

RM OF EAST ST PAUL

BY-LAW NO. 2026-XX

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF EAST ST. PAUL to amend the RM of East St. Paul Zoning By-law 2009-04, as amended.

WHEREAS Sections 80(1) of *The Planning Act*, and amendments thereto (the "Act") provides that a Zoning By-law may be amended;

AND WHEREAS it is deemed necessary and expedient to amend the RURAL MUNICIPALITY OF EAST ST. PAUL ZONING BY-LAW 2009-04 as amended;

NOW THEREFORE, the Council of the RM of EAST ST. PAUL, in meeting duly assembled, enacts as follows:

- 1. That the RURAL MUNICIPALITY OF EAST ST. PAUL ZONING BY-LAW 2009-04 be amended by adding the **RMX MEADOWS Zone** as attached in **Schedule ‘A’** dated APRIL XX, 2026 is hereby adopted.

- 2. That the RURAL MUNICIPALITY OF EAST ST. PAUL ZONING BY-LAW NO. 2009-04 be amended by rezoning to **RMX Meadows Zone** the subject lands shown on the map as attached in **Schedule ‘B’** dated APRIL XX, 2026, is hereby adopted.

DONE AND PASSED by the Council of the **RM of EAST ST. PAUL**, assembled at EAST ST. PAUL, in the Province of Manitoba this _____ day of _____, A.D. 2026.

RURAL MUNICIPALITY OF EAST ST. PAUL

Mayor

CAO

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

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

Read a Third and Final time this _____ day of _____, A.D. 2026.

SCHEDULE 'A' TEXT AMENDMENT APRIL XX, 2026

- i) That the 'Table of Contents' is amended to include after 'Section 14.0 RC: Comprehensive Residential Zone':

15.0 RMX Meadows Zone

Re-number accordingly.

- ii) That 'Section 6.1 Generation Definitions' is amended as follows:

5) **Adjacent** means the lot or site is physically directly across a public right-of-way, not the same as 'abutting'.

Renumber accordingly.

- iii) That 'Section 7.1 Residential Use Classes' is amended as follows:

- a) Amend '2) Multiple Housing Dwelling' to read as follows:

2) **Multiple Housing Dwelling** means a building containing three or more dwelling units served by common corridors and entrance. Each dwelling unit shall be designed for and used by one family. Excludes, **Multiple Attached Dwelling and Multiple Stacked Dwelling**.

- b) Add after '4) Two Housing Dwelling' the following:

5) **Multiple Attached Dwelling** means the whole of a residential use building containing three or more dwelling units that are divided vertically, each of which has an independent entrance. For the purpose of this By-law, a rowhouse is considered to be a multiple attached dwelling.

6) **Multiple Stacked Dwelling** means a residential use building containing four or more dwelling units, where the units are divided horizontally, divided vertically, or both; and in which each dwelling unit has an independent entrance. For the purpose of this By-law, a townhouse is considered to be a multiple stacked dwelling.

.

SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

- iv) That 'Section 8.0' is amended after '**Sub-Section 6) RC – Comprehensive Residential Dwelling Zone**' to include the following:

7) RMX Meadows Zone

- v) That 'Section 66.14 Fabric Buildings within the Certain Zoning Districts' is amended to include after 'RC' the following:

RMX

- vi) New zone is inserted after 'Section 14.0 RC: Comprehensive Residential Zone' as follows:

15.0 RMX Meadows Zone

SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

15. 1 GENERAL PURPOSE

To establish a District for commercial, residential, community, educational, recreational and cultural service uses within the East St. Paul Secondary Plan Village and Countryside area known as the Meadows. This zoned is created solely for the Meadows lands, legally described under Figure 'C' of this By-law.

