.00 ft.)** in a required side or rear yard.
- 26.0 That Section 17.9 (2 c) is added to read:**
2) c) Shall conform to the Municipal Standards for Design and Construction, and Provincial regulations for the location that the fence is located.
- 27.0 That Section 17.9 (4, b) is changed to read:**
1) b) Shall not be higher than 1.22 m. (4.00 ft.) in a required front yard; and **1.83 m. (6.00 ft.)** in a required side or rear yard.
- 28.0 That Section 17.10 (1, b, i, ii, iii, iv) is changed to read:**
1) b) (i) permanent structures shall be setback from all water courses a distance of at least 10 times the height of the bank above a channel grade or **60.10m.** (200.00 ft.), whichever is greater.
(ii) permanent structures shall be protected from flooding by raising the building site and access to the Flood Protection Level which is **0.61 m.** (2.00 ft.) above the 1 in 200 year flood level or flood of record, whichever is greater. The level of the surrounding fill at the building line shall not be less than the Flood Protection Level, and shall not slope more than 15.24 cm. (6.00 in.) for a horizontal distance of **4.57 m.** (15.00 ft.) from the building line and not more than **0.31 m.** (1.00 ft.) vertically to **1.22 m.** (4.00 ft.) horizontally thereafter.
(iii) The elevation of the main floor shall be a minimum of **0.31 m** (1.00 ft.) above the Flood Protection Level.
(iv) basements, if constructed, shall:
have the elevation of the basement floor not lower than the Flood Protection Level by: **0.61 m.** (2.00 ft.) if the fill material is pervious such as sand; or **1.68 m.** (5.50 ft.) if the fill material is impervious such as clay.
- 29.0 That Section 17.13 (2) is changed to read:**
2) Notwithstanding any other regulation of this By-Law, the Designated Officer or RM of Cartier Council may refuse a development permit for, or prohibit, any drainage works to be undertaken on lands where it has been determined that such works would create an adverse effect on adjacent public or private lands or where adjacent drains are insufficient to accommodate the added runoff. **Where natural drainage was modified with adverse effect, the responsibility will fall on the offending property owner to return the drainage to a natural state and assume the costs and labour.**

30.0 That Section 17.14 (10) is changed to read:

10) In the case of bulk outdoor storage, **vehicle and vehicle parts storage including** but not limited to lumber yards and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view, shall be substituted for the regulations of Section 17.14 (9) of this By-law.

31.0 That Section 17.16 (2) is changed to read:

2) Before moving a building or portion to a new off-site location, the owner shall obtain a Development Permit **and a Conditional Use** and if required by the Designated Officer, enter into an agreement with the Municipality containing an undertaking of the owner to pay all damages arising out of the move and such other terms and conditions as a Designated Officer deems necessary.

32.0 That Section 17.19 (3, d) is changed to read:

3) d) if a hot tub is not completely enclosed by a fence it **must have a locking cover and support the weight of an adult when closed.**

33.0 That Section 20.2 (4) is added to read:

1) **Residential fencing shall be built similar to, or better than standard of the surrounding development.**

34.0 APPENDIX "A" – ZONING DISTRICTS TABLE - the following definitions are changed to read

MB (Industrial Business Zone) - provides land for the careful siting of light manufacturing, processing, servicing, warehouse, wholesale and distribution operations and associated office uses in a planned setting. Uses may include offices, personal service storefronts and retail uses.

MG (Industrial General Zone) provides land for the development of general industrial and other low impact industrial uses including processing, storage, warehousing, utilities that generally may require larger site areas than normally provided in the MB - Industrial Business Zone.

35.0 That APPENDIX B - Permitted and Conditional Use Table, is changed to add:

- Communication Uses are a conditional use in all commercial, industrial and agricultural zones
- A dwelling in a "MG" Industrial General Zone will be a conditional use
- A Research & Development Institution/Center in a "MG" Industrial General Zone, a "MB" Industrial Business Zone, "CH" Commercial Highway Zone and "CC" Commercial Central Zone will be a conditional use
- Footnote 5) is added to read "A dwelling in a "MG" Industrial Zone shall be occupied by a property owner, employee or caretaker directly involved with the industry on the site

36.0 That APPENDIX C - Bulk Regulations Table, is changed to:

- add the minimum dwelling unit size of 1,000 ft² to the "MB" Industrial - MG Zone
- Footnote 'H' adds reference to section 17.3

DONE AND PASSED by the Council of the Rural Municipality of Cartier, in Council duly assembled on January 29, 2024.

