

CITY OF THOMPSON

ZONING BY-LAW

BYLAW 1891-2012



JUNE 10, 2013



City of
Thompson

rePlan

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1 INTERPRETATION

1.1. TITLE

1.1.1. This by-law shall be known as “The City of Thompsons Zoning By-law.”

1.2. EFFECTIVE DATE

1.2.1. This By-law shall be in full force and effect when it is given third reading by the Council of the City of Thompson.

1.3. INTENT AND PURPOSE

1.3.1. The regulations, requirements and provisions established by this By-law are deemed necessary in order to:

- a) Implement the objectives and policies of the District Development Plan;
- b) To regulate the following:
 - i) All buildings and structures erected hereafter;
 - ii) All uses of buildings, structures and land established hereafter;
 - iii) All structural alterations or relocations or existing buildings and structure occurring hereafter;
 - iv) All enlargements or additions to existing buildings, structures or uses; and
 - v) The development of all land including lot and parcel areas, sizes, frontages and site requirements.

1.4. APPLICATION

1.4.1. The regulations of this By-law shall apply to all lands within the boundaries of the City of Thompson.

1.5. MINIMUM REQUIREMENTS

1.5.1. In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements to satisfy the intent and purpose as set forth herein.

1.6. COMPLIANCE WITH OTHER BY-LAWS

1.6.1. Errors and/or omissions by any person administering or required to comply with the provisions of this By-law do not relieve any person from liability for failure to comply with the provisions of this By-law.

1.6.2. In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare.

1.6.3. Nothing in this By-law shall exempt any person from complying with the requirements of a building by-law or any other by-law in force within the City or law within the Province of Manitoba or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other by-law of the City or any law of the Province of Manitoba or Canada. Where requirements in this By-law are in conflict with those of other municipal, provincial, or federal requirements, the more stringent regulations shall prevail.

1.7. RULES OF CONSTRUCTION

1.7.1. The following rules of construction apply to the entire text of this By-law:

- a) Words, phrases and terms defined herein shall be given the defined meaning unless, in the opinion of Council, the context clearly indicates otherwise.
- b) Words, phrases and terms not defined herein but defined in the *Planning Act*, *Municipal Act* and the *Building Code* or other By-laws of the City of Thompson shall be construed as defined in such Acts or By-laws.
- c) Words, phrases or terms neither defined herein nor in the *Planning Act*, *Municipal Act* and the *Building Code* or other By-laws of the City of Thompson shall be given their usual and customary meaning except where, in the opinion of Council, the context clearly indicates a different meaning.

1.8. ZONING MAPS

- 1.8.1. The location and the boundaries of the zones listed in Section 3 are shown on a series of Zoning Maps attached as Appendix A and forming part of this By-law. All notations, references and other information shown, together with any amendments made by amending By-laws shall be considered a part of this By-law.
- 1.8.2. Zone boundaries are shown in Appendix A. In the interpretation of the boundaries of the zones, the following rules shall apply:
- a) Where a zone boundary is shown on the Zoning Maps as approximately following:
 - i) a road, lane, railway, pipeline, power line, utility right of way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Maps;
 - ii) the City of Thompson boundary, it follows the City of Thompson boundary;
 - iii) the edge, shoreline, or high water mark of a river, lake, or other water body, or a topographic contour line or a top of bank line, it follows that line. In the event of change, it moves with the edge or shoreline; or
 - iv) a property line, it follows the property line.
 - b) Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so.
 - c) In circumstances not covered above, the zone boundary shall be determined by a Development Officer measuring the boundary from some known location on the Zoning Maps.
 - d) Where the application of the above interpretations does not determine the exact location of a zone boundary, a Development Officer shall fix the boundary in doubt or dispute in a manner consistent with the provisions of this By-law and with the degree of detail as to measurements and directions as circumstances require. This decision may be appealed to the Subdivision and Development Appeal Board.

- e) When any road or lane is closed, it has the same zoning as the abutting land. When different zones govern abutting lands, the centre of road or lane is the zone boundary unless the zone boundary is shown clearly following the edge of the road or lane. If the road or lane is consolidated with an adjoining lot, that lot's zone designation applies to affected portions of the closed road or lane.

1.9. MEASUREMENT SYSTEM

- 1.9.1. For the purpose of implementing this By-law, the Development Officer shall use all metric measurements. All imperial measurements are provided for reference purposes only.

2

ADMINISTRATION**2.1. RESPONSIBLE AUTHORITIES*****Council***

2.1.1. The authority responsible for the enactment of this by-law shall be Council, in accordance with the provisions of the Planning Act; and is subject to the provisions of the Planning Act, the regulations, restrictions and boundaries set forth in this by-law may from time to time be amended, supplemented, changed or repealed.

Responsibilities of Council

2.1.2. Subject to the provisions of the Planning Act, Council is responsible for:

- a) Considering the adoption or rejection of proposed amendments or the repeal of this By-law;
- b) Acting as a Variation Board;
- c) Approving or rejecting conditional use applications, and may revoke the authorized conditional use for any violation of any additional conditions imposed by it; and
- d) Establishing a schedule of fees as provided for in Section 21(3)(a) of the *Planning Act*.

The Thompson Planning District Board

2.1.3. The Thompson Planning District Board shall be as established under Order-in- Council #336/78.

Responsibilities of the Council

2.1.4. Subject to the provisions of the Planning Act, the Council is responsible for:

- a) Administering and enforcing the provisions of this By-law;
- b) Administering and enforcing those provisions of the Planning Act, where applicable;
- c) Subject to Council's approval in accordance with Section 21(3) of the Planning Act, establishing a schedule of fees and charges for permits; and

- d) Processing applications to be submitted to Council for amendments, variation orders and conditional uses and the collection of fees as provided for herein.

Planning Advisory Committee

2.1.5. Planning Advisory Committees may be established in accordance with Section 31 of the Planning Act.

Variation Board

2.1.6. Council shall be the Variation Board in accordance with Section 94(2) of the Planning Act.

2.2. DUTIES OF THE OWNER***Responsibility***

2.2.1. Neither the granting of a development permit nor the approval of a site plan, nor the approval of a drawing and specifications, nor the inspections made by the Development Officer shall in any way relieve the owner of the responsibility of complying with the requirements of this By-law, of any relevant By-laws of the City of Thompson, or of any Provincial Acts or regulations.

Permits Required

2.2.2. Every owner shall:

- a) Permit the Development Officer to enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law and shall not molest, obstruct or interfere with the Development Officer in the discharge of his duties under this By-law;
- b) After the development application has been approved and the permit issued, obtain the written approval of the Development Officer before doing any work at variance with the approved documents filed; and
- c) Be responsible for obtaining, where applicable, from the appropriate authorities, permits or licenses relating to the building, grades, sewers or water supply systems, plumbing, signs, blasting, street, occupancy, electrical, highways, and all other permits required in connection with the proposed work.

2.3. THE DEVELOPMENT OFFICER

Duties

- 2.3.1. The Council shall appoint a Development Officer, who on behalf of the City of Thompson, may;
- a) issue development permits in accordance with the provisions of this By-law; and
 - b) allow or refuse such minor variations to the requirements of this By-law as authorized by and in accordance with Section 97(1).

Powers

- 2.3.2. The Development Officer may:
- a) Issue a development permit where the development conforms to the Development Plan, and the requirements of this By-law and amendments thereto, subject to the provisions of Section 148(1);
 - b) Enter any buildings or premises at all reasonable hours in the performance of his duties with respect to this By-law, and in accordance with the Planning Act;
 - c) Issue development permits for the temporary use of buildings, structures or land pursuant to the provisions of this By-law; and
 - d) Issue zoning memoranda or such other documents necessary for the administration and enforcement of this By-law.

Minor Variations

- 2.3.3. The Development Officer may, in accordance with the provisions of Section 102(1) of the Planning Act, grant or refuse, in his discretion, a minor variation not to exceed ten percent (10%) of the requirements of this By-law governing front, side, rear or any other yard.

2.4. AMENDMENTS

Procedure

- 2.4.1. Subject to the procedure required under Section 56(1) of the Planning Act, an amendment may be initiated by a resolution of intention by Council, or by application of one or more owners of the

property or their agents within the area proposed to be changed. An application to amend the Zoning By-law and all required information and fees as determined by Council shall be made to the Council.

- 2.4.2. Council shall ensure that any amendments to the Zoning By-law are consistent with the objectives, policies and Maps of the District Development Plan; otherwise the Development Plan shall be appropriately amended prior to the amendment of the Zoning By-law.

Decision by Council

- 2.4.3. After Council has made a decision on an amendment to this By-law, it shall proceed in accordance with Section 46 and 55 of the Planning Act.

2.5. CONDITIONAL USES

- 2.5.1. The development and execution of this by-law is based upon the division of the Area into zones, within which zones the use of land and buildings and structures in relation to the land are substantially compatible.

- 2.5.2. It is recognized, however that there are certain uses deemed conditional uses which, because of their unique characteristics cannot properly be classified in any particular zone or zones without consideration, in each case, of the impact of those uses upon neighbouring land and of the public need for the particular use at the particular location. Such uses fall into two categories:

- a) Uses publicly operated or traditionally associated with the public interest; and
- b) Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighbouring property or public facilities.

Application

- 2.5.3. An application for a conditional use shall be processed and approved or rejected in accordance with the provisions of the Planning Act.

Filing an Application

- 2.5.4. The application shall be filed with the Council and shall be accompanied by a site plan and other data as Council may prescribe and such fees as determined by Council.

Expiry of Approval

- 2.5.5. The approval of Council in accordance with the provisions of the Planning Act shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decisions, unless it is renewed prior to the expiry date at the discretion of Council for an additional period of twelve (12) months.

Existing Conditional Use

- 2.5.6. Where an existing use was listed as a permitted or conditional use under the previous Zoning By-law (#1120-83) and all amendments thereto and is listed as a conditional use under this By-law, it shall be considered as a legally existing conditional use.

Changes to an Existing Conditional Use

- 2.5.7. Any change to a conditional use shall be subject to the provisions of this Section and as provided for under Section 106(4) of the Planning Act.

2.6. VARIATIONS**Variation Orders Prior to By-Law**

- 2.6.1. A building or structure or use established by a variation order or special exception prior to the coming into force of this By-law shall, subject to the provisions of the variation order or special exception, be deemed to conform to the provisions of this By-law.

The Right to Apply

- 2.6.2. Any person may apply for a variation order in accordance with Section 94(1) of the Planning Act.
- 2.6.3. An application for a variation order and all required information and fees, as determined by the Variation Board, shall be made to the Development Officer.

Procedure

- 2.6.4. All variations shall be administered in accordance with Sections in Part 6 of the Planning Act.

2.7. DEVELOPMENT AGREEMENTS**Agreement with City of Thompson**

- 2.7.1. Where an application is made for an amendment to this By-law, Council may require the developer, agent, owner or the person entitled to be registered as owner of the land, building or structure to which the amendment shall apply, as a condition to its enactment, to enter into a development agreement with the City of Thompson with respect to that land as well as contiguous land owned or leased by the applicant. A site agreement or site plan may also be required in accordance with Section 2.8.3(b) of this By-law.

Agreement to Comply with the Planning Act

- 2.7.2. The provisions of said agreement shall be in accordance with Section 150 of the Planning Act.

2.8. DEVELOPMENT PERMITS**Permits Required**

- 2.8.1. The owner or his agent shall obtain all necessary permits as required by the Council and other government agencies.

When Required

- 2.8.2. An application for a development permit is required for the following:
- a) The erection or construction or placement of any building, structure or mobile home, except: fences, free standing and ornamental light standards, open un-enclosed sidewalks and driveways, private communications facilities, signs (as otherwise permitted), flag poles, lawn ornaments, statues, statuettes and sculptures, and buildings with a floor area of more than 10 m² (108 ft²).
 - b) The addition, extension, structural alteration or conversion of any building or structure, other than incidental alterations and other than those buildings or structures excepted in paragraph 2.8.2(a) above;

- c) The relocation or removal or demolition of any building or structure, other than those buildings or structures excepted in paragraph 2.8.2(a) above;
- d) The use of vacant land, buildings or structures, other than those buildings or structures excepted in paragraph 2.8.2(a) above; or
- e) The change of use of land, buildings or structures, other than those buildings or structures excepted in paragraph 2.8.2(a) above.

Requirements

2.8.3. In addition to the requirements of any By-law of the City of Thompson, the Planning Act or any other provincial regulations, all applications for a development permit shall:

- a) Be accompanied by all applicable fees and charges;
- b) Be accompanied by a site plan, drawn to scale, showing the actual dimensions and shape of the site to be built upon; the exact size and location on the site of buildings already existing, if any, and the location and dimensions of the proposed building, enlargement or structural alterations;
- c) Include such other information as may be required by the Development Officer, including existing or proposed buildings or structural alterations; existing or proposed used of the buildings and land; the number and location of automobile parking spaces and loading spaces; the number of families, dwelling units or rental units the building is designed to accommodate; conditions existing on the site; current copies of relevant titles, easements, caveats; a surveyor's certificate prepared by a Manitoba Land Surveyor and such other matters as may be necessary to determine conformance with and provide for the enforcement of this By-law; and

2.8.4. In addition to paragraphs (a), (b) and (c) above, applicants for development permits in any Residential, Commercial, Industrial, Mixed Use zone and also in PI, PR and PER zones shall require the approval of Council. Prior to giving its approval Council shall require a detailed site plan showing the location and dimensions of:

- a) all proposed placement of walls, fences, hedges, trees, shrubs, berms and other landscaping features and buffer strips;

- b) all proposed parking areas, loading areas, internal driveways, walkways, storage areas and so on; and
- c) other such relevant site information as Council may require including all existing or proposed buildings or structural alterations, existing and proposed use of the buildings and land, the number of dwelling units or retail store spaces proposed, amenity areas, open spaces, physical conditions of the site, current copies of relevant titles, easements, caveats, a surveyor's certificate prepared by a Manitoba Land Surveyor and other such material and information as maybe required to determine conformance with this by-law.

Action After Development Permit Approved

2.8.5. No person shall erect, locate, repair, use, or occupy any building, land or structure contrary to any development permit or the material furnished in support of the application.

2.8.6. No action shall be taken on any development permit until all applicable fees and charges have been paid in full.

2.9. OTHER PERMITS

Permits issued prior to By-law

2.9.1. Unless otherwise provided for herein, building permits issued prior to the effective date of this By-law shall be considered valid for the purpose of this By-law, provided all the conditions under which the permit was issued are complied with.

Conformance and Permits Required

2.9.2. No building or structure shall be erected, reconstructed, structurally altered, enlarged or moved, nor shall any building, structure or land be used for any use other than as permitted in the zone in which such building, structure or land is located, and then only after applying for and securing all development permits, building permits and licenses required by all laws and By-laws in effect within the City.

2.10. FEE SCHEDULE

Fees

- 2.10.1. Council shall by By-law establish a fee schedule for zoning amendments, zoning certificates, conditional use orders and non-conforming certificates.
- 2.10.2. The Planning Commission shall by By-law establish a fee schedule for variation orders.
- 2.10.3. The Council shall by By-law establish a fee schedule for development permits.

2.11. ENFORCEMENT

- 2.11.1. Any offences or penalties charged by the Council in order to enforce this By-law shall be in accordance with Section 181, 182 and 183 of the Planning Act.

3 ZONES

3.1. ADMINISTRATION

3.1.1. For the purpose of applying this By-law, the City shall be divided into the following zones, as shown on the Zoning Maps:

- a) RR Rural Residential Zone
- b) R1 Single Family Residential Zone
- c) R2 Two Family Residential Zone
- d) R-MD Residential Medium Density Zone
- e) R-HD Residential High Density Zone
- f) R-MHS1 Residential Mobile Home Subdivision 1 Zone
- g) R-MHS2 Residential Mobile Home Subdivision 2 Zone
- h) C-N Commercial Neighbourhood Zone
- i) C-MU Commercial Mixed Use Zone
- j) C-DT1 Commercial Downtown 1 Zone
- k) C-DT2 Commercial Downtown 2 Zone
- l) C-DTR Commercial Downtown Revitalization Zone
- m) C-LF Commercial Large Format Zone
- n) IL Industrial Light Zone
- o) IH Industrial Heavy Zone
- p) PI Public Institution Zone
- q) PI-U Public Institution University Zone
- r) PR Public Recreation Zone
- s) PER Public Environmental Reserve Zone
- t) UH Urban Holdings Zone

3.1.2. When the term Residential Zone is used it shall mean all of the “R1”, “R2”, “R-MD”, “R-HD”, “R-MHS1” and “R-MHS2” zones unless otherwise specified.

3.1.3. When the term Commercial Zone is used it shall mean all of the “C-N”, “C-DT1”, “C-DT2” and “C-LF” zones unless otherwise specified.

3.1.4. When the term Industrial Zone is used it shall mean all of the “IL” and “IH” zones unless otherwise specified.

3.1.5. When the term Mixed Use Zone is used it shall mean all of the “C-MU” and “C-DTR” zones unless otherwise specified.

3.1.6. The boundaries of the zones are shown on the Zoning Map in Appendix A which are attached to and form part of this by-law. Unless otherwise shown on the map, the boundaries of the said zones are site lines, center lines or streets, lands, roads or such lines extended and the boundaries of the City.

3.1.7. Regulations for the zones are outlined in the Sections 3.2 – 3.21.

3.1.8. In addition to the regulations outlined in Section 3, all development must also be in accordance with the General Regulations in Section 4.

3.2. RURAL RESIDENTIAL ZONE (RR)

Intent

3.2.1. The Rural Residential (RR) zone is intended to accommodate large-lot rural residential development, along with limited agricultural and agricultural service uses.



Regulations

- 3.2.2. The uses that are considered in the RR Zone are outlined in Figure 1.
- 3.2.3. Uses that are identified with a (*) in Figure 1 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.2.4. The development standards in the RR Zone are outlined in Figure 2 and Figure 3.