15.2 PERMITTED USES			
1)	Broadcasting and Motion Picture Studio	15)	Multiple Housing Dwelling
2)	Business Support Service	16)	Multiple Attached Dwelling
3)	Child Care Service	17)	Multiple Stacked Dwelling
4)	Commercial School	18)	Personal Service Shop
5)	Community Recreation Service	19)	Private Education Service
6)	Community Service Club	20)	Protective and Emergency Service
7)	Convenience Retail Store	21)	Professional, Financial and Office Support Service
8)	Eating and Drinking Establishment	22)	Public Education Service
9)	General Retail Store	23)	Public Library and Cultural Exhibit
10)	Government Service	24)	Public Park
11)	Health Service	25)	Single Housing Dwelling
12)	Home Occupation	26)	Two Housing Dwelling
13)	Household Repair Service	27)	Utility Service
14)	Institutional Residence		
15.3 CONDITIONAL USES			
1)	Animal Shelter and Veterinary Service	13)	Outdoor Participant Recreation Service
2)	Amusement Establishment	14)	Planned Unit Development
3)	Automotive and Equipment Repair Shop	15)	Private Club
4)	Bed and Breakfast Home	16)	Rapid Drive-Through Vehicle Service
5)	Cannabis distributor	17)	Religious Assembly
6)	Cannabis retail store	18)	Small Animal Breeding and Boarding Establishment
7)	Drive-In Food Service	19)	Small Animal Obedience Training
8)	Gas Bar	20)	Spectator Entertainment Establishment
9)	Indoor Participant Recreation Service	21)	Secondary Suite, attached
10)	Local sale	22)	Secondary Suite, detached
11)	Mobile Catering Food Service	23)	Service Station
12)	Non-Accessory Parking		
15.4 SITE REQUIREMENTS		15.5 SITE REQUIREMENTS	
PERMITTED AND CONDITIONAL USES		ALL USES	
Single Housing Dwelling		Accessory Uses and Buildings	
1)	Site Area N/A	1)	Site Area N/A
2)	Site Width min. 7.92 m. (26.00 ft.)	2)	Site Width N/A
3)	Front Yard min. 3.05 m. (10.00 ft.)	3)	Front Yard min. 5.48 m. (18.00 ft.)
4)	Rear Yard. min. 6.09 m. (20.00 ft.)	4)	Rear Yard min. 0.60 m. (2.00 ft.)
5)	Side Yard min. 1.21 m. (4.00 ft.)	5)	Side Yard min. 0.60 m. (2.00 ft.)

SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 10.68 m. (35.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

Two Housing Dwelling

- 1) Site Area N/A
- 2) Site Width min. 6.70 m. (22.00 ft.)
- 3) Front Yard min. 3.05 m. (10.00 ft.)
- 4) Rear Yard. min. 6.09 m. (20.00 ft.)
- 5) Side Yard min. 1.21 m. (4.00 ft.)
- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 10.68 m. (35.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

Multiple Housing Dwelling

- 1) Site Area N/A
- 2) Site Width min. 32.0 m. (105.00 ft.)
- 3) Front Yard min. 00 m (00 ft.)
- 4) Rear Yard. min. 1.52 m. (5.00 ft.)
- 5) Side Yard min. 2.43 m. (8.00 ft.)
- 6) Corner Side Yard. min. 3.04 m. (10.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 22.86 m. (75.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

Multiple Attached Dwelling

- 1) Site Area N/A
- 2) Site Width min. 5.486 m. (18.00 ft.)
- 3) Front Yard min. 3.05 m. (10.00 ft.)
- 4) Rear Yard. min. 6.09 m. (20.00 ft.)
- 5) Side Yard min. 1.21 m (4.00 ft.)
- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 13.76 m. (45.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min.3.05 m. (10.00 ft.)

Multiple Stacked Dwelling

- 1) Site Area N/A
- 2) Site Width min. 32.0 m. (105.00 ft.)
- 3) Front Yard min. 3.04 m. (10.00 ft.)
- 4) Rear Yard. min. 1.52 m. (5.00 ft.)
- 5) Side Yard min. 2.43 m. (8.00 ft.)
- 6) Corner Side Yard. min. 3.04 m. (10.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 13.71 m. (45.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Building Area: max 55.74 sq. m. (880.00 sq. ft.)
- 8) Building Height. max. 4.88 m. (16.0 ft.);
- 9) Building Width N/A

SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

Non-Residential Uses		
1)	Site Area	N/A
2)	Site Width	min. 5.48 m. (18.00 ft.)
3)	Front Yard	min. 00 m. (0.00 ft.)
4)	Rear Yard.	min. 6.09 m. (20.00 ft.)
5)	Side Yard	min. 3.04 m. (10.00 ft.)
6)	Corner Side Yard.	min. 3.04 m. (10.00 ft.)
7)	Site Coverage	max. 60%
8)	Building Height	max. 13.71 m. (45.0 ft.)
9)	Dwelling Unit Area	N/A
10)	Building Separation	min. 3.05 m. (10.00 ft.)