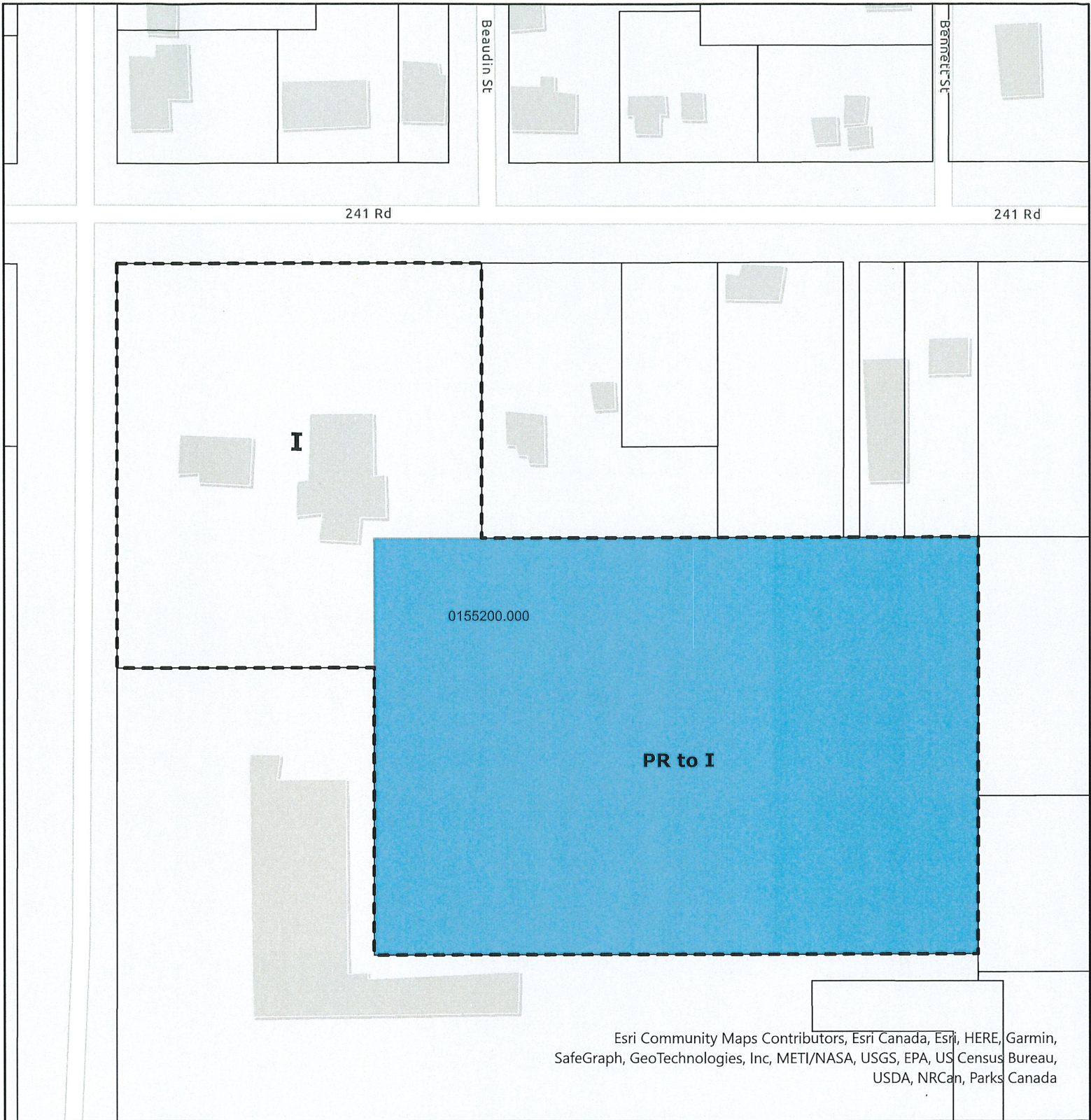


Christa Vann Mitchell
Reeve



Michael Lackmanec
Chief Administrative Officer

Read a first time December 4, 2023.
Read a second time January 29, 2024
Read a third time January 29, 2024