Figure 1 - Permitted/Conditional Uses in the RR Zone

Principal Uses	Permitted/Conditional
Dwelling, Single Family Detached	P
Horticulture	C
Municipal Facility	P
Stable or Riding Academy	C
Accessory Uses	Permitted/Conditional
Bed and Breakfast Home*	C
Hobby Farm	C
Home Based Business, Major*	C
Home Based Business, Minor*	P
Home Occupation*	P
Horticulture	C
Public Utility	P
Secondary Suite*	P

Figure 2 - Development Standards in the RR Zone

Regulation	Standard
Min. Parcel Area	0.4 ha (1.0 ac)
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	7.5 m (25 ft)
Rear Yard	7.5 m (25 ft)
Min. Unit Floor Area	75 m ² (807 ft ²)
Max. Height	10 m (33 ft)
Min. Frontage	30 m (98 ft)

Figure 3 - Accessory Building Development Standards in the R1 Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	7.5 m (25 ft)
Rear Yard	7.5 m (25 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	2 times the square footage of the principal building

Other Regulations

- 3.2.5. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.2.6. For accessory use regulations see Section 4.10.

3.3. SINGLE DETACHED RESIDENTIAL ZONE (R1)

Intent

3.3.1. The Single Detached Residential (R1) zone is intended to accommodate primarily single-family residential development in single detached housing types including *secondary suites*.



Regulations

- 3.3.2. The uses that are considered in the R1 Zone are outlined in Figure 4.
- 3.3.3. Uses that are identified with a (*) in Figure 4 are also subject to additional regulations found in Section 5 – Specific Regulations.
- 3.3.4. The development standards in the R1 Zone are outlined in Figure 5 and Figure 6.

Figure 4 - Permitted/Conditional Uses in the R1 Zone

Principal Uses	Permitted/Conditional
Assisted Living Facility	C
Care Home	C
Dwelling, Single-Family Detached	P
Dwelling, Two-Family	C
Municipal Facility	P
Neighbourhood Rehabilitation Home	C
Place of Worship	P
Private Club, Not Licensed	C
Public Park/Plaza/Square	P
Single Room Occupancy	C
Accessory Uses	Permitted/Conditional
<i>Bed and Breakfast Home*</i>	C
Community Gardens	P
<i>Home Based Business, Major*</i>	C
<i>Home Based Business, Minor*</i>	P
<i>Home Occupation*</i>	P
Public Utility	P
<i>Residential Day Care*</i>	C
<i>Secondary Suite*</i>	P
Temporary Accessory Structure	P

Figure 5 - Principal Building Development Standards in the R1 Zone

Regulation	Standard
Min. Parcel Area	460 m ² (4,952 ft ²)
Max. Parcel Area	1,000 m ² (10,764 ft ²)
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard – With Lane	1.8 m (6 ft) or 3.5 m (11 ft) for a side yard front a public street
Side Yard – Without Lane	3.5 m (11 ft) on one side with 1.8 m (6 ft) on the other
Rear Yard	7.5 m (25 ft)
Min. Unit Floor Area	75 m ² (807 ft ²)
Max. Height	10 m (33 ft)
Max. Parcel Coverage	40%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	15 m (49 ft)

Figure 6 - Accessory Building Development Standards in the R1 Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	1.8 m (6 ft)
Rear Yard	3.0 m (10 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	12%

Figure 7 - Single Detached Residential Site – without Lane

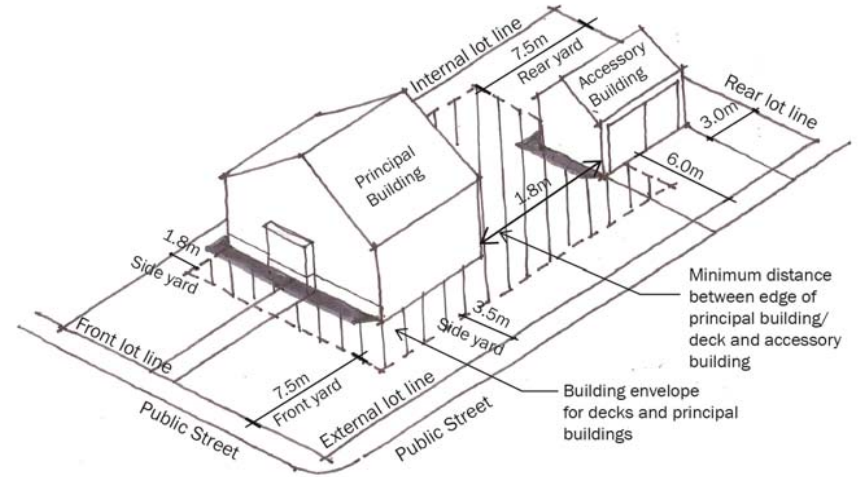
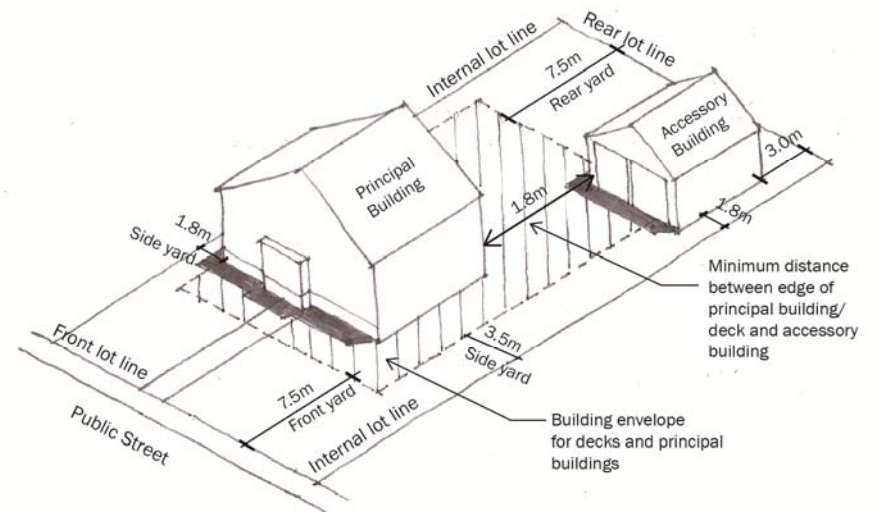


Figure 8 - Single Detached Residential Site – with Lane



Other Regulations

- 3.3.5. Where there are options in the side yard setback, the large setback shall be next to the small setback on the adjoining site, and vice versa.
- 3.3.6. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.3.7. For accessory use regulations see Section 4.10.

3.4. SEMI-DETACHED RESIDENTIAL ZONE (R2)

Intent

3.4.1. The Semi-Detached Residential (R2) zone is intended to accommodate the development of single- and two-family units in a single detached or semi-detached housing type including *secondary suites*.



Regulations

- 3.4.2. The uses that are considered in the R2 Zone are outlined in Figure 9.
- 3.4.3. Uses that are identified with a (*) in Figure 9 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.4.4. The development standards in the R2 Zone are outlined in Figure 10 and Figure 11.

Figure 9 - Permitted/Conditional Uses in the R2 Zone

Principal Uses	Permitted/Conditional
Assisted Living Facility	C
Care Home	C
Dwelling, Single-Family Detached	P
Dwelling, Two-Family	P
Municipal Facility	P
Neighbourhood Rehabilitation Home	C
Place of Worship	P
Public Park/Plaza/Square	P
Single Room Occupancy	C
Accessory Uses	Permitted/Conditional
Community Gardens	P
Home Based Business, Major*	C
Home Based Business, Minor*	P
Home Occupation*	P
Public Utility	P
Residential Day Care*	C
Secondary Suite*	P
Temporary Accessory Structure	P

Figure 10 - Principal Building Development Standards in the R2 Zone

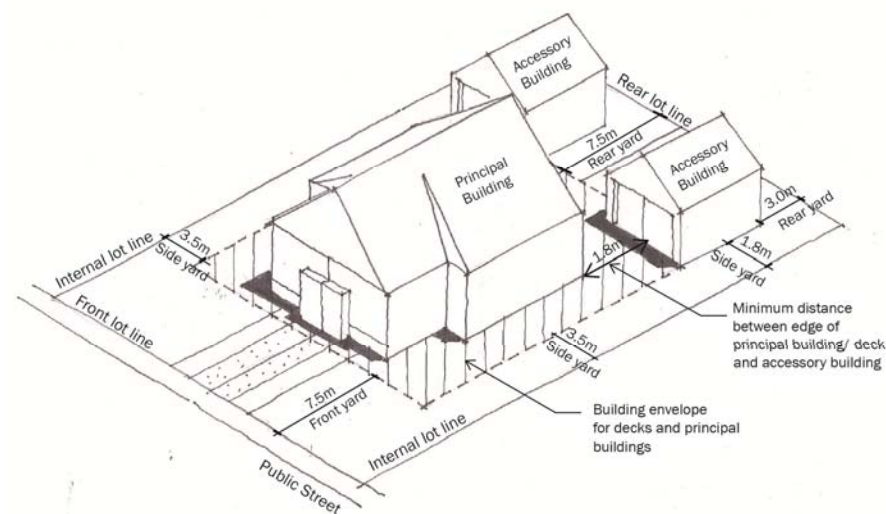
Regulation	Standard
Min. Parcel Area	
Two-Family Dwelling	300 m ² (3,229 ft ²) per dwelling unit
Single Family Dwelling	400 m ² (4306 ft ²)
Max. Parcel Area	850 m ² (9,149 ft ²)
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard – With Lane	1.8 m (6 ft) or 3.5 m (11 ft) when fronting a public street
Side Yard – Without Lane	3.5 m (11 ft)
Rear Yard	7.5 m (25 ft)
Min. Unit Floor Area	65 m ² (700 ft ²)
Max. Height	10 m (33 ft)
Max. Site Coverage	50%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	
Two Family Dwelling	8.5 m (28 ft)
Single Family Dwelling	12 m (39 ft)
Min. Indoor Amenity Area	7.5 m ² (81 ft ²) per unit
Min. Outdoor Amenity Area	30 m ² (323 ft ²) per unit*

*front and rear yard to be considered as amenity area (surface parking/driveway not included)

Figure 11 - Accessory Building Development Standards in the R2 Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	1.8 m (6 ft)
Rear Yard	3.0 m (10 ft)
Max. Height	5 m (16 ft)
Max. Site Coverage	12%

Figure 12 - Semi-Detached Residential Site



Other Regulations

3.4.5. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc). For accessory use regulations see Section 4.10.

3.5. RESIDENTIAL MEDIUM DENSITY ZONE (R-MD)

Intent

3.5.1. The Residential Medium Density (R-MD) zone is intended to accommodate the development of medium density multi-family units including row housing, fourplex, and multi-family buildings of less than four storeys in height. The building massing and design should provide appropriate transition from surrounding lower density residential types.



Regulations

- 3.5.2. The uses that are considered in the R-MD Zone are outlined in Figure 13.
- 3.5.3. Uses that are identified with a (*) in Figure 13 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.5.4. The development standards in the R-MD Zone are outlined in Figure 14 and Figure 15.

Figure 13 - Permitted/Conditional Uses in the R-MD Zone

Principal Uses	Permitted/Conditional
Assisted Living Facility	P
Care Home	P
Dormitory	P
Dwelling, Fourplex	P
Dwelling, Multi-Family	P
Dwelling, Row Housing	P
Municipal Facility	P
Planned Unit Development	C
Public Park/Plaza/Square	P
Single Room Occupancy	C
Social Service Facility	C
Accessory Uses	Permitted/Conditional
Community Gardens	P
Day Care Centre*	C
Home Based Business, Minor*	C
Home Occupation*	P
Public Utility	P
Temporary Accessory Structure	P

Figure 14 - Principal Building Development Standards in the R-MD Zone

Regulation	Standard
Min. Parcel Area	
Row Housing and Fourplex	460 m ² (4,951. ft ²)
Multi-Family	900 m ² (9,688 ft ²)
Min. Setbacks	
Front Yard	
- Multi-Family	4.5 m (15 ft)
- Row Housing with Lane	4.5 m (15 ft)
- Row Housing without Lane	7.5 m (25 ft)
Side Yard	
- Row Housing	1.8 m (6 ft)
- Multi-Family with Lane	4.5 m (15 ft)
- Multi-Family without Lane	3 m (10 ft)
Rear Yard	4.5 m (15 ft)
Min. Unit Floor Area	65 m ² (700 ft ²)
Max. Height	14 m (39 ft) or 4 storeys, whichever is less
Max. FAR	2.0
Max. Parcel Coverage	50%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	
Fourplex	15 m (49 ft)
Row Housing and Multi-Family	30 m (98 ft)
Min Amenity Area (Indoor or Outdoor)	7.5 m ² (81 ft ²) per unit

**front and rear yard to be considered as amenity area (surface parking/driveway not included)*

Figure 15 - Accessory Building Development Standards in the R-MD Zone

Regulation	Standard
Min. Setbacks	
Front Yard	
- Row Housing without Lane	7.5 m (25 ft)
- All Other Uses	4.5 m (15 ft)
Side Yard	0.5 m (2 ft)
Rear Yard	3.0 m (10 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	20%

Figure 16 - Residential Medium Density Site – Multi-Family

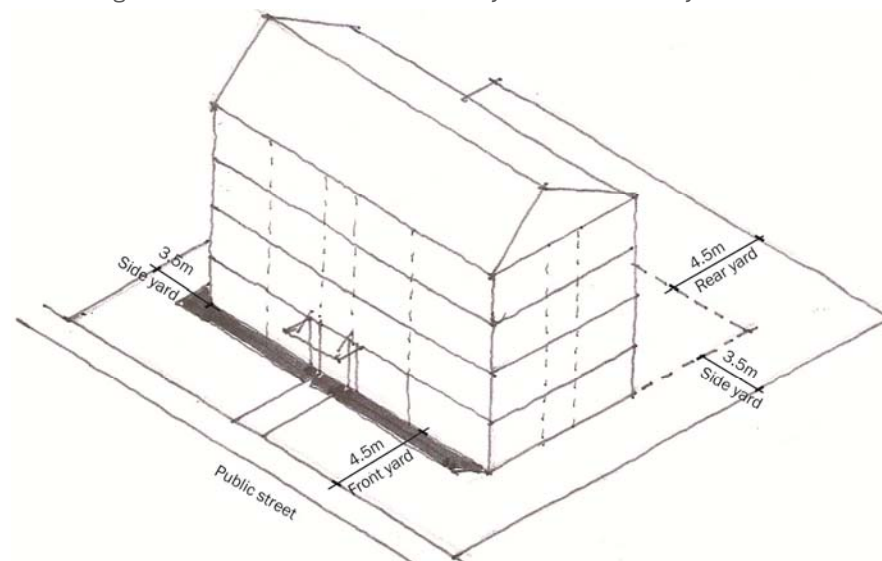
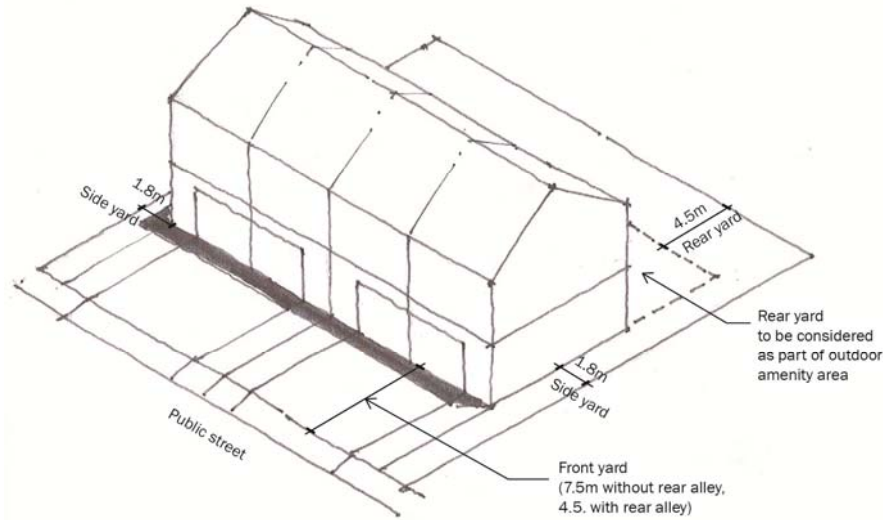


Figure 17 - Residential Medium Density Site – Row Housing



Other Regulations

- 3.5.5. Fourplex dwellings should only be located on sites with a rear lane unless located on a condominium site.
- 3.5.6. For row housing and fourplex development, a minimum outdoor private amenity area of 7.5 m² (81 ft²) per unit shall be provided.
- 3.5.7. For multi-family apartment buildings a minimum private amenity area of 7.5 m² (81 ft²) per unit shall be provided. Balconies may be considered in calculation of such amenity area. In addition, a minimum common outdoor amenity area of 25 m² (269 ft²) shall be provided within the site.
- 3.5.8. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs etc).
- 3.5.9. For accessory use regulations see Section 4.10.

3.6. RESIDENTIAL HIGH DENSITY ZONE (R-HD)

Intent

3.6.1. The Residential High Density (R-HD) zone is intended to accommodate the development of high density multi-family units including row housing, and multi-family buildings of ten or less storeys in height. The building massing and design should provide appropriate transition from surrounding lower density residential types.



Regulations

- 3.6.2. The uses that are considered in the R-HD Zone are outlined in Figure 18.
- 3.6.3. Uses that are identified with a (*) in Figure 18 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.6.4. The development standards in the R-HD Zone are outlined in Figure 19 and Figure 20.