15.6 ADDITIONAL REGULATIONS FOR PERMITTED AND CONDITIONAL USES

- 1) For this section, 'Residential Use Classes' includes 'Residential-Related Use Classes'.
- 2) 'Automotive and Equipment Repair Shop', 'Gas Bar', 'Rapid Drive-Through Vehicle Service', 'Drive-In Food Service', and 'Service Station' are subject to the following requirements:
 - (a) Shall only occupy a site with frontage on McGregor Farm Road.
 - (b) Shall not be on a lot occupied by 'Residential Use Classes'.
 - (c) Shall not abut a lot occupied by a 'Single Housing Dwelling', 'Two Housing Dwelling', or 'Multiple Attached Dwelling'.
 - (d) Shall not be located on any floors above the first story [ground floor].
- 3) 'Non-Residential Use Classes' developments, excluding those listed in 2) above, 'public parks' and 'utility service', are subject to the following requirements:
 - (a) Shall only occupy a site with a frontage on a public right-of-way width of less than 13.716 metres [45 feet] but not on 'Lanes'.
 - (b) May be located on a lot with 'Multiple Housing Dwelling'.
 - (c) Site Requirements of 'Multiple Housing Dwelling' shall prevail when 'Non-Residential Use Classes' are located within 'Multiple Housing Dwelling'.
 - (d) Shall not be on a lot occupied by 'Single Housing Dwelling', 'Two Housing Dwelling', 'Multiple Attached Dwelling' or 'Multiple Stacked Dwelling'.
 - (e) Shall not abut a lot occupied by 'Single Housing Dwelling', 'Two Housing Dwelling', or 'Multiple Attached Dwelling'.
 - (f) Shall not be located on any floors above the first story [ground floor].
 - (g) Day Care and Institutional Residence are not subject to the above 3) (a) and (f)

SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

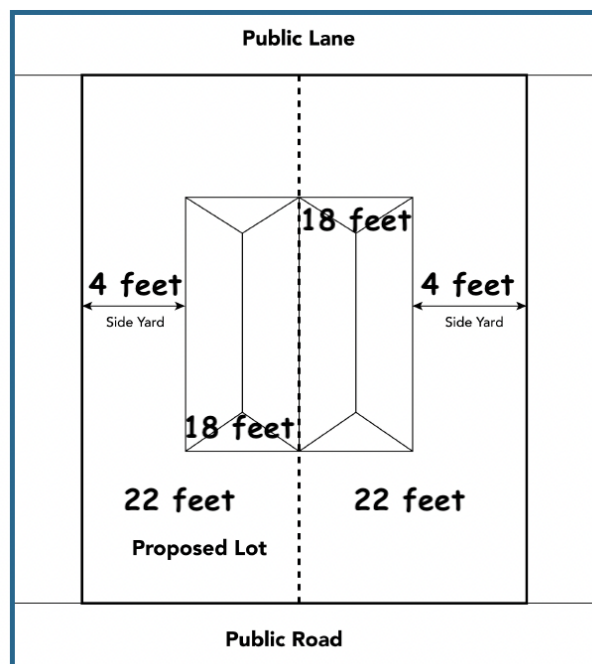
regulations.