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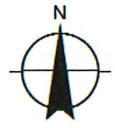
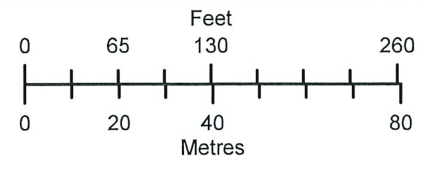
RM of Cartier - St. Eustache

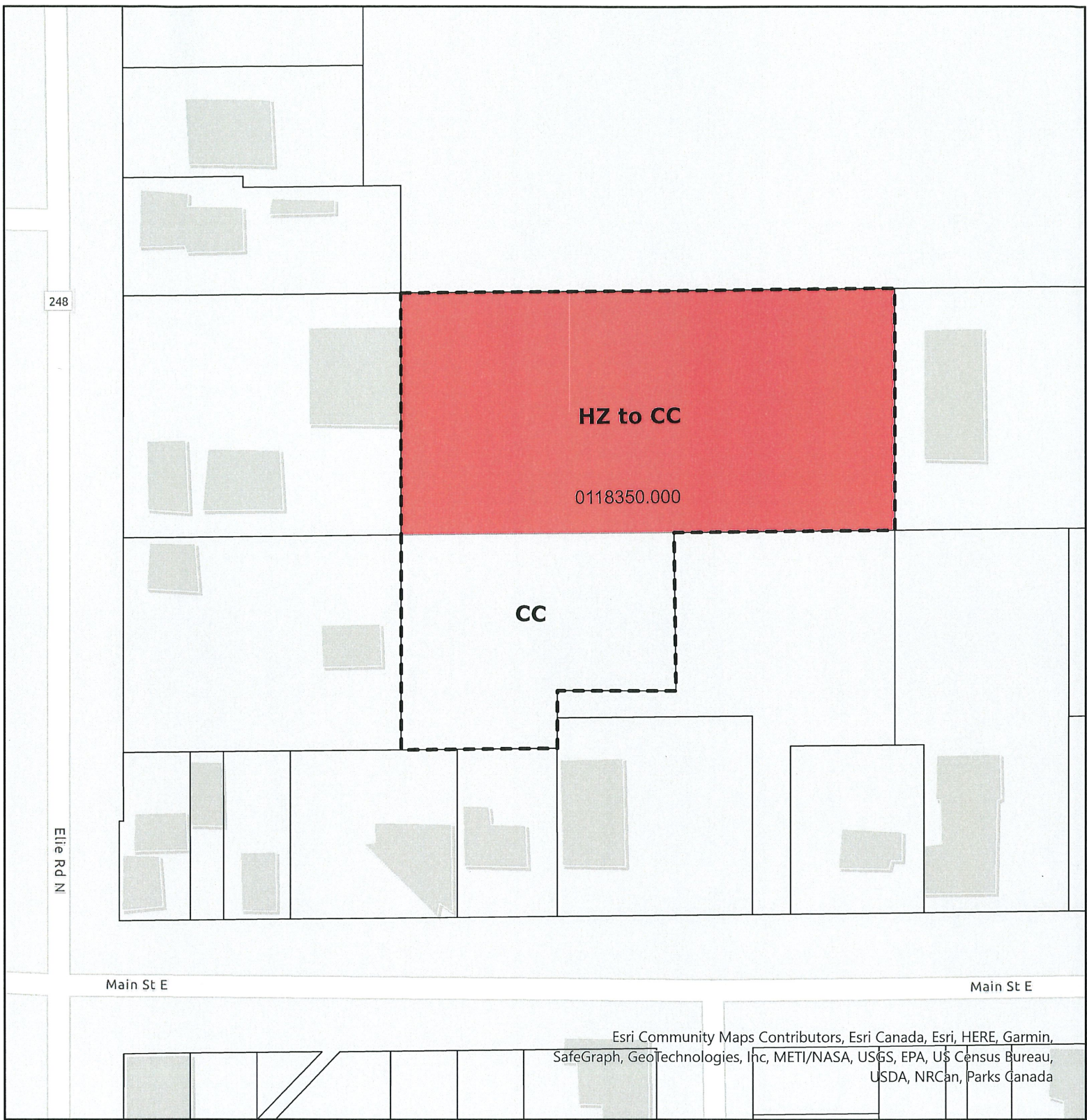
Map 2

Attached to By-Law No. 1709-23 of the Rural Municipality of Cartier amending the Rural Municipality of Cartier Zoning Bylaw 1658-18.