Figure 18 - Permitted/Conditional Uses in the R-HD Zone

Principal Uses	Permitted/Conditional
Assisted Living Facility	P
Convenience Commercial Services	P
Dormitory	P
Dwelling, Fourplex	C
Dwelling, Multi-Family	P
Municipal Facility	P
Planned Unit Development	C
Public Park/Plaza/Square	P
Single Room Occupancy	C
Social Service Facility	C
Accessory Uses	Permitted/Conditional
Community Gardens	P
Day Care Centre*	C
Home Based Business, Minor*	C
Home Occupation*	P
Public Utility	P
Temporary Accessory Structure	P

Figure 19 - Principal Building Development Standards in the R-HD Zone

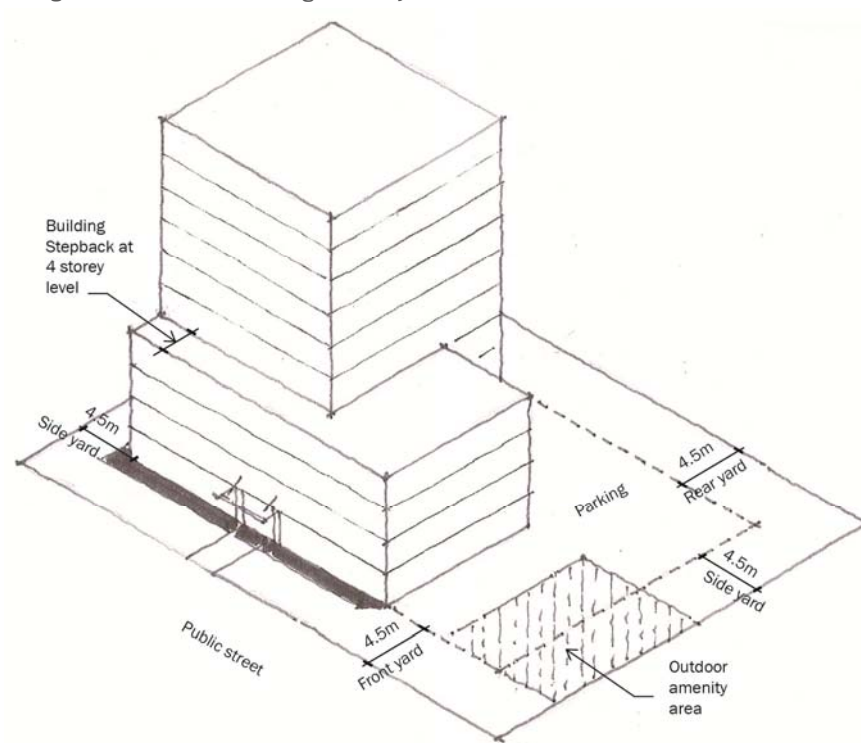
Regulation	Standard
Min. Parcel Area	
Row Housing and Fourplex	460 m ² (4,952 ft ²)
Multi-Family	900 m ² (9,688 ft ²)
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	4.5 m (15 ft)
Rear Yard	4.5 m (15 ft)
Min. Unit Floor Area	40 m ² (431 ft ²)
Max. Height	33 m (108 ft)
Max. FAR	5.0
Max. Parcel Coverage	50%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	30 m (98 ft)
Min. Amenity Area (Indoor or Outdoor)*	7.5 m ² (81 ft ²) per unit

*front and rear yard to be considered as amenity area (surface parking/driveway not included)

Figure 20 - Accessory Building Development Standards in the R-HD Zone

Regulation	Standard
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	0.5 m (2 ft)
Rear Yard	3.0 m (10 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	20%

Figure 21 - Residential High Density Site



Other Regulations

- 3.6.5. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.6.6. For accessory use regulations see Section 4.10.
- 3.6.7. Where a building exceeds four (4) storeys in height, the portion of the building exceeding the said height shall have a stepback from the building front.
- 3.6.8. For row housing and fourplex development, a minimum outdoor private amenity area of 7.5 m² (81 ft²) per unit shall be provided.

- 3.6.9. For multi-family apartment buildings a minimum private amenity area of 7.5 m² (81 ft²) per unit shall be provided. Balconies may be considered in calculation of such amenity area. In addition, a minimum common outdoor amenity area of 25 m² (269 ft²) shall be provided within the site.

3.7. RESIDENTIAL MOBILE HOME SUBDIVISION 1 ZONE (R-MHS1)

Intent

3.7.1. The Residential Mobile Home Subdivision 1 (R-MHS1) zone is intended to accommodate mobile homes on smaller individual lots within the Burntwood Trailer Court. The lot development and mobile home character shall demonstrate that residential character of the neighbourhood is maintained.



Regulations

- 3.7.2. The uses that are considered in the R-MHS1 Zone are outlined in Figure 22.
- 3.7.3. Uses that are identified with a (*) in Figure 22 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.7.4. The development standards in the R-MHS1 Zone are outlined in Figure 23 and Figure 24.

Figure 22 - Permitted/Conditional Uses in the R-MHS1 Zone

Principal Uses	Permitted/Conditional	
Community Gardens	P	
Community/Recreation Centre		C
Convenience Commercial Service		C
Day Care Centre*		C
Mobile Home	P	
Municipal Facility	P	
Planned Unit Development		C
Private Club, Not Licensed		C
Public Park/Plaza/Square	P	
Accessory Uses	Permitted/Conditional	
Home Occupation*	P	
Public Utility	P	
Residential Day Care*		C
Temporary Accessory Structure	P	

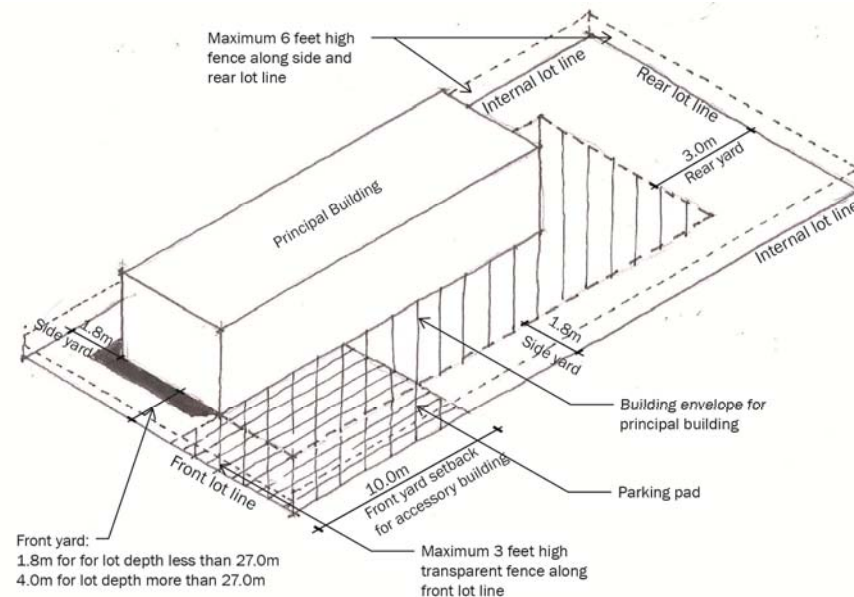
Figure 23 - Principal Building Development Standards in the R-MHS1 Zone

Regulation	Standard
Min. Setbacks	
Front Yard – Entire Site along Arterial	7.5 m (25 ft)
Front Yard – Individual Site	
- Site with depth less than 27 m (89 ft)	1.8 m (6 ft)
- Site with depth of 27 m (89 ft) or greater	4.0 m (13 ft)
Side Yard	1.8 m (6 ft) or 3.5 m (11 ft) when fronting a public street
Rear Yard	3.0 m (10 ft)
Max. Height	5 m (15 ft)
Max. Parcel Coverage	50%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	12 m (39 ft)

Figure 24 - Accessory Building Development Standards in the R-MHS1 Zone

Regulation	Standard
Min. Setbacks	
Front Yard	10 m (33 ft)
Side Yard	1.8 m (6 ft)
Rear Yard	3.0 m (10 ft)
Max. Height	3.5 m (11 ft)
Max. Parcel Coverage	10%

Figure 25 - Residential Mobile Home Subdivision 1 Site



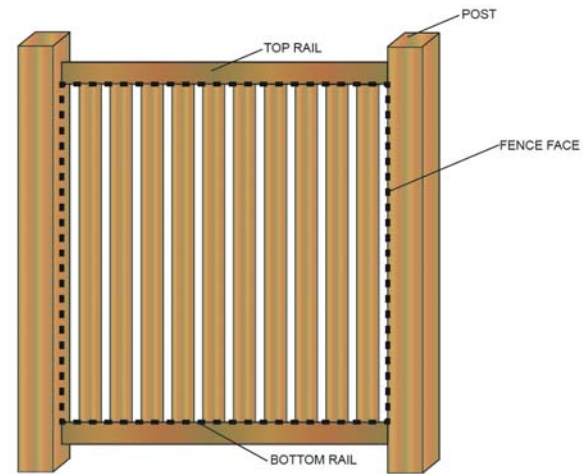
Other Regulations

- 3.7.5. Where there are options in the side yard setback, the large setback shall be next to the small setback on the adjoining site, and vice versa.
- 3.7.6. No structure shall be located closer than 1 m (3.3 ft) to a mobile home, clear of all projections.
- 3.7.7. The length of a mobile home shall not exceed:
 - a) 80% of the depth of the parcel, if the parcel has a depth of less than 27 m (89 ft); or
 - b) 74% of the depth of the parcel, if the parcel has a depth of 27 m (89 ft) or greater.
- 3.7.8. Minimum distance between mobile homes is 3 m (10 ft). Any porch, carport or any addition is considered a part of the mobile home and must meet all setbacks.

CITY OF THOMPSON

- 3.7.9. Fences that are solid or non-transparent and located in the front yard or any side yard that is between the front of the mobile home and the front property line must not exceed 1 m (3 ft) in height.
- 3.7.10. Any fence in the front yard or any side yard that is between the front of the mobile home and the property line and is greater than 1 m (3 ft) in height shall be transparent or semi-transparent in finish to allow visibility to and from the internal street.
- 3.7.11. Fences made of a solid, non-transparent finish shall only have a surface that covers no more than 75% of the fence. See Figure 26 for detail.
- 3.7.12. Notwithstanding Section 4.2.13(h), fences in the R-MHS1 Zone shall not exceed 2 m (7 ft) in height.
- 3.7.13. Minimum side yard for accessory buildings may be reduced to 1 m (3 ft) if located at least 20 m (65.6 feet) away from the front lot line.
- 3.7.14. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.7.15. For accessory use regulations see Section 4.10.

Figure 26 - Fence Face Example



3.8. RESIDENTIAL MOBILE HOME SUBDIVISION 2 ZONE (R-MHS2)

Intent

3.8.1. The Residential Mobile Home Subdivision 2 (R-MHS2) zone is intended to accommodate mobile homes on individually owned lots. The lot development and mobile home character shall demonstrate higher standards in order to achieve enhanced residential neighbourhood character.



Regulations

- 3.8.2. The uses that are considered in the R-MHS2 Zone are outlined in Figure 27.
- 3.8.3. Uses that are identified with a (*) in Figure 27 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.8.4. The development standards in the R-MHS2 Zone are outlined in Figure 28 and Figure 29.

Figure 27 - Permitted/Conditional Uses in the R-MHS2 Zone

Principal Uses	Permitted/Conditional
Community Gardens	P
Mobile Home	P
Municipal Facility	P
Place of Worship	P
Public Park/Plaza/Square	P
Public Utility	P
Accessory Uses	Permitted/Conditional
Home Based Business, Minor*	C
Home Occupation*	P
Residential Day Care*	C
Temporary Accessory Structure	P

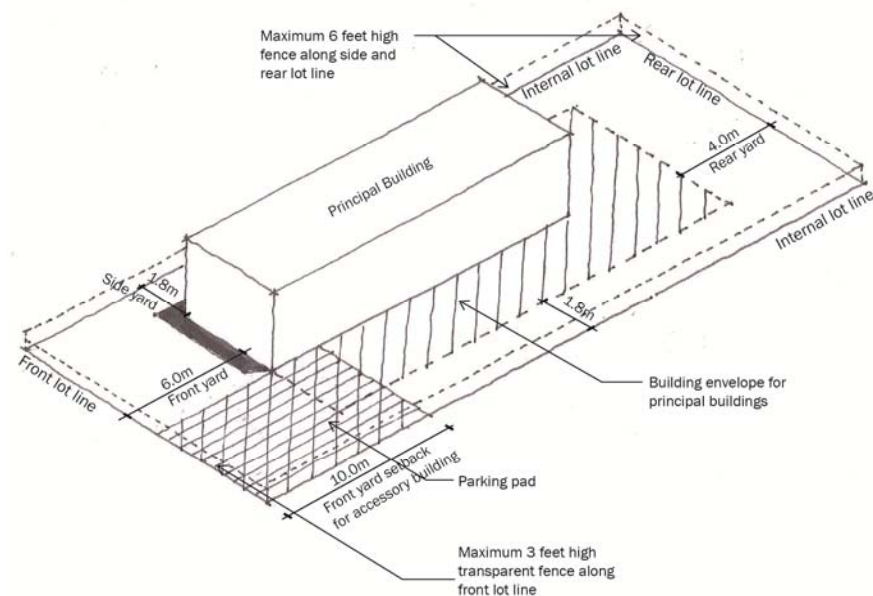
Figure 28 - Principal Building Development Standards in the R-MHS2 Zone

Regulation	Standard
Min. Parcel Area	460 m ² (4,951 ft ²)
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard – With Lane	1.8 m (6 ft) or 3.5 m (11 ft) when fronting a public street
Side Yard – Without Lane	3.5 m (11 ft) on one side with 1.8 m (6 ft) on the other
Rear Yard	4 m (13 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	50%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	15 m (49 ft)

Figure 29 - Accessory Building Development Standards in the R-MHS2 Zone

Regulation	Standard
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard	1.8 m (6 ft)
Rear Yard	3.0 m (10 ft)
Max. Height	3.5 m (11 ft)
Max. Parcel Coverage	10%

Figure 30 - Residential Mobile Home Subdivision 2 Site



Other Regulations

- 3.8.5. Notwithstanding Section 3.8.3 and Section 5.7, no more than four (4) children shall be allowed in a *Residential Day Care* use located in the R-MHS2 zone.
- 3.8.6. Where there are options in the side yard setback, the large setback shall be next to the small setback on the adjoining site, and vice versa.
- 3.8.7. Minimum side yard for accessory buildings may be reduced to 1 m (3 ft) if located at least 20 m (65.6 feet) away from the front lot line.
- 3.8.8. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.8.9. For accessory use regulations see Section 4.10.

3.9. COMMERCIAL NEIGHBOURHOOD ZONE (C-N)

Intent

3.9.1. The Commercial Neighbourhood zone is intended to accommodate small scale commercial buildings providing convenience retail opportunities to satisfy household or personal needs of the neighbourhood's residents. The Commercial Neighbourhood zone is intended for interior areas of neighbourhoods along intersection of collector and local streets.



Regulations

- 3.9.2. The uses that are considered in the C-N Zone are outlined in Figure 31.
- 3.9.3. Uses that are identified with a (*) in Figure 31 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.9.4. The development standards in the C-N Zone are outlined in Figure 32 and Figure 33.

Figure 31 - Permitted/Conditional Uses in the C-N Zone

Principal Uses	Permitted/Conditional
Convenience Commercial Service	P
Day Care Centre*	C
Food Service	C
Fuel Sales	C
Municipal Facility	P
Personal Service Shops	P
Planned Unit Development	C
Post Office/Carrier Depot	P
Professional, Financial, Office and Support Services	C
Protection and Emergency Services	P
Public Park/Plaza/Square	P
Retail Sales Store	C
Accessory Uses	Permitted/Conditional
Public Utility	P

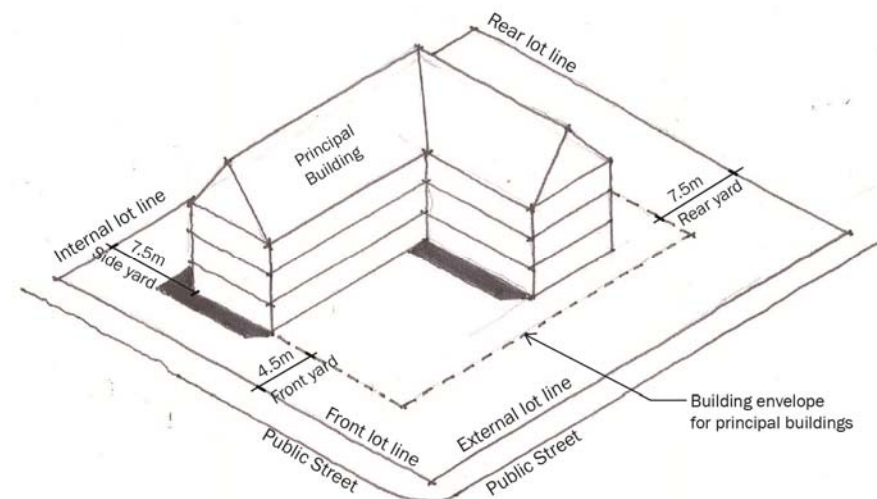
Figure 32 - Principal Building Development Standards in the C-N Zone

Regulation	Standard
Min. Parcel Area	900 m ² (9,688 ft ²)
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	7.5 m (25 ft)
Rear Yard	7.5 m (25 ft)
Max. Height	12 m (39 ft)
Max. Parcel Coverage	60%
Max. FAR	3.0
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	20 m (66 ft)

Figure 33 - Accessory Building Development Standards in the C-N Zone

Regulation	Standard
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	0.5 m (2 ft)
Rear Yard – With Lane	0
Rear Yard – Without Lane	2 m (7 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Figure 34 - Commercial Neighbourhood Site



Other Regulations

- 3.9.5. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.9.6. For accessory use regulations see Section 4.10.

3.10. COMMERCIAL MIXED USE ZONE (C-MU)

Intent

3.10.1. The Commercial Mixed Use (C-MU) zone is intended to accommodate low rise mixed use buildings as well as stand-alone multi-family residential and stand-alone commercial retail/office buildings; and promote establishment of pedestrian friendly walkable streets. The lot development and building character shall contribute towards improving walkability at the street level. The Commercial Mixed Use zone is intended along collector or arterial streets.



Regulations

- 3.10.2. The uses that are considered in the C-MU Zone are outlined in Figure 35.
- 3.10.3. Uses that are identified with a (*) in Figure 35 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.10.4. The development standards in the C-MU Zone are outlined in Figure 36 and Figure 37.