- 4) 'Multiple Housing Dwelling' shall not abut or be adjacent to a lot with 'Single Housing Dwelling', 'Two Housing Dwelling' or 'Multiple Attached Dwelling'.
- 5) 'Multiple Attached Dwelling' and 'Multiple Stacked Dwelling' shall have a minimum site depth of 33.528 metres [110 feet].
- 6) 'Commercial Use Classes' developments, excluding uses located within 'Multiple Housing Dwelling', shall comply with the Performance Standards of Section 64 of this By-law.
- 7) 'Commercial Use Classes' developments, excluding uses located within 'Multiple Housing Dwelling', shall not be required to comply with of Section 49.6 of this By-law.
- 8) 'Residential Use Classes' developments minimum rear yard setback for habitable rooms from the property line of a transmission right-of-way or corridor established for electricity in excess of 100 kilovolts, shall be 12.19 metres [40.00 feet].
- 9) A Home Occupation shall be developed in accordance with Section 70 of this By-law.
- 10) A Child Care Services shall be developed in accordance with Section 71 of this By-law.
- 11) A Planned Unit Development shall be developed in accordance with Section 74 of this By-Law.
- 12) Secondary Suites shall be developed in accordance with Section 76 of this By- Law.
- 13) A Small Animal Breeding and Boarding Establishment shall be developed in accordance with section 78 of this By-Law.
- 14) Institutional Residence shall be restricted to 4 persons when abutting or adjacent to 'Single Housing Dwelling' or 'Two Housing Dwelling'.
- 15) Any open parking area in a side yard shall be accommodated in a side yard with a minimum width of 3.048 metres [10 feet].
- 16) No projections in side yards (ground to sky)
- 17) The owner of a lot that has a 'Two Housing Dwelling' may split the lot as depicted in Figure A to allow each dwelling unit on its own lot provided that:
 - (a) 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 semi-detached dwellings 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.
 - (b) Each of the lots created must have frontage on a public right-of-way.

SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

- (c) The permitted use of each lot created must be for one dwelling unit and permitted accessory uses and structures only.
- (d) Each lot created must provide one parking space with access to this required parking space being directly from a public right-of-way.
- (e) Each lot created must provide the required side yard setbacks for the underlying zoning district minimum setback requirements; except that the minimum side yard setback along the new lot line that falls along the party wall may be 0 feet.
- (f) Each lot for each dwelling shall have a minimum lot width of 6.7 metres [22 feet].
- (g) Minimum width of ground floor dwelling units shall be 5.486 metres [18 feet].

Figure A: Subdividing Two Housing Dwelling, Semi-detached Dwellings on to Separate Lots.



18) The owner of a lot that has a Multiple Attached Dwelling, may subdivide the lot as depicted in Figure B to allow each dwelling unit on its own lot provided that:

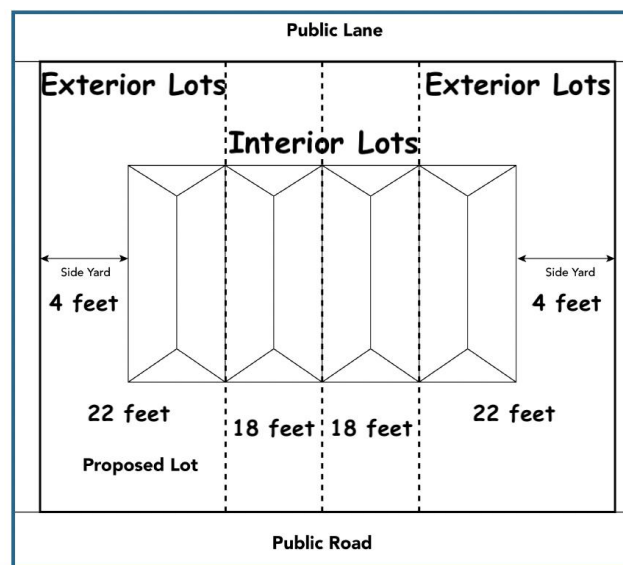
- (a) The new lot line must be a straight line between the front and rear lot lines, located in such a manner that the party wall of the attached dwellings and any applicable accessory structure must form part of the new lot line, and where the new lot line is unable to form a straight line due to the irregular shape of the lot or the structure, the location of that

SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

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 public right-of-way.
- (c) The permitted use of each lot created must be for one dwelling and permitted accessory uses and structures only.
- (d) Minimum dwelling unit width shall be 5.486 metres [18 feet].
- (e) Each lot created must provide one parking space with access to this required parking space being directly from a public right-of-way.
- (f) Each lot created may provide side yard setbacks less than the underlying zoning district minimum setback requirements, but exterior lots shall not be less than 4 feet and interior lots shall have a minimum side yard setback along the new lot line that falls along party walls of 0 feet.
- (g) Each lot for each dwelling may be less than the minimum lot width permitted under the dimensional standards for the zoning district in which the lot is located but shall not be less than 5.486 metres [18 feet] for the interior lots, not less than 6.70 metres [22 feet] for the exterior lots.
- (h) Minimum dwelling unit width shall be 5.486 metres [18 feet].