Amending portion of Roll No. 0155200.000
 From: PR - Open Space Recreation
 To: I - Institutional

-  Amending Roll Boundary
-  Zone Amendment
-  Tax Parcels








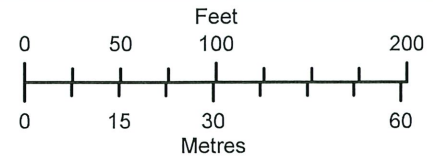
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RM of Cartier - Elie Map 3

Attached to By-Law No. 1709-23 of the Rural Municipality of Cartier amending the Rural Municipality of Cartier Zoning Bylaw 1658-18.

Amending portion of Roll No. 0118350.000
 From: HZ - Holding Zone
 To: CC - Commercial Center

-  Amending Roll Boundary
-  Zone Amendment
-  Tax Parcels



APPENDIX A – ZONING DISTRICTS TABLE

Industrial Zoning Districts		
MB	Industrial Business	Provides land for the careful siting of light manufacturing, processing, servicing, warehouse, wholesale and distribution operations and associated office uses in a planned setting. Uses may include offices, personal service storefronts and retail uses.
MG	Industrial General	Provides land for the development of general industrial and other low impact industrial uses including processing, storage, warehousing, utilities that generally may require larger site areas than normally provided in the MB - Industrial Business Zone.

APPENDIX B - PERMITTED & CONDITIONAL USE TABLE

P - Permitted Use C - Conditional Use	Residential								Commercial			Industrial		Agricultural		Community			Mixed Use	Use Specific Standards
	RS	RV	RR1	RR2	RR5	RC	RM	RMH	CC	CR	CH	MB	MG	AL	AG	PR	I	HZ	LCR	
Agricultural Use Class																				
Abattoir													C							
Agri-Business											C	C	P	C	P					
Agricultural Activities														P	P			P		
Agricultural Crop Protection Warehouse											C	C	C	C	C					
Agricultural Implement Sales and Service											P	P	P	C	P			C		
Agricultural Product Storage											C		P	C	P					
Agricultural Support Industry														C	P			C		
Anhydrous Ammonia															C					Sec. 16.2
Apiaries					C									P	P					Sec. 15.4
Communal Farm Dwelling														C	P					
Composting														C	P	C		C		
Equestrian Establishment														C	P			C		
Exotic/Restricted Animal	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C		
Farm Produce Outlet									C		C			C	C	C		C		
Farmstead Dwelling														P	P			P		
Game Farm with Less Than 10 A.U.															C					
General Industrial and Business Farm Diversification Operations														C	P					
Livestock Operation Less Than 300 A.U.															P					
Livestock Operation 300 A.U. or More															C					Sec. 16.8
Non-Commercial Farm					C									P	P			C		Sec. 16.11
Not for Profit Agricultural Operation														P	P	C				
Private Lagoon														C	C	C				
Specialized Agriculture														P	P	C		C		
Vacation Farm Operation														C	C			C		

- 1) Accessory uses, buildings and structures incidental to a principal use are permitted in all Zoning Districts
- 2) Only if no suitable site is available in a Settlement Center or Business Area or other appropriately zoned area
- 3) These uses are only allowed if accessory to an active farming operation
- 4) For the area identified as "AG-1" on the zoning map, Storage General is a permitted use
- 5) A dwelling in a "MG" Industrial Zone shall be occupied by a property owner, employee or caretaker directly involved with the industry on the site