Figure 35 - Permitted/Conditional Uses in the C-MU Zone

Principal Uses	Permitted/Conditional
Assisted Living Facility	C
Care Home	C
Convenience Commercial Service	P
Dormitory	P
Dwelling, Multi-Family	P
Food Service	C
Municipal Facility	P
Planned Unit Development	C
Post Office/Carrier Depot	P
Professional, Financial, Office and Support Services	P
Public Market	C
Public Park/Plaza/Square	P
Retail Sales Store	C
Single Room Occupancy	P
Social Service Facility	C
Accessory Uses	Permitted/Conditional
Community Gardens	P
Convenience Commercial Service	P
Day Care Centre*	C
Food Service	C
Health Services	P
Home Occupation*	P
Personal Service Shops	P
Public Utility	P
Single Room Occupancy	C

Figure 36 - Principal Building Development Standards in the C-MU Zone

Regulation	Standard
Min. Parcel Area	900 m ² (9,688 ft ²)
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard – With Lane	0
Side Yard – Without Lane	0 on one side with 6 m (20 ft) on the other
Rear Yard	4.5 m (15 ft)
Max. Height	15 m (49 ft) or 4 storeys, whichever is less
Max. Parcel Coverage	60%
Max. FAR	
Residential, Commercial Use	2.0
Mixed Use	2.0 with a maximum of 40% to be commercial
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	15 m (49 ft)
Min. Amenity Area (Indoor or Outdoor)*	7.5 m ² (81 ft ²) per unit

*front and rear yard to be considered as amenity area (surface parking/driveway not included)

Figure 37 - Accessory Building Development Standards in the C-MU Zone

Regulation	Standard
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	0.5 m (2 ft)
Rear Yard	0.5 m (2 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Figure 38 - Commercial Mixed Use Site

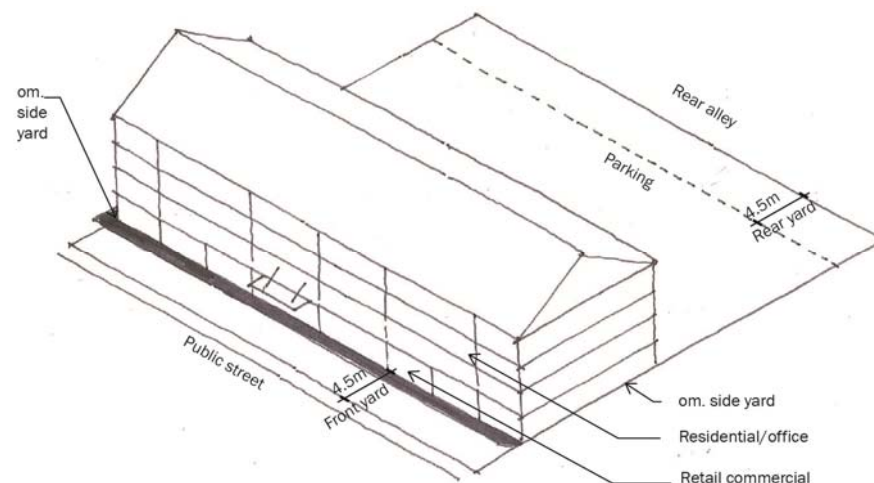
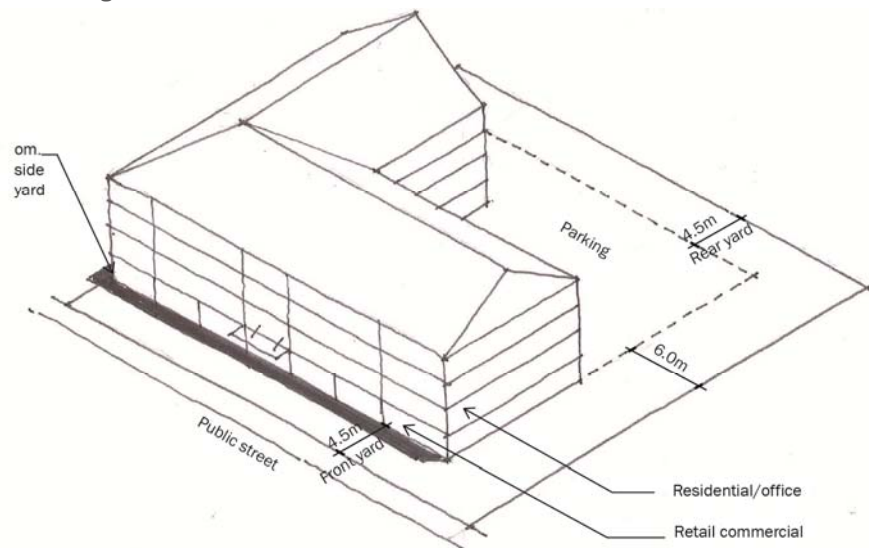


Figure 39 - Commercial Mixed Use Site – Corner Lot



Other Regulations

- 3.10.5. Vehicular access to properties from a public roadway shall be restricted to the abutting Lanes to preclude breaks in the street façade and strengthen the pedestrian-oriented development. Where there is no abutting Lane, vehicular access shall be provided from a flanking public roadway.
- 3.10.6. Architectural treatment of new developments and substantial renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.
- 3.10.7. On Corner Lots the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
- 3.10.8. Buildings in this zone shall be exclusively residential or exclusively commercial (horizontal mixed use) and mixed. There shall not be vertical mixed uses with commercial and residential located within one building.
- 3.10.9. Building articulation should be used to avoid continuous straight facades by using:
- Defined entries;
 - Variety of building materials;
 - Patterns; and
 - Transparent ground floors.
- 3.10.10. For multi-family apartment buildings a minimum private amenity area of 7.5 m² (81 ft²) per unit shall be provided. Balconies may be considered in calculation of such amenity area. In addition, a minimum common outdoor amenity area of 25 m² (269 ft²) shall be provided within the site.
- 3.10.11. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.10.12. For accessory use regulations see Section 4.10.

3.11. COMMERCIAL DOWNTOWN 1 ZONE (C-DT1)

Intent

3.11.1. The Commercial Downtown 1 (C-DT1) zone is intended for intensification of existing large scale indoor mall sites by allowing small scale retail/office buildings along public streets. A comprehensive redevelopment projects shall also be encouraged in this zone to enhance walkability; provide outdoor amenities and reduce surface parking areas.



Regulations

- 3.11.2. The uses that are considered in the C-DT1 Zone are outlined in Figure 40.
- 3.11.3. Uses that are identified with a (*) in Figure 40 are also subject to additional regulations found in Section 5– Specific Regulations
- 3.11.4. The development standards in the C-DT1 Zone are outlined in Figure 41 and Figure 42.

Figure 40 - Permitted/Conditional Uses in the C-DT1 Zone

Principal Uses	Permitted/Conditional
Amusement Enterprise, Indoor	P
Animal Health Care Facility	C
Auditorium/Concert Hall/Theatre/Cinema	P
Automotive, Equipment and Vehicle Repair and Service	C
Commercial School	C
Convenience Commercial Service	P
Cultural Centre	P
Food Service	P
Health Services	P
Hotel or Motel	C
Liquor Store	C
Municipal Facility	P
Night Club/Bar	C
Non-Accessory Parking	C
Pawnshop	C
Personal Service Shops	P
Place of Worship	P
Planned Unit Development	C
Post Office/Carrier Depot	P
Professional, Financial, Office and Support Services	P
Protection and Emergency Services	P
Public Market	P
Public Park/Plaza/Square	P
Retail Sales Store	P
Shopping Centre	C
Social Service Facility	C

cont'd

Principal Uses (cont'd)	Permitted/ Conditional
Studio, Radio/TV/Motion Picture Broadcast and Production	C
Supermarket	P
Accessory Uses	Permitted/ Conditional
<i>Communication Facility*</i>	C
Community Gardens	P
Convenience Commercial Service	P
<i>Day Care Centre*</i>	C
Food Service	P
Health Services	P
Personal Service Shops	P
Private Club, Not Licensed	P
Public Utility	P

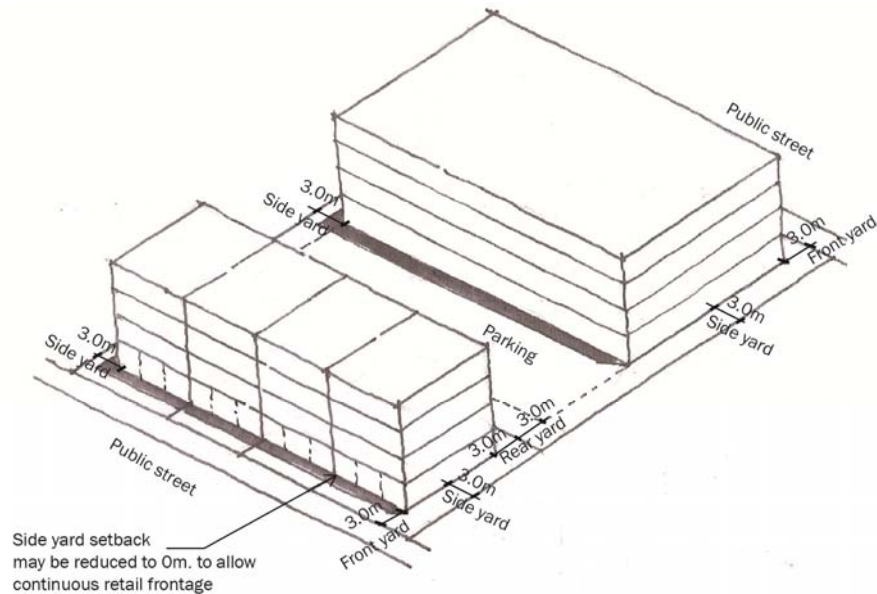
Figure 41 - Principal Building Development Standards in the C-DT1 Zone

Regulation	Standard
Min. Parcel Area	900 m ² (9,688 ft ²)
Min. Setbacks	
Front Yard	3 m (10 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	15 m (49 ft) or 4 storeys, whichever is less
Max. FAR	2.0
Max. Parcel Coverage	80%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	15 m (49 ft)

Figure 42 - Accessory Building Development Standards in the C-DT1 Zone

Regulation	Standard
Min. Setbacks	
Front Yard	3 m (10 ft)
Side Yard	0.5 m (2 ft)
Rear Yard	0.5 m (2 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Figure 43 - Commercial Downtown 1 Site



Other Regulations

- 3.11.5. The side yard setback can be reduced to 0 in order to create a continuous building frontage along a public street.
- 3.11.6. Building articulation should be used to avoid continuous straight facades by using:
 - a) Defined entries;
 - b) Variety of building materials;
 - c) Patterns; and
 - d) Transparent ground floors.
- 3.11.7. A common indoor or outdoor amenity area shall be provided as a combination of indoor atrium space, small outdoor plaza or wider sidewalks for public use.
- 3.11.8. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.11.9. For accessory use regulations see Section 4.10.

3.12. COMMERCIAL DOWNTOWN 2 ZONE (C-DT2)

Intent

3.12.1. The Commercial Downtown 2 (C-DT2) zone is intended for accommodating medium scale, auto-oriented commercial/ office/ retail/ wholesale buildings in existing commercial areas of downtown. This zone is intended for large scale auto-oriented commercial development along north-east end of the downtown.



Regulations

- 3.12.2. The uses that are considered in the C-DT2 Zone are outlined in Figure 44.
- 3.12.3. Uses that are identified with a (*) in Figure 44 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.12.4. The development standards in the C-DT2 Zone are outlined in Figure 45 and Figure 46.

Figure 44 - Permitted/Conditional Uses in the C-DT2 Zone

Principal Uses	Permitted/Conditional
Amusement Enterprise, Indoor	P
Animal Health Care Facility	P
Auditorium/Concert Hall/Theatre/Cinema	P
Automotive, Equipment and Vehicle Repair and Service	C
Automotive, Equipment and Vehicle Sales and Rental	C
Business Support Services	P
Commercial School	C
Convenience Commercial Service	P
Cultural Centre	P
Food Service	P
Fuel Sales	C
Funeral Chapel or Mortuary	C
Gallery/Museum	P
Health Services	P
Hotel or Motel	P
Kennel*	C
Large Format Commercial	C
Liquor Store	C
Municipal Facility	P
Night Club/Bar	C
Non-Accessory Parking	C
Pawnshop	C
Personal Service Shops	P
Place of Worship	P
Planned Unit Development	C

cont'd

Principal Uses (cont'd)	Permitted/Conditional
Professional, Financial, Office and Support Services	P
Protection and Emergency Services	P
Public Market	P
Public Park/Plaza/Square	P
Retail Sales Store	P
Shopping Centre	C
Sports or Entertainment Arena/Stadium, Indoor	C
Strip Mall	C
Studio Radio/TV/Motion Picture Broadcast and Production	P
Supermarket	P
Warehouse Sales	C
Wholesaling	C
Accessory Uses	Permitted/Conditional
Community Gardens	P
<i>Communication Facility*</i>	C
Drive-In or Drive-Through Establishment	C
Food Service	P
Fuel Sales	C
Gallery/Museum	P
Personal Service Shops	P
Private Club, Not Licensed	P
Public Utility	P

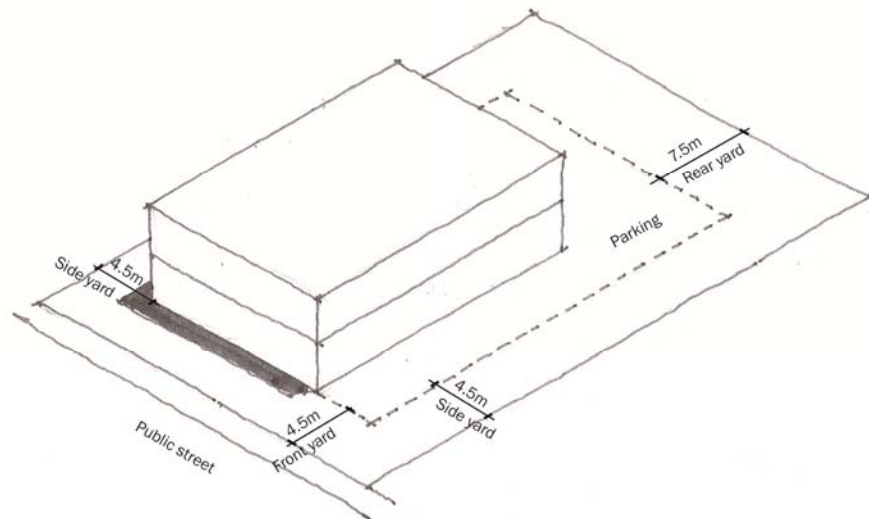
Figure 45 - Principal Building Development Standards in the C-DT2 Zone

Regulation	Standard
Min. Parcel Area	900 m ² (9,688 ft ²)
Max. Parcel Area	10,000 m ² (107,639 ft ²)
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	4.5 m (15 ft)
Rear Yard	7.5 m (25 ft)
Max. Height	12 m (39 ft) or 2 storeys, whichever is less
Max. FAR	1.0
Max. Parcel Coverage	60%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	25 m (82 ft)

Figure 46 - Accessory Building Development Standards in the C-DT2 Zone

Regulation	Standard
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	0.5 m (2 ft)
Rear Yard	0.5 m (2 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Figure 47 - Commercial Downtown 2 Site

**Other Regulations**

- 3.12.5. Where there are options in the side yard setback, the large setback shall be next to the small setback on the adjoining site, and vice versa.
- 3.12.6. Building articulation should be used to avoid continuous straight facades by using:
- Defined entries;
 - Variety of building materials;
 - Patterns; and
 - Transparent ground floors.
- 3.12.7. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.12.8. For accessory use regulations see Section 4.10.

3.13. COMMERCIAL DOWNTOWN REVITALIZATION ZONE (C-DTR)

Intent

3.13.1. The Commercial Downtown Revitalization (C-DTR) zone is intended for accommodating mid-rise mixed use residential buildings. The main purpose of this zone is to allow for redevelopment of an existing commercial area along Nelson Road into a vibrant residential mixed use community in the heart of downtown.



Regulations

- 3.13.2. The uses that are considered in the C-DTR Zone are outlined in Figure 48.
- 3.13.3. Uses that are identified with a (*) in Figure 48 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.13.4. The development standards in the C-DTR Zone are outlined in Figure 49 and Figure 50.

Figure 48 - Permitted/Conditional Uses in the C-DTR Zone

Principal Uses	Permitted/Conditional
Commercial School	C
Dormitory	C
Dwelling, Multi-Family	P
Municipal Facility	P
Planned Unit Development	C
Public Market	P
Public Park/Plaza/Square	P
Social Service Facility	C
Accessory Uses	Permitted/Conditional
Amusement Enterprise, Indoor	P
Communication Facility*	C
Community Gardens	P
Convenience Commercial Service	P
Day Care Centre*	C
Food Service	P
Gallery/Museum	C
Home Occupation*	P
Personal Service Shops	P
Professional Financial, Office and Support Services	P
Public Utility	P
Retail Sales Store	P
Single Room Occupancy	C

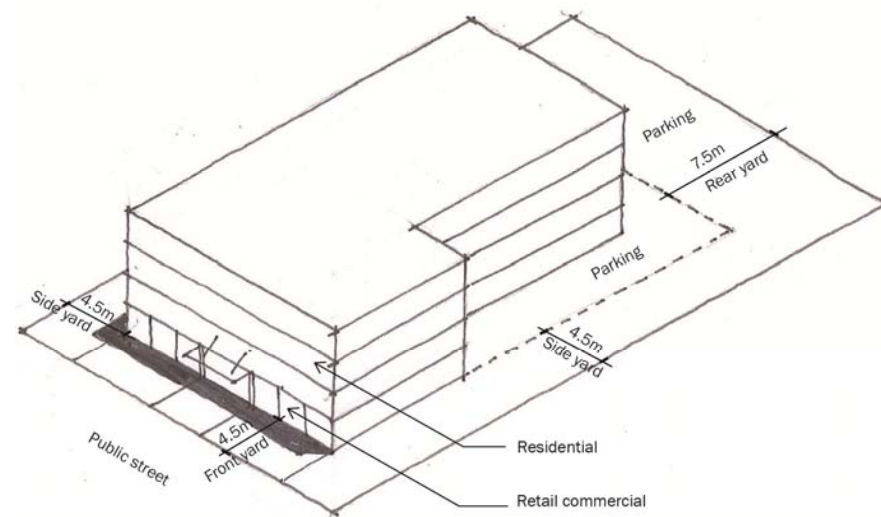
Figure 49 - Principal Building Development Standards in the C-DTR Zone

Regulation	Standard
Min. Parcel Area	900 m ² (9,688 ft ²)
Max. Parcel Area	5,000 m ² (53,820 ft ²)
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard - Without Lane	3 m (10 ft) on one side with 6 m (20 ft) on the other
Side Yard - With Lane	3 m (10 ft)
Rear Yard	7.5 m (25 ft)
Max. Height	15 m (49 ft) or 4 storeys, whichever is less
Max. FAR	3.0 with a maximum of 25% to be commercial
Max. Parcel Coverage	60%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	25 m (82 ft)

Figure 50 - Accessory Building Development Standards in the C-DTR Zone

Regulation	Standard
Min. Setbacks	
Front Yard	4.5 m (15 ft)
Side Yard	0.5 m (2 ft)
Rear Yard	0.5 m (2 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Figure 51 - Commercial Downtown Revitalization Site



Other Regulations

- 3.13.5. Where there are options in the side yard setback, the large setback shall be next to the small setback on the adjoining site, and vice versa.
- 3.13.6. Building articulation should be used to avoid continuous straight facades by using:
 - a) Defined entries;
 - b) Variety of building materials;
 - c) Patterns; and
 - d) Transparent ground floors

For multi-family apartment buildings a minimum private amenity area of 7.5 m² (81 ft²) per unit shall be provided. Balconies may be considered in calculation of such amenity area. In addition, a minimum common outdoor amenity area of 25 m² (269 ft²) shall be provided within the site.