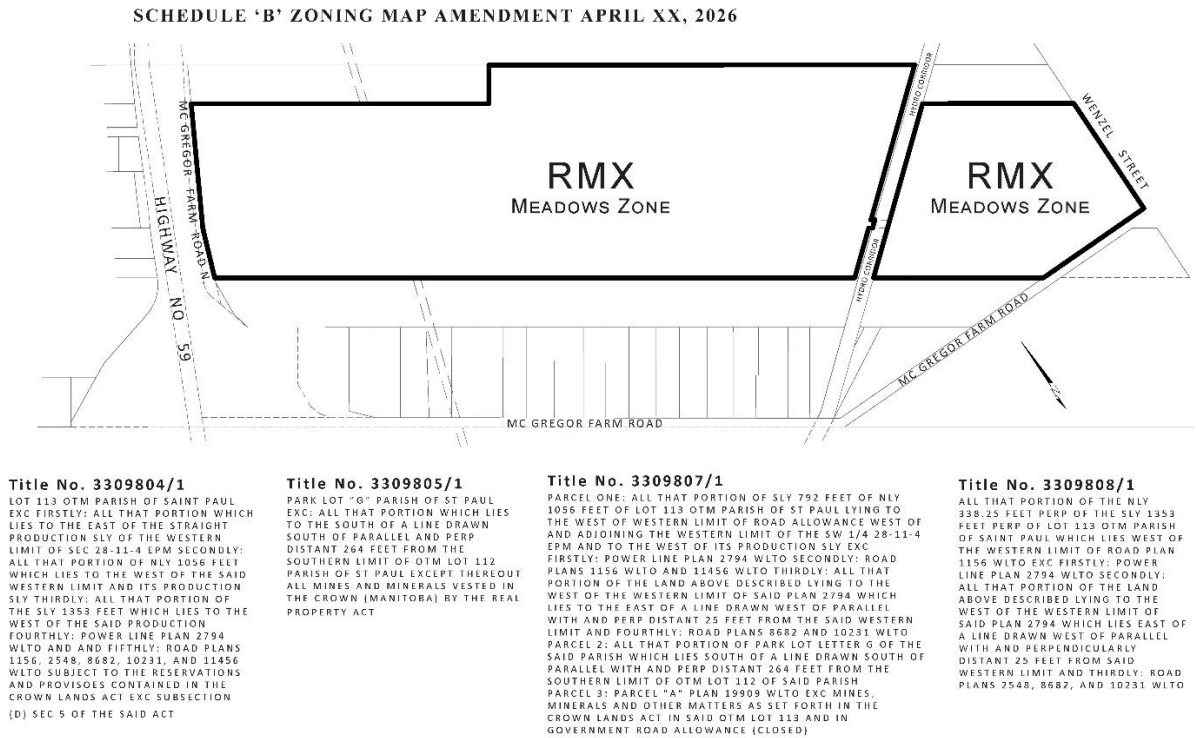
Figure B: Subdividing Multiple Attached Dwellings on to Separate Lots.



- 19) The maximum gross density for the 183.57 acres of land described in Figure C shall be 32.14 dwellings per hectare (13.00 dwelling units per acre).

SCHEDULE ‘A’ – TEXT AMENDMENT, APRIL XX, 2026

Figure C: The Meadows RMX Zoned Lands.



SCHEDULE 'A' – TEXT AMENDMENT, APRIL XX, 2026

15. 7 ADDITIONAL REGULATIONS FOR CONDITIONAL USES ONLY

- 1) A Bed and Breakfast home shall be developed in accordance with Section 72 of this By-Law.
- 2) A Small Animal Breeding and Boarding Establishment shall be developed in accordance with Section 77 of this By-Law.