APPENDIX B - PERMITTED & CONDITIONAL USE TABLE

P - Permitted C - Conditional	Residential								Commercial			Industrial		Agricultural		Community			Mixed Use	Use Specific Standards
	RS	RV	RR1	RR2	RR5	RC	RM	RMH	CC	CR	CH	MB	MG	AL	AG	PR	I	HZ	LCR	
Commercial Use Class																				
Aircraft Landing Field													C	C	C					
Airport and Associated Facilities															C					
Amusement Establishment							C		C		C	C								
Animal Shelter and Veterinarian Service									C		C	C	P	P	P				C	
Auctioneering Establishment											C	C	C	C (2)	C (2)					
Automotive Service and Equipment Repair Shop									C		C	C	P	C (2)	C (2)					
Automotive and Recreational Vehicle Sales									C		P	C	C							
Broadcasting and Motion Picture Studio									C		C	C	C							
Building Material Sales									C		C	P	P							
Business Support Service									P		P	P	P						C	
Car Broker															C	C				Sec. 16.4
Cannabis Store									C		C									Sec. 16.22
Carnival											C		C	C	C	C	C			
Commercial Resort										C	C									
Commercial School									P		P	P	P							
Communication Uses									C	C	C	C	C	C	C	C				
Contractor Service, General											C	C	P	C (3)	C (3)					
Contractor Service, Limited											P	P	P	C (3)	C (3)			C	P	
Contractor's Yard											C	C	P	C	C				C	
Convenience Vehicle Rental									C		P	P	P							
Custom Manufacturing Establishment									P		P	P	P							
Drive-Through Food Service									C		P	P	P							Sec. 16.15
Eating and Drinking Establishment							C		P		P	P	P							
Equipment Rental and Sales									C		C	P	P							
Fleet Service									C		P	P	P							
Funeral Service									C		C	P	P	C	C			C		
Gas Bar									C		P	P								Sec. 16.15
Greenhouse, Plant & Tree Nursery									C		P	P	P	P	P	C		C		
Health Service							C		P		P	P	P					P		
Hotel									C		P	C								
Household Repair Service									P		P	P	P							
Mini-Warehouse and Self-Storage									C		P	P	P							
Mobile Catering Food Service									P		P	P	P	C	C					
Motel									C		P	C								

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- 4) For the area identified as "AG-1" on the zoning map, Storage General is a permitted use
- 5) A dwelling in a "MG" Industrial Zone shall be occupied by a property owner, employee or caretaker directly involved with the industry on the site

APPENDIX B - PERMITTED & CONDITIONAL USE TABLE

P - Permitted Use C - Conditional Use	Residential									Commercial			Industrial		Agricultural		Community			Mixed Use	Use Specific Standards
	RS	RV	RR1	RR2	RR5	RC	RM	RMH	CC	CR	CH	MB	MG	AL	AG	PR	I	HZ	LCR		
Commercial Use Class (cont'd)																					
Non-Accessory Parking							C		C		P	P	P								
Outdoor Amusement Establishment										P	C		C								
Personal Service Shop							C		P		P	P	P						P		
Pet Cemetery															C						
Private Club									C		C	C	C				C				
Professional, Financial and Office Support									P		P	P	P			C (a)			P		
Rapid Drive-Through Vehicle Service									C		P	P	P							Sec. 16.15	
Recycling Depot									C		P	C	P	C	C						
Research & Development Institution/Center									C		C	C	C								
Retail Store, Convenience							C		P		P	P							P		
Retail Store, General							C		P		P	C	C								
Service Station									C		C	C	P							Sec. 16.15	
Sign, Advertising									C		C	C	C	C	C		C				
Small Animal Breeding/Boarding Establishment									C		P	C	C	C	P			C		Sec. 16.13	
Spectator Entertainment Establishment									P		P	P				C					
Storage, General									C		C	P	P	C (3)	C (3) P (4)						
Storage, Temporary									C		P	C	P	C	C						
Tourist Campsite										C	C					C		C	C		
Truck and Mobile Home Sales/Rentals											C	C	P								
Trucking Operation											P	C	P								
Truck Stop									C		P	C	P								
Warehouse Sales									C		P	P	P								
Community Services Use Class																					
Cemetery														C	C	C	C	C			
Child Care Service	C	C	C	C	C		C	C	P	C						P	P		P		
Community Recreation Service	P	P				P	P	P	P	P				C (3)	C (3)	P	P				
Community Service Club	P	P					P	P	P	P	P					P	P				