CITY OF THOMPSON

- 3.13.8. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.13.9. For accessory use regulations see Section 4.10.

3.14. COMMERCIAL LARGE FORMAT ZONE (C-LF)

Intent

3.14.1. The Commercial Large Format (C-LF) zone is intended to accommodate the development of large-scale, distinctive and attractive regional centres containing a mix of concentrated land uses. These commercial uses are subject to frequent view by the public and visitors to Thompson, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement.



Regulations

- 3.14.2. The uses that are considered in the C-LF Zone are outlined in Figure 52.
- 3.14.3. Uses that are identified with a (*) in Figure 52 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.14.4. The development standards in the C-LF Zone are outlined in Figure 53 and Figure 54.

Figure 52 - Permitted/Conditional Uses in the C-LF Zone

Principal Uses	Permitted/Conditional
Amusement and Entertainment Service	C
Auction Facility	C
Auditorium/Concert Hall/Theatre/Cinema	P
Business Support Services	P
Commercial Greenhouse	C
Convenience Commercial Service	P
Food Service	P
Hotel or Motel	P
Landscaping Service	P
Large Format Commercial	P
Personal Service Shops	P
Shopping Centre	C
Strip Mall	P
Supermarket	P
Warehouse Sales	P
Wholesaling	P
Accessory Uses	Permitted/Conditional
Community Gardens	P
Communication Facility*	P
Drive-In or Drive-Through Establishment	P
Public Utility	P

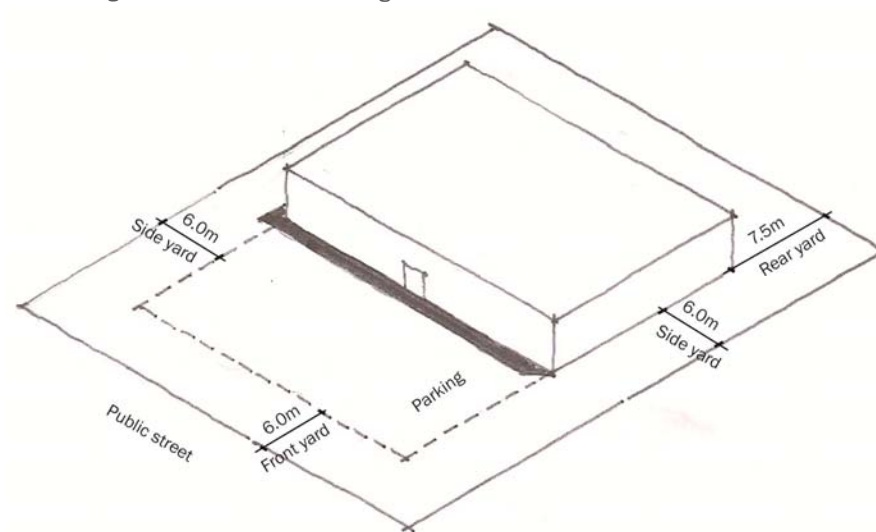
Figure 53 - Principal Building Development Standards in the C-LF Zone

Regulation	Standard
Min. Parcel Area	2,500 m ² (26,910 ft ²)
Max. Parcel Area	6 ha (14.8 ac)
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard	6 m (20 ft)
Rear Yard	7.5 m (25 ft)
Max. Height	12 m (39 ft) or 3 storeys, whichever is less
Max. FAR	1.0
Max. Parcel Coverage	50%
Min. Parcel Depth	50 m (164 ft)
Min. Parcel Frontage	50 m (164 ft)

Figure 54 - Accessory Building Development Standards in the C-LF Zone

Regulation	Standard
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard	0.5 m (2 ft)
Rear Yard	0.5 m (2 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Figure 55 - Commercial Large Format Site



Other Regulations

- 3.14.5. The landscaped areas shown on the landscape plan approved by the Development Authority must be maintained on the parcel for so long as the development exists.
- 3.14.6. Unless otherwise referenced in the Zone, all setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the Development Authority, must be a soft surfaced landscaped area.
- 3.14.7. Landscaping is required in a parking area when the total surface area containing the required drive aisles, motor vehicle parking stalls and vehicular access for a development is equal to or greater than 5,000 m² (53,820 ft²).
- 3.14.8. Landscaped areas in the parking area:
 - a) must be provided at a ratio of 0.15 m² (1.6 ft²) for every 1.0 m² (11 ft²) of the total surface area; and
 - b) must be provided as a combination of hard surfaced landscaped area and soft surfaced landscaped area in the form of islands and strips.

- c) Islands provided in the parking area must:
 - i) be provided at the beginning and end of every row of motor vehicle parking stalls;
 - ii) be provided after every 20 motor vehicle parking stalls in a row with no more than 20 stalls between islands;
 - iii) be a minimum area of 12 m² (129 ft²) with at least one side of the island being a minimum length of 2 m (7 ft);
 - iv) provide a minimum of 1.0 trees and 2.0 shrubs; and
 - v) be surrounded by a concrete curb.
 - d) Strips provided in the parking area must:
 - i) be provided every four (4) rows of motor vehicle parking stalls with no more than four (4) rows between strips;
 - ii) be perpendicular to the motor vehicle parking stalls for the full length of the strip;
 - iii) be a minimum depth of 2.0 m (7 ft);
 - iv) provide a minimum of 1.0 trees every 15 m (49 ft) of the length of the strip; and
 - v) be surrounded by a concrete curb.
 - e) If the application of these rules results in an island or a strip being contiguous with a setback area, that island or strip is not required at that location on the parcel.
 - f) Sidewalks connecting the public entrance to a public sidewalk and sidewalks connecting the parking area to the public entrance may be included in determining whether the development satisfies the requirement of this section.
 - g) Building articulation should be used to avoid continuous straight facades by using:
 - i) Defined entries;
 - ii) Variety of building materials;
 - iii) Patterns; and
 - iv) Transparent ground floors.
 - h) A common outdoor amenity area shall be provided in the form of outdoor plaza or public open space for public use.
- 3.14.9. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.14.10. For accessory use regulations see Section 4.10.

3.15. INDUSTRIAL LIGHT ZONE (IL)

Intent

3.15.1. The Industrial Light (IL) zone is intended to accommodate light manufacturing, processing, service, storage, wholesale, and distribution operations that are considered non-obnoxious or non-offense in nature and where majority of operations are contained within an enclosed building with some limited outside storage.



Regulations

- 3.15.2. The uses that are considered in the IL Zone are outlined in Figure 56.
- 3.15.3. Uses that are identified with a (*) in Figure 56 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.15.4. The development standards in the IL Zone are outlined in Figure 57 and Figure 58.

Figure 56 - Permitted/Conditional Uses in the IL Zone

Principal Uses	Permitted/Conditional
Adult Service or Entertainment Establishment	C
Agricultural Support Services	C
Animal Health Care Facility	P
Auction Facility	P
Auction Yard	P
Automotive, Equipment and Vehicle Repair and Service	P
Automotive, Equipment and Vehicle Sales and Rental	P
Business Support Services	P
Commercial Greenhouse	P
Commercial School	C
Commercial Storage Centre, Indoor	P
Community/Recreation Centre	P
Construction Yard	P
Contractor's Establishment	P
Crematorium	C
Fleet Services	P
Freight or Truck Yard	C
Fuel Sales	P
Fuel Storage and Distribution	C
Funeral Chapel or Mortuary	P
Garbage Incineration and Reduction	C
Heavy Equipment Sales, Service and Rental	P
Kennel*	P
Landscape/Garden Contractor or Production	P
Landscaping Service	P
Light Manufacturing	P

cont'd

Principal Uses (cont'd)	Permitted/ Conditional
Liquor Store	P
Municipal Facility	P
Outside Storage	C
Place of Worship	P
Post Office/Carrier Depot	P
Profession, Financial, Office and Support Services	P
Protection and Emergency Services	P
Recycling Collection Centre	P
Recycling Plant	C
Studio, Radio/TV/Motion Picture Broadcast and Production	P
Towing and Storage Facility	P
Warehousing	C
Waste Disposal Facility, Liquid*	P
Waste Transfer Station	C
X-rated Store	C
Accessory Uses	Permitted/ Conditional
Communication Facility*	P
Public Utility	P
Manufactured Fabric Building	C
Pre-Engineered Metal Structure	P

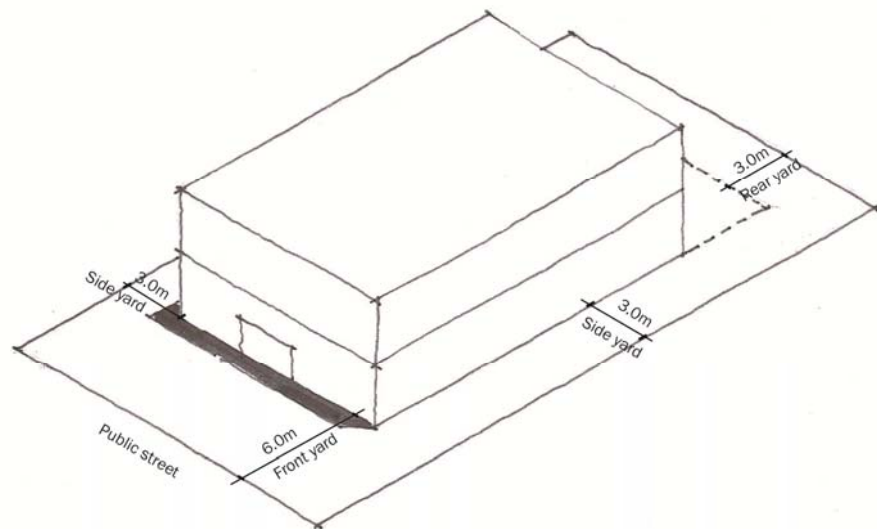
Figure 57 - Principal Building Development Standards in the IL Zone

Regulation	Standard
Min. Parcel Area	460 m ² (4,951 ft ²)
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	15 m (49 ft) or 3 storeys, whichever is less
Max. FAR	2.0
Max. Parcel Coverage	70%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	20 m (66 ft)

Figure 58 - Accessory Building Development Standards in the IL Zone

Regulation	Standard
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard	0, except 3 m (10 ft) when fronting a public street
Rear Yard – With Lane	0
Rear Yard – Without Lane	1.5 m (5 ft)
Max. Height	25 m (82 ft) or 8 storeys, whichever is less
Max. Parcel Coverage	80%

Figure 59 - Industrial Light Site



Other Regulations

- 3.15.5. All portions of a site except those used for buildings. Parking, loading and for storage purposes shall be landscaped and maintained in good condition.
- 3.15.6. All operations, servicing or processing shall be conducted wholly within completely enclosed building, except for permitted outside storage or goods and materials plus accessory off-street parking and loading areas.
- 3.15.7. Outside storage of goods and materials shall comply with the following:
 - a) Storage shall only be permitted in the rear of the site;
 - b) Storage shall be enclosed by an ornamental fence, wall or chain link fence that shall be maintained in good condition and repair, and to be not less than 1.8 m (6 ft) in height, with said storage not to project above the height of said fence; and
 - c) Where fencing of the chain link type is used, it shall be bordered by trees or an evergreen hedge along those portions of the fence which abut a street or a residential zone boundary.
- 3.15.8. Any operation producing intense light, glare or heat shall be performed within a completely enclosed building in such a manner as not to be perceptible at or beyond any site line. Noise and vibration caused by or emitting from any use shall be such that they do not create a nuisance at or beyond the site boundary.
- 3.15.9. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.15.10. For accessory use regulations see Section 4.10.

3.16. INDUSTRIAL HEAVY ZONE (IH)

Intent

- 3.16.1. The Industrial Heavy (IH) zone is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies or shipments, or that may require substantial mitigation to avoid sound, noise, and odour impacts to neighbouring properties.



Regulations

- 3.16.2. The uses that are considered in the IH Zone are outlined in Figure 60.
- 3.16.3. Uses that are identified with a (*) in Figure 60 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.16.4. The development standards in the IH Zone are outlined in Figure 61 and Figure 62.

Figure 60 - Permitted/Conditional Uses in the IH Zone

Principal Uses	Permitted/Conditional
Agricultural Support Services	P
Auction Yard	P
Construction Yard	P
Contractor's Establishment	P
Crematorium	P
Fleet Services	P
Freight or Truck Yard	P
Fuel Storage and Distribution	C
Garbage Incineration and Reduction	P
Heavy Manufacturing	P
Light Manufacturing	P
Municipal Facility	P
Outside Storage	C
Protection and Emergency Services	P
Recycling Collection Centre	P
Recycling Plant	P
Warehousing	P
Waste Disposal Facility, Liquid*	P
Waste Disposal Facility, Solid*	C
Waste Transfer Station	P
Wrecking and Salvage Yard	C
Accessory Uses	Permitted/Conditional
Communication Facility*	P
Manufactured Fabric Building	C
Public Utility	P
Pre-Engineered Metal Structure	P

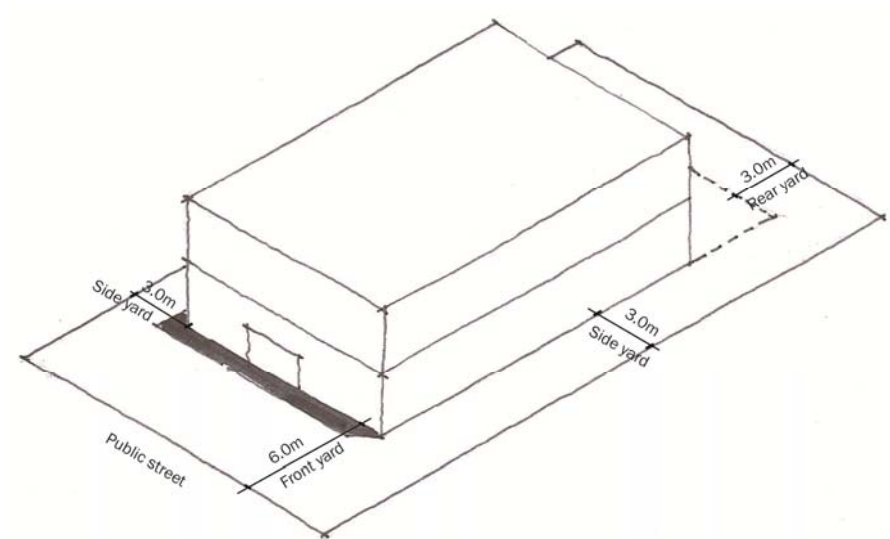
Figure 61 - Principal Building Development Standards in the IH Zone

Regulation	Standard
Min. Parcel Area	1,000 m ² (10,764 ft ²)
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	15 m (49 ft) or 3 storeys, whichever is less
Max. FAR	1.0
Max. Parcel Coverage	70%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	30 m (98 ft)

Figure 62 - Accessory Building Development Standards in the IH Zone

Regulation	Standard
Max. Height	25 m (82 ft)
Min. Setbacks	
Front Yard	6 m (20 ft)
Side Yard	6 m (20 ft)
Rear Yard	6 m (20 ft)
Max. Parcel Coverage	80%

Figure 63 - Industrial Heavy Site



Other Regulations

- 3.16.5. All portions of a site except those used for buildings. Parking, loading and for storage purposes shall be landscaped and maintained in good condition.
- 3.16.6. All operations, servicing or processing shall be conducted wholly within completely enclosed building, except for permitted outside storage or goods and materials plus accessory off-street parking and loading areas.

- 3.16.7. Outside storage of goods and materials shall comply with the following:
- a) Storage shall only be permitted in the rear of the site;
 - b) Storage shall be enclosed by an ornamental fence, wall or chain link fence that shall be maintained in good condition and repair, and to be not less than 1.8 m (6 ft) in height, with said storage not to project above the height of said fence; and
 - c) Where fencing of the chain link type is used, it shall be bordered by trees or an evergreen hedge along those portions of the fence which abut a street or a residential zone boundary.
- 3.16.8. Any operation producing intense light, glare or heat shall be performed within a completely enclosed building in such a manner as not to be perceptible at or beyond any site line. Noise and vibration caused by or emitting from any use shall be such that they do not create a nuisance at or beyond the site boundary.
- 3.16.9. Any yard that is adjacent to a residential, institutional or mixed use zone shall be setback 20 m (66 ft) from the property line.
- 3.16.10. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.16.11. For accessory use regulations see Section 4.10.

3.17. PUBLIC INSTITUTION ZONE (PI)

Intent

3.17.1. The Public Institution (PI) zone is intended to allow development of government, public as well as not for profit group institutional development and allow for appropriate transition between institutional and non-institutional uses.



