

TOWN OF THE PAS

BY-LAW NO. 4466

BEING A BY-LAW OF THE TOWN OF THE PAS TO AMEND THE TOWN OF THE PAS ZONING BY-LAW NO. 4121, as amended.

WHEREAS Section 80(1) of The Planning Act C.C.S.M. c.P80 provides authority for municipalities to initiate an amendment to a Zoning By-Law;

AND WHEREAS Council of the Town of The Pas deems it necessary to amend By-Law No. 4121 being the Town of The Pas Zoning By-Law.

NOW THEREFORE THE COUNCIL OF THE TOWN OF THE PAS IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1) THAT Section 1 INTENT OF ZONES under Part Four titled RESIDENTIAL ZONES is amended by adding:

"(5) "RUS" - Residential Un-serviced Single-Family Zone

*This zone provides for development of low density, detached dwellings for individual families that are not provided municipal water or sewer services."*

2) THAT Part Four titled RESIDENTIAL ZONES under Section 9. RESIDENTIAL USES AND BULK REQUIREMENTS TABLE be amended by:

a) under the use category "Dwellings" add:

Permitted = P Conditional = C		ZONES	SITE AREA sq.ft	SITE WIDTH	FRONT YARD ft	SIDE a YARD ft	REAR YARD ft
Single-Family Un-serviced	P	RUS	15,000	100	25	10	25 <sup>1</sup>

3) THAT Section 10 EXPLANATIONS AND EXCEPTIONS under Part Four titled RESIDENTIAL ZONES be amended by adding those portions below that are italicized:

1)e)

BUILDING	MAXIMUM SITE COVERAGE	MAXIMUM HEIGHT	MINIMUM DWELLING UNIT FLOOR AREA
<i>Single-Family Un-serviced Other</i>	40%	2 storeys	960 sq.ft.
<i>Single-Family Un-serviced Lakefront</i>	40%	2 storeys	1,200 sq. ft.

1)j) *In the case of lots abutting Clearwater Lake, the rear yard lot line will be interpreted as the lot line along the shoreline. The rear yard setback must meet any required setbacks from the ordinary high water mark as outlined by the respective government*

regulations. Unless otherwise stated, a 100 foot undisturbed native vegetation area is required for lands located adjacent to Clearwater Lake and alterations within this undisturbed native vegetation area are limited to a maximum of 25% of the shoreline length.

4) **THAT** Section 1 INTENT OF ZONES under Part Six titled INDUSTRIAL ZONES be amended by adding:

(4) "MA" Airport Industrial Commercial Zone

The intent of this zone is to provide land for industrial and commercial uses conducive to being located within close proximity to the airport. Any development within the vicinity of the airport shall not create potential hazards for the airport or the operation of aircraft such as smoke, lighting or other emissions."

5) **THAT** Policy (1) in Section 6 ACCESSORY DWELLING UNIT under Part Six titled INDUSTRIAL ZONES be amended by adding the following after "building":

"but are subject to a conditional use order from Council and may only be permitted if required for the security of the industrial use."

6) **THAT** Section 8 INDUSTRIAL USES AND BULK REQUIREMENTS TABLE under Part Six titled INDUSTRIAL ZONES be amended by adding those portions in the table below that are italicized:

Permitted = P Conditional = C		ZONES	SITE AREA sq.ft	SITE WIDTH	FRONT YARD ft	SIDE a YARD ft	REAR YARD ft
<i>Airport and Airport Facilities<sup>e</sup></i>	P	MA	15,000	100	10	10	10
Automobile Gas Bar	P	ML MA	10,000	100	30	20	20
<i>Automobile Rental Services</i>	P	MA	20,000	100	10	10	10
Automobile Wrecking Area	C	ML MA	40,000	200	30	30	20
Bulk Fuel and Propane Storage and Sales	C	MH MA	20,000	100	30	20	20
Bus Station	P	ML MA					
<i>Dwelling Unit (accessory to principle use)</i>	C	ML MA	10,000	75	<i>Part Six Section 6</i>	20	20
<i>Eating Establishment</i>	P	MA	20,000	50	10	10	20

Food Processing Plants	C	ML MA	20,000	100	10	20	20
Freight services	P	MA					
Industrial Service Shops	P	ML MA	20,000	100	10	20	20
Lumber Yards and Contractors	C	MH MA	20,000	200	30	20	20
Maintenance Yards	C	MH MA					
Manufacturing, General	P	MH MA	20,000	200	30	20	20
Moving and Storage	P	ML MA	40,000	150	30	20	20
Parking Lot	P	MA	10,000	75	0	0	0
Public Utilities	P	ML MA	d				
Rail Freight Terminals and Yards	P	ML	3 acres	300	10	10	10
Trades	P	ML, MH MA	10,000	75	25	10	20
Trucking Terminals	C	MH MA	80,000	200	30	20	20
Warehouses	C	MH, MR MA	20,000	100	20	10	20
Wholesale & Storage	P	ML	20,000	100	10	10	10

7) **THAT** Section 9 EXPLANATIONS AND EXCEPTIONS under Part Six titled INDUSTRIAL ZONES be amended by adding:

(1)e) Airport and Airport Facilities include: runways, hangars, air transportation, airline rental/charter services, structures and works associated with airports (such as beacons, lights and navigation aids), air cargo terminals, air freight services, flying clubs, air terminal facilities, offices for staff, parking for passengers, bus-passenger services, taxi services, and hangars.

8) **THAT** Appendix "A" titled ZONING BY-LAW MAPS be amended to include Zoning By-Law Map No. 3 as attached to this by-law as Schedule "A".

9) **THAT** the proper officers are hereby authorized to execute and deliver the above By-Law;

10) **THAT** this By-Law shall come into full force and effect upon receipt of third reading and publication of the appropriate notices.

DONE AND PASSED IN COUNCIL ASSEMBLED THIS 16th DAY OF January A.D. 2012 2013

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Mayor

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Assistant CAO

CERTIFIED THAT BY-LAW NO. 4466 WAS:

READ A FIRST TIME THIS 5th DAY OF September A.D. 2012.  
READ A SECOND TIME THIS 16th DAY OF January A.D. 2012 2013  
READ A THIRD TIME THIS 16th DAY OF January A.D. 2012 2013

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Assistant CAO

ZONING BY-LAW MAP NO. 3

SCHEDULE "A"