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	RS	RV	RR1	RR2	RR5	RC	RM	RMH	CC	CR	CH	MB	MG	AL	AG	PR	I	HZ	LCR		
Community Services Use Class (cont)																					
Extended Medical Treatment Service							C		P		P						P				
Government Service							C		P	C	P	P	P	C	C	P	P				
Indoor Participant Recreation Service						C	C	C	P	P	P	P	P			P	C				
Outdoor Participant Recreation Service										C	C	C				P	C	C			
Private Education Service	P	P					C							C (2)	C (2)	C	P				
Protective and Emergency Service	C	C				C	C	C	P		P	P	P	C	C	P	P	P	P	P	
Public Education Service	P	P					C							C (3)	C (3)	C	P				
Public Library and Cultural Exhibit	C	C					C		P							P	P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Utility Service	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	
Religious Assembly	C	C	C	C	C	C	C	C	C		C	C	C	C (3)	C (3)	C	P	C	C	C	
Industrial Use Class																					
Bulk Storage Facility													C		C						
Cannabis Cultivation, Cannabis Processing												C	C	C	C						
Research & Development Institution/Center									C		C	C	C								
General Industrial												C	P	C (2)	C (2)						
Industrial Vehicle and Equipment Sales/ Rentals												C	C								
Light Industrial									C		C	P	P	C							
Portable Asphalt Plant													C		C						
Processing Use													C		C						
Small Scale Industrial														C	C						
Storage Compound													C	C (2)	C (2)						
Transport Terminal											C	C	C								
Wayside Pit and Quarry													P	C	C				C	Sec 16.16	
Natural Resource Development Use Class																					
Forestry Use														C	C					Sec.16.10	
Mineral Exploration														C	C					Sec.16.10	
Natural Resource Development														C	C					Sec.16.10	
Wildlife and Conservation Reserve														P	P	P				Sec.16.10	
Wind Turbine Generating Station													C	C	C					Sec 16.19	
Wind Turbine Personal Use						C								P	P						

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P - Permitted Use C - Conditional Use	Residential									Commercial			Industrial		Agricultural		Community			Mixed Use	Use Specific
	RS	RV	RR1	RR2	RR5	RC	RM	RMH	CC	CR	CH	MB	MG	AL	AG	PR	I	HZ	LCR		
Residential Use Class																					
Duplex	C	C				P	C	P													
Institutional Residence	C	C					P		P								P				
Mobile Home Dwelling								P						C	C						
Multiple Family Dwelling							P		C												
Planned Unit Development, Residential	C	C				C	C	C												Sec. 16.12	
Semi-Detached Dwelling	C	C				C	P														
Single Attached Dwelling						C	P														
Single Family Dwelling	P	P	P	P	P	P	C						C	P	P			C	P		
Townhouse Dwelling						C	P														
Residential Related Use Class																					
Bed & Breakfast Home	C	C	P	P	P					C				C	C				P	Sec. 16.3	
Care Home	C	C	C	C	C				C					C	C		C			Sec. 16.20	
Farm Staff Housing														P	P						
Group Home	C	C	C	C	C				C					C	C		C				
Home Industry				C	C									C	P				P	Sec. 16.5	
Home Occupation	C	C	C	C	C	C	C	C	C					C	C				C	Sec. 16.6	
Secondary Suite	C	C	C	C	C														C	Sec. 16.18	
Solar Collector	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17.26	
Temporary Additional Mobile Home Dwelling															C					Sec. 16.14	

- 1) Accessory uses, buildings and structures incidental to a principal use are permitted in all Zoning Districts
- 2) Only if no suitable site is available in a Settlement Center or Business Area or other appropriately zoned area
- 3) These uses are only allowed if accessory to an active farming operation
- 4) For the area identified as "AG-1" on the zoning map, Storage General is a permitted use
- 5) A dwelling in a "MG" Industrial Zone shall be occupied by a property owner, employee or caretaker directly involved with the industry on the site