Regulations

3.17.2. The uses that are considered in the PI Zone are outlined in Figure 64.

3.17.3. The development standards in the PI Zone are outlined in Figure 65 and Figure 66.

Figure 64 - Permitted/Conditional Uses in the PI Zone

Principal Uses	Permitted/Conditional
Auditorium/Concert Hall/Theatre/Cinema	C
Cemetery, Mausoleum, Columbarium	P
Commercial School	P
Community Gardens	P
Community/Recreation Centre	C
Cultural Centre	P
Food Service	C
Gallery/Museum	P
Health Services	P
Hospital	P
Jail/Detention Centre	C
Library	P
Municipal Facility	P
Planned Unit Development	C
Private Educational Services	P
Protection and Emergency Services	P
Public Education Services, Schools	P
Public Educational Services, University/College	P
Public Market	P
Public Park/Plaza/Square	P
Recycling Collection Centre	P
Social Service Facility	C
Accessory Uses	Permitted/Conditional
Community Gardens	P
Food Service	C
Public Utility	P
Recreation, Passive	P

Figure 65 - Principal Building Development Standards in the PI Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)*
Side Yard	7.5 m (25 ft)*
Rear Yard	7.5 m (25 ft)*
Max. Height	25 m (82 ft) or 8 storeys, whichever is less
Max. Parcel Coverage	50%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	20 m (66 ft)

*Where buildings greater than 10 m (33 ft) then an additional 1 m (3 ft) for each additional 3 m (10 ft).

Figure 66 - Accessory Building Development Standards in the PI Zone

Regulation	Standard
Min. Setbacks	
Front Yard	3 m (10 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Other Regulations

- 3.17.4. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.17.5. For accessory use regulations see Section 4.10.

3.18. PUBLIC INSTITUTION UNIVERSITY ZONE (PI-U)

Intent

3.18.1. The Public Institution University (PI-U) zone is intended to allow development of post-secondary education institutions along other uses that are related to a campus-like setting.



Regulations

- 3.18.2. The uses that are considered in the PI-U Zone are outlined in Figure 67.
- 3.18.3. Uses that are identified with a (*) in Figure 67 are also subject to additional regulations found in Section 5 – Specific Regulations
- 3.18.4. The development standards in the PI Zone are outlined in Figure 68 and Figure 69.

Figure 67 - Permitted/Conditional Uses in the PI-U Zone

Principal Uses	Permitted/Conditional
Auditorium/Concert Hall/Theatre/Cinema	C
Commercial School	P
Community Gardens	P
Community/Recreation Centre	P
Cultural Centre	P
Dormitory	P
Dwelling, Fourplex	P
Dwelling, Multi-Family	P
Dwelling, Row Housing	P
Dwelling, Single Family	C
Dwelling, Two-Family	C
Food Service	P
Gallery/Museum	P
Health Services	P
Library	P
Municipal Facility	P
Planned Unit Development	P
Private Clubs	C
Private Educational Services	P
Public Educational Services, University/College	P
Public Park/Plaza/Square	P
Recreation, Active	C
Retail Sales Store	C
Accessory Uses	Permitted/Conditional
Community Gardens	P
Day Care Centre*	C

Accessory Uses (cont'd)	Permitted/ Conditional
Food Service	C
Personal Service Shop	C
Public Utility	P
Recreation, Passive	P

Figure 68 - Principal Building Development Standards in the PI-U Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	3 m (10 ft)*
Rear Yard	7.5 m (25 ft)
Max. Height	25 m (82 ft) or 8 storeys, whichever is less
Max. Parcel Coverage	50%
Min. Parcel Depth	30 m (98 ft)
Min. Parcel Frontage	20 m (66 ft)

*Where buildings greater than 10 m (33 ft) then an additional 1 m (3 ft) for each additional 3 m (10 ft).

Figure 69 - Accessory Building Development Standards in the PI-U Zone

Regulation	Standard
Min. Setbacks	
Front Yard	3 m (10 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	15%

Other Regulations

- 3.18.5. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.18.6. For accessory use regulations see Section 4.10.

3.19. PUBLIC RECREATION ZONE (PR)

Intent

3.19.1. The Public Recreation (PR) zone is intended to provide opportunities for active and passive recreational uses including public parks, plazas and tot-lots. The zone may also accommodate community recreation facilities providing active programs and activities, including community centres, hockey rinks, arenas, indoor soccer, wading pools, spray parks, skateboard parks and athletic fields.



Regulations

- 3.19.2. The uses that are considered in the PR Zone are outlined in Figure 70.
- 3.19.3. The development standards in the PR Zone are outlined in Figure 71 and Figure 72.

Figure 70 - Permitted/Conditional Uses in the PR Zone

Principal Uses	Permitted/Conditional
Community Gardens	P
Community/Recreation Centre	P
Cultural Centre	C
Municipal Facility	P
Planned Unit Development	C
Public Park/Plaza/Square	P
Recreation, Active	C
Recreation, Passive	P
Sports or Entertainment Arena/Stadium, Indoor	C
Sports or Entertainment Arena/Stadium, Outdoor	C
Stable or Riding Academy	C
Accessory Uses	Permitted/Conditional
Food Service	C
Public Utility	P

Figure 71 - Principal Building Development Standards in the PR Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)*
Side Yard	7.5 m (25 ft)*
Rear Yard	7.5 m (25 ft)*
Max. Height	12 m (39 ft)

*Where buildings greater than 10 m (33 ft) then an additional 1 m (3 ft) for each additional 3 m (10 ft).

Figure 72 - Accessory Building Development Standards in the PR Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	10%

Other Regulations

- 3.19.4. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.19.5. For accessory use regulations see Section 4.10.

3.20. PUBLIC ENVIRONMENTAL RESERVE ZONE (PER)

Intent

3.20.1. The Public Environmental Reserve (PER) zone is intended mainly to protect those lands below the Manitoba Hydro Severance Line from intensive or incompatible development. These lands include areas which are flood prone, subject to erosion hazard, and bank or shore instability. Development on these lands shall be regulated in a manner such that the agreement between Manitoba Hydro and the City of Thompson, dated December 16, 1976, is maintained. In addition, areas with extensive tree cover are also included in this zone in order to preserve them in their natural state.



Regulations

3.20.2. The uses that are considered in the PER Zone are outlined in Figure 73.
 3.20.3. The development standards in the PER Zone are outlined in Figure 74.

Figure 73 - Permitted/Conditional Uses in the PER Zone

Principal Uses	Permitted/Conditional
Commercial Marina	C
Float Plane Base	C
Hotel or Motel	C
Natural Environment and Refuge	P
Accessory Uses	Permitted/Conditional
Food Service	C
Public Utility	P
Recreation, Passive	C

Figure 74 - Principal Building Development Standards in the PER Zone

Regulation	Standard
Min. Setbacks	
Front Yard	3 m (10 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	12 m (39 ft)

Other Regulations

3.20.4. No permanent buildings shall be constructed below an elevation of 190.2 m (624 ft).
 3.20.5. Any development within the PER zone is subject to approval from Manitoba Hydro.
 3.20.6. Notice of all applications for Conditional Uses shall be given to Manitoba Hydro as an interested party.
 3.20.7. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
 3.20.8. For accessory use regulations see Section 4.10.

3.21. URBAN HOLDING ZONE (UH)

Intent

3.21.1. The Urban Holding (UH) zone is intended to reserve, or hold land for future development. The intent is to allow interim land uses that may not negatively impact the future development as per the vision established in the District Development Plan.



Regulations

3.21.2. The uses that are considered in the UH Zone are outlined in Figure 75.

3.21.3. The development standards in the UH Zone are outlined in Figure 76 and Figure 77.

Figure 75 - Permitted/Conditional Uses in the UH Zone

Principal Uses	Permitted/Conditional
Agricultural Support Services	C
Amusement and Entertainment Service	C
Natural Environment and Refuge	P
Public Park/Plaza/Square	P
Recreation, Passive	P
Accessory Uses	Permitted/Conditional
Community Gardens	P
Public Utility	P

Figure 76 - Principal Building Development Standards in the UH Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	7.5 m (25 ft)
Rear Yard	7.5 m (25 ft)
Max. Height	10 m (33 ft)

Figure 77 - Accessory Building Development Standards in the UH Zone

Regulation	Standard
Min. Setbacks	
Front Yard	7.5 m (25 ft)
Side Yard	3 m (10 ft)
Rear Yard	3 m (10 ft)
Max. Height	5 m (16 ft)
Max. Parcel Coverage	5%

Other Regulations

- 3.21.4. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 4 (buildings/structure, accessory development, yards/sites, projections into yards, parking/loading, signs, etc).
- 3.21.5. For accessory use regulations see Section 4.10.

4 GENERAL REGULATIONS

4.1. INTENT

- 4.1.1. Zones, zone requirements and standards in this By-law shall conform with the spirit, intent, provisions, policies and requirements of the Development Plan. The following regulations shall apply in all zones except where otherwise stated:

4.2. BUILDINGS AND STRUCTURES

Compliance

- 4.2.1. No building or structure shall be erected, reconstructed, structurally altered, enlarged, moved or demolished, nor shall any building, structure or law be used for any purpose other than as permitted in the zone in which such land, structure or building is located.

Number of Main Buildings Per Site

- 4.2.2. There shall be only one principal or main building on a zoning site except for Commercial, Industrial, Medium and High Density Residential, Public Institutional University and Mixed Use Zones where there shall be no maximum number of main or principal buildings.

Buildings Not Completed

- 4.2.3. Any building or structure or portion thereof for which a necessary permit has been issued but which has not been completed or is not in full operation at the date when this Zoning By-law become effective, and which is not designed for a use permitted in the zone in which it is located or is proposed to be located, may be completed and operated for the non-conforming use for which it was designed if it comes into full operation within one year of the said date and shall, together with the site on which the same is situated and the use to which the same and the said site are put, be subject to all the provisions of this By-law in respect of non-conforming uses.

Accessory Buildings, Structures and Uses Permitted

- 4.2.4. Where this By-law provides that any land may be used or a building or structure may be erected or used for a purpose, the purpose includes any building or use accessory thereof.

- 4.2.5. Wherever permitted, accessory buildings and structures shall not:
- be used for human habitation, except where a dwelling is a permitted accessory use;
 - be located within the front yard of a site, except in an Industrial zone, and except in accordance with Section 4.2.13 below; and,
 - be built closer to a highway or street than the main building is to that highway or street, other than the exceptions listed in paragraph (b) above.

- 4.2.6. Accessory buildings that are defined as Temporary Accessory Structures will only be considered up to a maximum of one such building per lot in conformance with the siting requirements of accessory structures within that zone and subject to a Development permit.

Accessory Buildings Prior to Erection of Main Building

- 4.2.7. No accessory building shall be erected prior to the erection of the main building on the same site, except where it is necessary for the storage or tools, and materials for use in connection with the construction of the main building or structure, and no such accessory building shall, prior to the erection of the main building, be used for any purpose other than storage.

Change of Use, Alteration and Additions to Building

- 4.2.8. The purpose for which any land or building is used shall not be changed, and no new building shall be erected and no existing building shall be extended, added to or altered, if the effect to such change in use, erection, extension, addition or alteration is to create a situation contrary to the requirements of this By-law.

Building Grade

- 4.2.9. No building or structure shall be erected without first obtaining from the Council or its designated development officer written instructions as to grade for the building or structure to be erected.

Truck, Bus and Coach Bodies

4.2.10. No truck, bus, railcar, coach or streetcar body, or structure of any kind other than a mobile home or dwelling erected and used in accordance with this and all other By-laws of the City shall be used for human habitation; nor shall they be stored in Residential zones.

Secondary Suites

4.2.11. *Secondary suite* units shall comply with the provisions of this By-law and any other By-law of the City of Thompson.

Mobile Homes

4.2.12. For the purpose of this By-law, no mobile homes shall be permanently located outside of mobile home parks or mobile home subdivisions.

Height Exceptions

4.2.13. The provisions of this By-law shall not apply to limit the height of any ornamental dome, church spires, communication facilities, flagpoles, skylights, chimney, public utility tower, electrical or telephone transmission line, television or radio masts, in non-residential zones; and steeples, water storage tank, electrical apparatus or the mechanical operations of buildings provided that no roof structure or any space above the height limit shall be permitted for the purpose of providing useable floor space.

Structures and Buildings Projecting into Yards

4.2.14. Every part of a required yard shall be open and unobstructed from the ground to the sky, except for permitted accessory buildings and the following:

- a) Eaves and gutters, awnings and canopies may project into any required yard, a distance of not more than 1.5 m (5 ft), provided that in no case shall an eave project within 1 m (3 ft) of a side site line;
- b) Chimneys may project into a required yard not more than 1 m (3 ft), provided the width of a side yard is not reduced to less than 1 m (3 ft);
- c) Fire escapes may extend or project into any required yard not more than 1.5 m (5 ft);
- d) Enclosed driveways, sidewalks, stairways, balconies, porches, platforms, patios, decks, or landing places covered by a roof or canopy, located closer than 1.5 m (5 ft) to the main

building or attached to the main building, shall be considered, for the application of all yard requirements as a part of the main building. If located 1.5 m (5 ft) or further from the main building they shall be considered for the application of all yard and site requirements, as an accessory building;

- e) Open, un-enclosed stairways, balconies, porches, platforms, decks, patios or landing places, not covered by a roof or canopy, which are higher than 0.3 m (1 ft) above grade but do not extend above the level of the first storey of the building, may extend or project into any required yard not more than 3.5 m (11 ft), provided no such structure projects within 1 m (3 ft) of any site line;
- f) Open, un-enclosed porches, platforms, patios, decks or landing places, not covered by a roof or canopy, which do not extend above the level of the first storey of the building, may extend or project into a court a distance of not more than twenty percent (20%) of the width of such court but in no case more than 4 m (12 ft);
- g) Open, un-enclosed decks, patios, landing places, platforms, and driveways not covered by a roof or canopy shall be permitted in any required yard provided such sidewalks, decks, patios, landing places, platforms and driveways do not project above grade higher than 0.3 m (1 ft), and provided they do not encroach upon any required amenity areas, or buffer strips;
- h) Open-work ornamental fences, hedges, landscape architectural features, or guard railing, for safety or protection around depressed ramps, may be located in any front yard if maintained at a height not more than 1.2 m (4 ft) above the average ground level adjacent thereto. An open-work type railing not more than 1.2 m (4 ft) in height may be installed or constructed on any balcony, stairway, deck, patio, porch, platform or landing place mentioned in Section 4.2.13 (d), (e) and (f) above;
- i) Fences and hedges shall not exceed a height of 1.8 m (6 ft) above the finished grade, but a fence or hedge in any front yard or in a required side yard on a corner site shall not exceed 1 m (3 ft) in height, except:

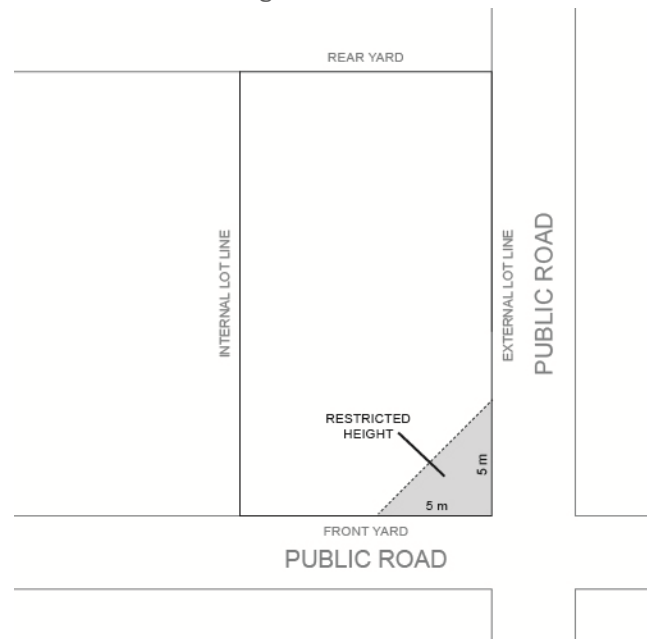
- i) in an Industrial zone where a fence of 2.4 m (8 ft) in height may be permitted in all yards; or
- ii) Where a fence is transparent, semi-transparent or non-transparent but has a fence face coverage of 75% or less.
- j) Electric fences shall not be permitted except for Hobby Farms in the Rural Residential Zone.
- k) Fences containing barbed wire shall not be permitted except in an Industrial zone or a site with an approved outdoor storage use or accessory use, but that portion of the fence containing the barbed wire shall be a minimum of 1.5 m (5 ft) above the finished grade.
- l) A fence, wall, or gate on a site in a Residential zone shall be less than or equal to 1.8 m (6 ft) in Height, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - i) the Front Yard, or
 - ii) Side Yard abutting a public roadway other than a Lane.
- m) A fence, wall, or gate on a Site in a Residential zone shall be less than or equal to 1.2 m (4 ft) in Height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the Site, into:
 - i) the Front Yard, or
 - ii) a Side Yard abutting a public roadway other than a Lane, provided that the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 1.8 m (6 ft).
- n) In the case of corner site, the Development Officer may grant a variance to allow a fence, wall, or gate of up to 1.8 m (6 ft) in Height in one of the Front Yards, having regard to the location of fences, walls, and gates in the surrounding area and the requirement for screening.
- o) All fences in a fronting yard along Highway 6 and Thompson Drive shall be of a higher construction quality that may include building materials such as:
 - i) Wood;
 - ii) Wood finished plastic;
 - iii) Masonry walls
 - iv) Any other material that, in the opinion of the Development Office, meets the higher standard.
- p) Chain link fencing will not be considered an acceptable fencing type in front yards along Highway 6 and Thompson Drive.
- q) Fences surrounding public sports or recreational facilities (such as tennis courts) may be permitted to a height of 5 m (16 ft);
- r) Landscape features, such as lawns, trees, shrubs, bushes, flowers or plants, shall be permitted in any required yard provided they do not produce a hedge effect contrary to the provisions of Section 4.2.13 (g) and (h) above;
- s) Lawn ornaments, statues, statuettes, sculptures and other such decorative accessory structures shall be permitted in any required yard. But, in Residential zones such lawn ornaments, statues, statuettes and sculptures, etc., shall not exceed 2 m (7 ft) in height when they are located in any front or side yard, and in no case shall they exceed 5 m (15 ft) in height;
- t) Flag poles and exterior yard lights shall be permitted in any required yard. But in all "R1", "R2" and "R-MH-S" Residential zones no more than two (2) flag poles and four (4) free standing exterior yard lights shall be permitted per site; and any exterior lighting shall be arranged so as to divert light away from adjacent sites; and in no case shall a free standing flag pole or exterior yard light exceed 12 m (39 ft) in height.
- u) Temporary decorative or ornamental light displays and structures (such as Christmas decorations) shall be permitted on any site;

- v) Private communications facilities may be permitted in any zone. In all Residential zones private communications facilities may be permitted in any yard, except a front yard and a corner side yard, and provided that no portion of such private communications facilities projects within 0.5 m (1.6 ft) of any site line. In "R1", "R2", "R-MD", "R-MHS1" and "R-MHS2" Residential zones such private communications facilities may be permitted to a maximum height of 16 m (52 ft), and may be located on a roof provided such roof mounted facilities including all supporting structures do not exceed a weight of 35 kg (77 lbs).
- w) Signs shall be permitted in any required yard only in accordance with Section 4.2.14 below;
- x) Name plates, bulletin boards, or signs appertaining to the prospective sale, lease or rental of the premises on which they are located in accordance with Section 4.2.14 below, shall be allowed in any required front, side or rear yard; and
- y) The structures or features listed in Sections 4.2.12 (a) to and including Section 4.2.12 (s) above shall not be located and maintained so as to preclude complete access at all times to all exits and entrances to the main building. Gates or other suitable openings a minimum of 0.75 m (2.5 ft) in width shall be required for access to the principal or main building's exits and entrances.

Corner Sites

4.2.15. On a corner site in any zone, no hedge, planting, tree, fence or other structure not being a building shall be erected, placed, or maintained within the triangular area formed by the intersecting property lines and the straight line joining said property lines at points which are 5 m (16 ft) distant from the point of intersection, measured along said property lines, to a height greater than 1.0 m (3 ft).

Figure 78 - Corner Site Triangle



- 4.2.16. Exceptions may be considered for existing or planned encroachments where traffic speed or regulation (signage) can be adjusted to provide safe intersection visibility or where an engineering study recommends alternatives acceptable to Council.
- 4.2.17. Fences constructed along any property line outside of a clear sight triangle shall be fully contained within the property boundaries.
- 4.2.18. Trees or shrubs planted near or parallel to any site line outside of a clear sight triangle shall be setback sufficiently from the site line to eliminate overhang outside of the property boundaries.

Swimming Pools

4.2.19. Swimming pools shall not be permitted in any front or side yard and shall be constructed only in accordance with other City of Thompson By-laws including By-law #973/79 and all amendments thereto.

4.3. SIGNS

Intent

4.3.1. The regulations of this subsection are intended and designed to establish a minimum control of signs. Such control is deemed essential to promote the health, safety, and general welfare by reducing hazards to pedestrian and vehicular traffic, by preventing unsightly and detrimental development having a blighting influence upon residential, business and industrial uses, by preventing signs from reaching such excessive size that they obscure one another to the detriment of all parties, and by securing certain fundamentals of design for the community.

Sign Restrictions

4.3.2. The following shall apply in all zones except wherein otherwise stated:

- a) No sign or sign structure shall be erected at any location where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No rotating beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign display;
- b) No sign or sign structure shall be located in such a manner as to impede materially the view of any street or highway intersection: or in such a manner as to impede materially the view of the intersection of a street or highway with a railroad grade crossing;
- c) All signs and sign structures shall be kept in repair and in proper state of preservation. Signs which are no longer functional or are abandoned shall be removed or relocated within thirty (30) days following such condition;
- d) Where permitted, the surface area of a fascia or wall advertising or business sign shall not be greater than 25 per cent of the facade to which it is attached. The maximum height of advertising or business signs erected upon the ground shall not exceed 13 m (43 ft) above grade level at the base of such structure; nor shall the surface area of such signs exceed 10 m² (108 ft²).

- e) No flashing or scintillating signs shall be permitted in any zone without the approval of Council. In any event, no flashing or scintillating sign shall be permitted within 90 m (295 ft) of any Residential zone;
- f) One (1) non-illuminated sign advertising the sale, rental, or lease of a building, structure, site, or part thereof, not exceeding 0.6 m² (6.5 ft²) in sign surface area in an "R1", "R2" or "R-MHS2" Residential zone and 1.5 m² (16 ft²) in other zones shall be permitted; and
- g) Signs shall not be permitted to suspend over or project outside the site lines of a site.

Permitted Signs

4.3.3. The following signs shall be permitted in any zone except wherein otherwise stated:

- a) signs of a duly constituted governmental body, including traffic or similar regulatory devices, legal notices, or warnings at railroad crossings;
- b) flags or emblems of non-profit, political, civic, philanthropic, educational or religious organizations;
- c) temporary signs announcing a fund raising campaign, drive, or events or organizations mentioned in Section 4.3.3(b) above;
- d) bulletin board signs of religious organizations or other non-profit community facilities, upon the same site and not exceeding 2 m² (22 ft²) in surface area;
- e) memorial signs or tablets;
- f) "no trespassing" signs not exceeding 0.4 m² (4 ft²) in area;
- g) construction signs when placed on construction sites and not exceeding 2.5 m² (27 ft²) in surface area;
- h) signs required to maintain law or governmental order, or rule;
- i) small directional signs displayed for the direction or convenience of the public, including signs which identify rest rooms, freight entrances, parking and loading entrances or exits, or the like not exceeding 0.4 m² (4 ft²) in surface area;
- j) signs displaying the street number of the main or principal building;

- k) one identification sign per site with a sign surface area not exceeding 0.4 m² (4 ft²); and,
- l) non-conforming signs in accordance with Section 4.7.5
- m) real estate open house signs not exceeding 0.6 m² (6.5 ft²) in size,
 - i) real estate “open house” signs shall be allowed to be displayed for a period not exceeding eight (8) hours in any twenty-four (24) hour period.
 - ii) “Garage Sale” signs shall be allowed to be displayed for a period not exceeding twelve (12) hours in any twenty-four (24) hour period.
 - iii) Any person who posts a “Garage Sale” sign and fails to remove it within the time period specified herein shall be subject to a fine as stated in the City of Thompson Fine and Fee Schedule.

Mobile Signs

- 4.3.4. Mobile advertising signs shall not be permitted on any zoning lot, lot or site.
- 4.3.5. Mobile business signs shall be permitted in commercial, industrial, parks and recreation, and public and institutional zones in accordance with the following specifications:
 - a) No mobile sign shall be located, erected, placed, or displayed on city owned property, except those mobile signs which have received prior approval from the City of Thompson or its agents;
 - b) The maximum signs surface area of mobile signs shall be 5.5 m² (59 ft²);
 - c) One (1) mobile sign shall be permitted per zoning lot, lot or site, except that where a zoning lot, lot or site is occupied by more than one (1) use, then one (1) mobile sign shall be permitted for each use up to a maximum of three (3) mobile signs on the zoning lot, lot or site at any one time provided the mobile signs are located on the site a minimum distance of 20 m (66 ft), apart;
 - d) Notwithstanding (a) the municipality may, at its sole discretion, upon receiving an application therefore, allow the

- installation of one (1) additional mobile sign on a zoning lot, lot or site occupied by more than one use.
- e) Every mobile sign is subject to a fee as stated in the City of Thompson Fee and Fine Schedule.
- f) A mobile sign shall be contained within the zoning site with a minimum distance of 0.3 m (1 ft) from the site line, with the following exceptions:
 - i) mobile sign which abuts any residential zone shall be located in accordance with the yard requirements of the abutting zone; and
 - ii) A flashing or scintillating mobile sign shall not be located within 90 m (295 ft), of a residential building, if such sign is visible from the residential building, if such sign is visible from the residential building at grade; and
 - iii) A mobile sign shall not be located within 3 m (10 ft) measured from the nearest part of any exit, entrance, driveway, or corner of property site lines.
- g) No mobile sign shall be placed in such a way that may in the opinion of the traffic authority, interfere with, obstruct the view of, or be confused with any authorized traffic signal, warning sign or other regulatory or information device;
- h) The maximum height of a mobile sign shall be 4 m (13 ft), measured from surface grade to the highest part of the sign;
- i) A mobile sign shall be constructed of materials approved by the City and C.S.A. or the Department of Labour;
- j) The sign surface shall be adequately covered to prevent the letters from being moved to alter the wording of the sign;
- k) A rotating beam or beacon is prohibited on a mobile sign;
- l) Mobile signs must be installed and maintained in accordance with all building, mechanical, electrical codes, and building safety and property standards by-laws in force at the time that the sign is in use;

- m) Prior to placement of a mobile sign on the zoning lot, lot or site, the owner/agent of the property must obtain a permit from the City. Permits are valid for up to one year with the ability for renewal prior to the expiration of the original permit;
- n) The City of Thompson shall issue a mobile sign permit to the sign owner for each use, provided they have made application and upon payment of the fee as set by Council;
- o) The permittee shall adhere to all provisions of this by-law;
- p) All unused abandoned signs must be removed within a week after the event the sign was advertised or within a week of being abandoned;
- q) The City has the right to impound any sign in contravention of this By-law and charge the applicable fees in accordance with the annual fee and fine schedule.

- g) Signs, in accordance with Section 4.3.
- h) Temporary buildings, structures or uses in accordance with Sections 4.4-4.5
- i) Tree cutting and brush clearing when in accordance with this and other policies, procedures, regulations and Acts.

4.4. USES

Multiple Uses

- 4.4.1. Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be satisfied. Where there is conflict such as in the case of site area and frontage, the higher or more stringent standard shall prevail.

Permitted Uses in all Zones

- 4.4.2. The following uses and activities shall be permitted in all zones in accordance with all other requirements of this By-law and all other By-laws of the City of Thompson;
- a) Accessory buildings, structures and uses in accordance with the provisions of the applicable zone and in accordance with Sections 4.2.4-4.2.5
 - b) Agricultural activities, non-commercial
 - c) *Home occupations* in accordance with the City of Thompson Licensing By-law #1102-82 and all amendments thereto
 - d) Landscaping
 - e) Public monuments, markers, plaques, statues and historic sites, buildings and structures - when approved by the responsible authority.
 - f) Public utilities, public works and public services.

4.4.3.

Public Utilities, Public Works and Public Services

Nothing in this By-law shall be so interpreted as to interfere with the construction, maintenance and operation of the facilities of any public utility public works, as defined by the By-law, or public service such as police and fire protection, provided that the requirements of such public utility, public works or public service is of a standard compatible with the adjacent area and that any building or structure erected in any zone complies with the yard and area requirements applicable to the zone.

Uses Incidental to Construction

4.4.4.

A construction camp or other such temporary work camp, temporary watchman's residence, portable toilets, temporary offices, tool sheds, travel trailers, scaffolding or other buildings or structures used in conjunction with construction shall be permitted provided that these uses are permitted only for so long as the same are necessary for work in progress and provided such construction or work has neither been finished nor abandoned.

Temporary Storage on Building Site During Construction

4.4.5.

Nothing in this By-law shall be deemed to prohibit the use of part of a building site for the storage of building supplies or equipment during a reasonable period required for the construction of a building or buildings on the building site provided that permission be first obtained from the Council or its designated officer to use such building site for storage purposes.

Noxious or Offensive Uses

4.4.6. Except wherein otherwise provided in this By-law, no use shall be permitted in any zone which may be noxious or offensive by reason of the emission or production of odour, dust, refuse matter, wastes, vapour, gas, smoke, vibration or noise. This shall not be interpreted as to prohibit those Conditional Uses specifically permitted in a zone.

Land Unsuitable for Development

4.4.7. Notwithstanding the provisions contained in this By-law, Council may prohibit the development of land for a use permitted in any zone if Council is of the opinion that the land is subject to flooding, erosion or subsidence or is within a permafrost area, is low-lying, marshy or unstable, or otherwise unsuitable or hazardous for the proposed purpose by virtue of its soil, topography or unique conditions.

4.5. YARDS AND SITES

Area and Yard Requirements

4.5.1. Except as hereinafter provided, the following regulations shall apply in all zones to ensure an adequacy of site area and yards:

- a) No site shall be reduced in any manner below the minimum site area, size or dimensions required by this By-law, nor shall any site be created which does not conform to all the requirements of this By-law unless an appropriate amendment or variation to this By-law is first approved;
- b) No building shall be added to or reconstructed, and no site upon which a building stands shall be reduced in area, nor shall its boundaries be altered, if such additions, reconstructions, reduction or alterations, will cause the violation of any provisions of this By-law;
- c) No yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this By-law, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on any adjoining site be considered as providing a yard or open space on a site whereon a building is to be erected;

- d) Not more than one (1) main residential building shall be permitted on one (1) site;
- e) Yards provided for a building or structure existing on the effective date of this By-law or amendments thereto, shall not be reduced, if already less than the minimum requirements of this By-law unless an appropriate amendment or variation to this By-law is first approved;
- f) Where a lot not forming part of a larger contiguous holding under the same ownership has a site width or site area less than that required in the zone in which said lot is located, and was of record at the time this By-law becomes effective, such lot may be occupied by any use permitted in the zone in which said lot is located provided the minimum yard and minimum building unit area requirements of the zone are complied with; or unless an appropriate amendment or variation to this By-law is first approved; and

4.5.2. When an accessory building forms part of the main building, (for example an attached garage) said accessory building shall be deemed as part of the main building for the purpose of calculating yard requirements. Yards for accessory structures shall be in accordance with regulations in each Zone.

Side Yard Waived

4.5.3. For the purpose of calculating side yard requirements, the following dwellings with common party walls shall be considered as one building occupying one site: semidetached, two, three and four-family dwellings; row dwellings; townhouses; group dwellings; apartment buildings; senior citizen homes; boarding, rooming and lodging homes; and institutional and residential care facilities.

Side Yards on Corner Sites

4.5.4. Except in a Commercial zone, no part of any main building or accessory building on a corner site shall be erected closer than 3 m (10 ft) to the side site line of the flanking street.

Site Having No Buildings or Structures

4.5.5. Where a site is occupied for a use permitted in a zone and having no buildings or structures thereon, the required yards for the zone within which it is located shall be provided and maintained, except for agricultural or horticultural planting where no yards are required.

Abutting Yards in Commercial and Industrial Zones

4.5.6. Notwithstanding any other requirements elsewhere provided in this By-law, where a site within a Commercial or Industrial zone abuts a Residential zone, the following regulations shall apply;

- a) The minimum yard requirements for the abutting site in the Commercial or Industrial zone shall be as follows, but only for the yard which so abuts:
 - i) Front Yard, Minimum 9 m (30 ft)
 - ii) Side Yard, Minimum 6 m (20 ft)
 - iii) Rear Yard, Minimum 9 m (30 ft)
- b) No open storage or outdoor display shall be permitted in an abutting yard in the Commercial or Industrial zone;
- c) No parking space shall be permitted in an abutting yard within 6 m (20 ft) of any site line of a Residential zone; and
- d) Signs located in an abutting yard shall be subject to the following requirements:
 - i) all signs shall be non-illuminated; and
 - ii) all signs shall be set back at least 3 m (10 ft) from the abutting property line.

Yards Adjacent to a Railway in Industrial Zone

4.5.7. In an Industrial zone, the yard requirements shall be waived for any yard which directly abuts a railway right-of-way.

Development on Zoning Site Only

4.5.8. No development permit shall be issued for the purpose of carrying out the construction or erection or the placing of any building unless:

- a) the development meets all requirements of this By-law and is located on a Zoning Site; or
- b) an appropriate variation order has been obtained in accordance with Section 2.6.

Site Lines to be determined by Development Officer

4.5.9. For the purpose of this By-law, when the site lines of an irregularly shaped site cannot be determined by the definitions established in Section 6.2.82 Definitions, the front, rear and side site lines shall be as determined by the Development Officer.

Frontage on Streets

4.5.10. All sites shall have frontage on a street, and such frontage shall comply with minimum site width requirements.

Future Streets

4.5.11. No building or structure shall be erected upon any land designated for a future street. Any development adjacent to a designated future street shall comply with the requirements of this By-law as if the said street were already built.

Buffer Strips

4.5.12. Location:

- a) Where a site in a Mixed Use, Commercial or Industrial zone is opposite to a Residential zone or abuts a side or rear site line in a Residential zone, or where a Medium or High Density zone abuts another residential zone of lower density, then a landscaped buffer strip adjoining such abutting site lines, or portion thereof, shall be provided on or adjacent to the Mixed Use, Commercial, Industrial or Medium or High Density Residential site with a minimum width of 3 m (10 ft), and shall be in addition to any required rear or side yard.

4.5.13. Prerequisite:

- a) Where a buffer strip is required on site, such site shall be used for no other purpose than that which existed at the date of passing of this By-law, unless and until the required buffer strip is planted.

4.5.14. Contents:

- a) A buffer strip shall consist of at least a continuous un-pierced hedgerow of trees, evergreens or shrubs, not less than 1.8 m (6 ft) high, immediately adjoining the site line or portion thereof along which such buffer strip is required.

4.5.15. Maintenance:

- a) Where a buffer strip is required and where it is not a public reserve, it shall be planted, nurtured and maintained by the owner or owners of the site on which the strip is located.

4.5.16. Landscaped Open Spaces:

- a) A buffer strip referred to in this subsection may form a part of any landscaped open space or amenity areas required by this By-law, provided said buffer strip is part of the site and is not a public reserve.

4.6. PLANNED UNIT DEVELOPMENT

4.6.1. A planned unit development means a land development project planned as an entity in accordance with a Site Plan which permits flexibility in siting of buildings, mixture of housing types, and land uses, useable open spaces and the preservation and enhancement of a significant natural features and landscaping. Planned unit developments are permitted as Conditional Uses in some zones.

4.6.2. Planned unit development can be found on larger sites that make up several parcels or on a site specific basis.

4.6.3. Planned unit development should only be considered where the following criteria apply:

- a) There is a development that required unique regulations that are not likely to be found in other zones of the City;
- b) There are minimal changes to the permitted and conditional uses in the underlying zone; and
- c) The proposed development addresses any potential impacts to the surrounding land uses.