APPENDIX C: BULK REGULATIONS TABLE

	Residential									Commercial			Industrial		Agricultural				Community Service			Mixed Use
	RS	RS1	RV	RR1	RR2	RR5	RC (e)	RM	RMH	CR	CC	CH	MB	MG	AL		AG		PR	I	HZ	LCR
															Res Agr. (g)	Other (i)	Res Agr. (g)	Other (i)				
Permitted and Conditional Uses (f)																						
Site Area (min acres/sq.ft.)	10,000	6,250	15,000	1	2	5	1	(d)	10	2	-	-	10,000	1	40	2	80	2	-	-	20	2
Site Width (min feet)	80	50	100	150	200	300	125	100	200	200	100	100	100	100	600	200	600	200	-	100	300	200
Front Yard (min feet) (a)(b)	30	30	30	30	75	125	25	30	20	25	15	25	25	25	125	75	125	75	40	40	100	75
Side Yard (min feet) (b)	10	8	10	10	15	25	25	15	15	15	10	10	10	10	50	25	50	25	10	10	50	15
Corner Side Yard (min feet) (b)	15	12	15	15	15	25	25	20	15	25	15	15	15	15	50	-	50	25	15	15	-	15
Rear Yard (min feet) (b)	25	25	25	25	25	25	25	25	20	25	25	25	25	25	50	25	50	25	25	25	50	25
Building Height (max feet) (b)(c)	35	30	35	35	35	35	35	35	35	35	35	35	35	45	35	35	35	35	35	35	35	35
Dwelling Area (min sq. feet)	1,000	700	1,000	1,000	1,000	1,000	900	400	500	-	-	-	-	1,000	-	-	-	-	-	-	-	-
Site Coverage (max percent)	40	40	20	10	7.5	5	45	60	40	50	60	60	-	-	-	-	-	-	-	-	-	7.5
Dwelling Width (min feet)	28	20	28	28	28	28	28	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessory Uses, Buildings and Structures (h)																						
Front Yard (min feet) (a)(b)	30	30	30	30	40	40	22	30	20	25	15	25	20	20	125	75	125	75	30	40	100	40
Rear Yard (min feet) (a)(b)	5	-	10	10	10	10	10	15	10	10	10	15	10	10	50	25	50	25	25	10	50	10
Side Yard (min feet) (b)	5	-	10	10	15	25	4	10	4	10	5	10	5	10	50	25	50	25	10	10	50	15
Corner Side Yard (min feet) (b)	10	-	15	15	15	25	10	15	10	15	10	15	15	15	50	25	50	25	15	15	-	15
Building Height (max feet) (c)	18	-	18	18	18	18	18	18	18	20	20	20	10	25	65	65	65	65	20	20	20	18
Site Coverage (max percent)	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Area (max sq. feet)	800	-	800	1500	2000	2000	-	-	800	-	-	-	-	-	-	-	-	-	-	-	-	2000

(a) Unless otherwise provided, front yards shall be as follows: 125 ft. frontage on PTH 1 & PTH 26; 75 ft. on all other Provincial Roads

(b) See also Section 17.21 Special Setbacks.

(c) Where the maximum height is 35 feet, any structure shall also not exceed 2.5 storeys

(d) The minimum site area shall be 10,000 sf for the first four dwelling units and 1,000 sf for each additional unit.

(e) The maximum gross density shall be 12.36 dwellings per hectare (5.00 dwellings per acre).

(f) See also Section 16.0 for Special Use regulations.

(g) Res = Residential Use Class; Agr = Agriculture Use Class

(h) See also Section 17.2 & 17.3 for additional regulations related to Accessory Uses.

(i) Notwithstanding other provisions of this By-Law, farm building and farm related facilities, as determined by the Designated Officer shall have a maximum height limit of 19.81 m (65 feet)

(j) Others refers to utilities such as telecommunications towers and pedestals only.



Resolution No. 24-039

**RURAL MUNICIPALITY OF CARTIER
RESOLUTION OF COUNCIL
January 29, 2024**

Moved By: Councillor Kevin Nixon

Seconded By: Councillor James Krahn

BE IT RESOLVED THAT By-Law 1709-23 being a Zoning By-Law amendment, is hereby read a third time, signed, sealed and adopted as a By-Law of the Rural Municipality of Cartier.

In accordance with Section 137 of The Municipal Act, members present voted as follows:

NAME	FOR	AGAINST	ABSTAIN	ABSENT
Dan Bouchard	✓			
James Krahn	✓			
Christian Lachance	✓			
Jason Laramée	✓			
Kevin Nixon	✓			
Christa Vann Mitchell	✓			

CARRIED

I, Michael Lackmanec, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Council of the Rural Municipality of Cartier at a meeting held on Monday, January 29, 2024.

Michael Lackmanec, MBA, CPA
Chief Administrative Officer