4.6.4. The following requirements shall apply where a planned unit development is proposed:

- a) The Requirements of each specific zone shall not apply to planned unit developments. The design however shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of amenity, parking and other requirements and provisions of this By-law.
- b) Any of those uses shown as Permitted Uses and Conditional Uses in any of the "R-MD", "R-HD" and "R-MH-P" Residential zones, "C-DT1", "C-DT2", "C-DTR", "C-MU" and "C-N" Commercial zone, "PR" Recreation zone and the "PI" Public

Institutional zone may be permitted in any planned unit development.

c) An application for the establishment of a planned unit development as a Conditional Use shall be accompanied by the following information prepared and submitted by the applicant:

- i) Those requirements normally required for the issuance of a development permit and a Conditional Use Order as stated in Sections 2.5 and 2.8.
- ii) A Site Plan in accordance with Section 2.8.3(b).
- iii) An impact study dealing with the following matters:
 - a concise statement as to the general benefits of the development to the community as a whole;
 - effect on neighbourhood structure and the general residential character of any adjacent neighbourhood;
 - effect on the skyline, views, vistas in all directions;
 - effect on the natural environment, such as surface and sub-surface and disturbances, increase in surface runoff, soil erosion, and vegetation;
 - safety and general welfare;
 - city sewer, waterworks and storm drainage systems;
 - tax benefits to the community (tax base, assessments and land values); and
 - a cost benefit analysis if Council deems that a cost benefit analysis is necessary.

4.7. NON-CONFORMITY

Intent

4.7.1. A non-conforming use and a non-conforming building or structure shall be regulated in accordance with and subject to the provisions of Section 86, 87, 88, 89, 90, 91, 92, 93 of the Planning Act, unless otherwise provided for herein.

Structural Alterations

4.7.2. Pursuant to Section 90(1) of the Planning Act, a structural alteration may be made to a nonconforming building or structure, provided that the said alteration conforms to the requirements of this By-law, or where such requirements may be varied by a variation order.

Repair or Rebuilding

4.7.3. Pursuant to Section 89(2) of the Planning Act, where Council determines that a building or structure is damaged or destroyed more than 50 percent of its replacement value above its foundation, the said building or structure may be repaired or rebuilt, but only in conformance with this By-law or its amendments or where such requirements are varied by a variation order.

Non-conforming Parcel or Site

4.7.4. No building or structure may be erected on a non-conforming parcel of land unless:

- a) The required yards are provided as set forth in the Requirements Section of the zone in which the parcel of land is located; or
- b) Where a variation order for such yard requirements is granted.

Non-conforming Signs

4.7.5. A non-conforming sign shall be subject to all the provisions of this section relating to non-conformities, except as provided hereafter:

- a) A change in the subject matter represented on a sign shall not be considered a change of use; and
- b) A non-conforming sign may be structurally altered, reconstructed, or replaced in the same location and position

provided that such structural alteration, reconstruction, or replacement does not result in:

- i) the creation of a new non-conformity or an increase in the degree of non-conformity;
- ii) an increase in the sign surface area;
- iii) an increase in the degree of illumination;
- iv) a change from a non-flashing sign to a flashing sign; or
- v) a change from a non-illuminated sign to an illuminated sign.

Certificate and Fees

4.7.6. Any fees made to the Development Officer for the issuance of a certificate in accordance with Section 21(3)(a) of the Planning Act shall be determined by Council.

Previous Violations

4.7.7. Unless otherwise provided for herein an existing building, structure or use which was illegal under the provisions of any planning scheme in force on the effective date of this By-law and amendments thereto shall not become or be made legal solely by reason of the adoption of this By-law to the extent that, and in any manner that, said illegal building, structure or use is in conflict with the requirements of this By-law, said building, structure or use remains illegal hereunder.

Exceptions

4.7.8. Buildings which legally existed prior to the passage of this By-law and which have a greater height than that permitted in this By-law shall not be considered as nonconforming buildings for the purpose of this By-law.

Site Reduced

4.7.9. A site area or site width or required yard reduced below the minimum requirements of this By-law by virtue of a public works, street or public utility shall be deemed to conform to the requirements of this By-law.

4.8. PARKING

Parking Area Surface

4.8.1. All off-street parking areas and driveways connecting the parking area to the street shall before being used, be constructed with a stable surface of crushed stone, slag, gravel, crushed brick (or tile), paving stone, cinders, asphalt, concrete, Portland cement binder of like material and which is treated so as to prevent the raising of dust of loose particles. Through a Development Agreement, Site Agreement or other By-law, the responsible authority may require that only asphalt or concrete be used for driveways and parking areas.

Parking Area Maintenance

4.8.2. All off-street parking areas shall be permanently and adequately maintained. Such maintenance shall include: prompt repair of surface breaks or other surface irregularities; prompt snow removal; maintenance of adequate drainage; prompt maintenance and repair of other parking-lot related structures such as: curbs, berms, fences, guard rails, barriers, signs and electrical outlets.

Calculation of Spaces

4.8.3. The following shall apply in the calculation of all parking spaces:

- a) If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number;
- b) In no case shall parking spaces on a public street or lane be permitted to be included in the calculation of required parking spaces;
- c) Where a building, structure or site accommodates more than one use, the total parking space requirements for such building, structure, or site shall be the sum of the requirements for each separate use except in the case of a shopping centre where the parking space requirements for shopping centres shall apply regardless of the uses within the shopping centre; and
- d) Parking spaces required in accordance with this By-law shall not include any parking spaces used or intended to be used for the storage or parking of vehicles for hire or gain, display, or sale.

- e) Parking spaces for the disabled:
 - i) shall be designated as parking space for the disabled using appropriate signage in accordance with Provincial standards; and
 - ii) shall be included in the calculation of the applicable minimum parking requirement.

Dimensions of Parking Spaces

4.8.4. A parking space required herein shall have the following minimum dimensions:

- a) No parking space shall be less than 6 m (20 ft) in length;
- b) Notwithstanding any other requirement described herein to the contrary, the minimum width of a parking space accessory to a single family dwelling, two family dwelling or mobile home shall be 2.4 m (8 ft);
- c) Where the principal access to a parking space is provided from the side of such parking space (0 - 5 degrees or parallel parking) the minimum length of said parking space shall be 6.7 m (22 ft);
- d) Where the long side of a parking space abuts a wall, column, pillar, tree, fence, pole curb, barrier or other obstruction greater than 0.22 m (0.7 ft) higher than the parking area surface, which would obstruct the opening of a car door, the minimum width of the said parking space shall be 3 m (10 ft);
- e) Where the long side of a parking space abuts an area of landscaped open space or a pedestrian walkway greater than 1 m (3 ft) in width, the minimum width of such parking space shall be 2.2 m (7 ft); and
- f) Except for those minimum parking space widths mentioned in Section 4.8.4(b), (d) and (e) above, no parking space shall be less than 2.5 m (8 ft) in width when the angle of entry to the space is between 0 and 70 degrees. When the angle of entry is between 70 and 90 degrees the minimum width of the space shall be 3 m (10 ft).

Location of Parking Areas

4.8.5. All required parking spaces shall be provided on the same site in "R1", "R2" and "R- MH-S" Residential zones and within 40 m (131 ft) of the closest boundary of the site in all other zones and such spaces shall not be located in or on a part of a public street or public lane.

Underground Parking Area

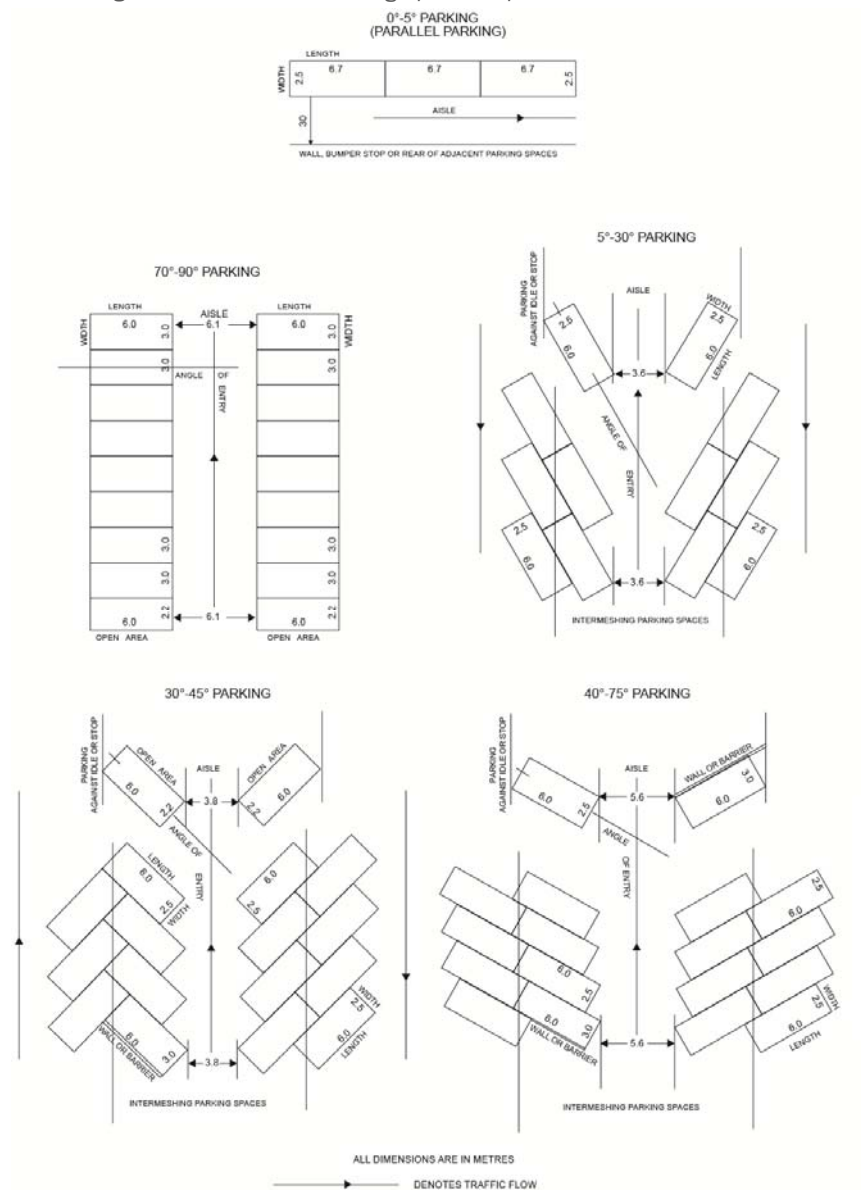
4.8.6. Nothing in this By-law shall apply to prohibit the location of underground parking areas in any yard, provided that:

- a) No part of any underground parking area shall be situated above finished grade in any required yard; and
- b) No part of any underground parking area shall be located within the limits of a street or lane.

Above Ground Parking Buildings

4.8.7. Yard height requirements for parking buildings, parkades and garages shall be as required in each zone as accessory buildings, except where a parking building, parkade or garage is permitted as the principal or only use on the site, in which case the yard and height requirements shall be as stated in each zone.

Figure 79 - Minimum Parking Space Requirements



Access to Parking Areas and Spaces

- 4.8.8. The following shall apply to all accesses to parking areas and spaces:
- a) Access to parking areas shall be provided from an improved street or a lane by means of one or more unobstructed driveways not exceeding 9 m (30 ft) in width, measured parallel to the said street, at any point on the site closer to the said street than the setback required therefrom, provided that no site shall have more than two (2) driveways for the first 30 m (98 ft) of street line thereof plus one (1) driveway for each additional 30 m (98 ft) of street line;
 - b) The width of a driveway leading to or from the parking area of a Single Family Dwelling, Two Family Dwelling and Mobile Home shall be a minimum of 2.2 m (7 ft) in width;
 - c) The width of a driveway leading to or from any parking area except as mentioned in Section 4.8.8(b) shall be a minimum width of 3 m (10 ft) for one-way traffic, and a minimum width of 6 m for two-way traffic; and
 - d) Aisles leading to parking spaces shall provide unobstructed access from each parking space to a driveway or street and shall be established on the following basis:

Figure 80 - Parking Angles

Angle of Parking	Minimum Aisle Width
0 and up to 5 degrees (parallel)	3 m (10 ft)
5 to 30 degrees	3.6 m (12 ft)
31-45 degrees	3.8 m (13 ft)
46-70 degrees	5.6 m (18 ft)
71-90 degrees	6.1 m (21 ft)

Other Parking Regulations

- 4.8.9. Any lights used for the illumination of the parking facilities shall be so arranged as to divert light away from the adjacent sites;

- 4.8.10. Nothing in this by-law shall prevent the erection of a shelter for use solely by parking attendants in any part of a parking area, except within a required yards for accessory buildings, provided such shelter is not more than 3.5 m (11 ft) in height and does not have a floor area exceeding 7 m² (75 ft²); and
- 4.8.11. No gasoline retail outlet, gas bar or automobile service station shall be located or maintained on any parking area except where specifically permitted by this By-law.

Minimum Parking and Stacking Spaces Required

- 4.8.12. Except as otherwise provided herein, the following parking and stacking regulations shall apply to the use of any land, building or structure:

Figure 81 - Parking Requirements

Type of Use	Minimum Number of Off-Street Parking Spaces Required
Residential Uses	
Single-Family Detached Dwelling, Two-Family Dwelling, Mobile Home	2 spaces per dwelling unit
Fourplex Dwelling, Row Housing Dwelling	1.5 spaces per dwelling unit
Multi-Family Dwelling	1.25 spaces per dwelling unit Plus 1 additional space for every 10 dwellings for visitor parking
Secondary Suite*	1 space per dwelling unit
Assisted Living Facility, Care Home, Dormitory, Neighbourhood Rehabilitation Home, Single Room Occupancy	0.5 spaces per dwelling unit or bed, plus 1 additional space for each 10 units/beds for visitor parking
Residential Day Care*	1 space per 10 child spaces plus 1 for every 3 employees on the max shift in addition to the requirements for the principal use

cont'd

Type of Use (cont'd)	Minimum Number of Off-Street Parking Spaces Required
Public and Institutional	
<i>Bed and Breakfast Home*</i>	1 space per guest room plus any additional spaces required for other uses (such as restaurants, beverage rooms, etc.)
Community/Recreation Centre, Social Service Facility	1 space per 6 fixed seats, or 1 space per 10 m ² (108 ft ²) of useable floor area, or 1 space for each 4 persons that can be accommodated at one time – which requirement is greater
<i>Day Care Centre*</i>	1 guest parking space per 10 spaces, plus 1 for every 3 employees on the maximum shift
Hospital	1.0 space for every 4 beds, plus an additional 2 spaces for every 3 employees, plus an additional 1.0 space for every 10 beds for visitor parking
Jail/Detention Centre, Post Officer/Carrier Depot	1 space for each 51 m ² (550 ft ²), inclusive of assembly and conferences rooms
Library, Gallery/Museum	1 space per 40 m ² (431 ft ²)
Municipal Facility	1.0 space for every 25 m ² (269 ft ²) of floor area; or 2 spaces for every 3 employees - whichever requirements is greater
Place of Worship	1 space per 5 seats in the principal assembly area
Protection and Emergency Service	1 space for every 2 employees

cont'd

Type of Use (cont'd)	Minimum Number of Off-Street Parking Spaces Required
Commercial School, Private Educational Services, Public Educational Services – Schools, Public Educational Services – University/College	1.4 spaces for each classroom, plus 1 space for every 12 students in high schools and post-secondary institutions
Post Officer/Carrier Depot	1 space for each 51 m ² (550 ft ²),
Commercial Sales and Service	
Hotel or Motel	1 space per guest room plus any additional space required for other uses
Food Service	1 space for every 9.3 m ² (100 ft ²) of floor area
Night Club/Bar	1 space for every 4 persons that can be accommodated at maximum capacity
Business Support Services, Professional, Financial, Landscaping Service, Office and Support Services	1 space for every 25 m ² (269 ft ²) of floor area
Health Services	5 spaces for each doctor
Funeral Chapel or Mortuary	1 space for every 6 fixed seats
Convenience Commercial Service, Personal Service Shops, Supermarket	1 space for every 20 m ² (215 ft ²) of floor area, whichever is greater
Drive-In or Drive-Through Establishment	5 stacking spaces for each drive-through window plus additional parking spaces as required elsewhere in this Section
Large Format Commercial, Warehouse Sales, Retail Sales Store, Adult Service or Entertainment Establishment, Pawnshop, X-Rated Store	1 space for every 20 m ² (215 ft ²) of floor area, whichever is greater

cont'd

Type of Use (cont'd)	Minimum Number of Off-Street Parking Spaces Required
Public Market, Shopping Centre, Strip Mall	0-4,500 m ² (0-48,438ft ²) floor space – 2 spaces for every 90m ² of total floor space Over 4,500 m ² (43,438 ft ²) floor space – 3 additional spaces for every 90 m ² of total floor space
Cultural and Entertainment	
Amusement and Entertainment Service, Cultural Centre, Indoor Amusement Enterprise	1 space for every 10 m ² (108 ft ²) of floor area
Auditorium/Concert Hall/Theatre/Cinema, Indoor Sports or Entertainment Arena/Stadium, Outdoor Sports or Entertainment Arena/Stadium	1.0 space for every 6 fixed seats
Not Licensed Private Club	1 space for every 40 m ² (431 ft ²)
Studio, Radio/TV/Motion Picture Broadcast and Production	1 space for every 70 m ² (750 ft ²) of floor area
Private Motor Vehicle Related	
Automotive Equipment and Vehicle Repair and Service	5 space for each service bay plus 1 stacking space adjacent to each service bay
Automotive Equipment and Vehicle Sales and Rental	1 space for every 25 m ² (269 ft ²) of floor area; or 1.0 space for every 200 m ² (2,153 ft ²) of site area - whichever requirement is greater
Fuel Sales	1 stacking space adjacent to every fuel hose plus 2 additional staking spaces for each fuel hose
Fuel Storage and Distribution, Towing and Storage Facility	1 space for every 100 m ² (1,076 ft ²) of floor area

cont'd

Type of Use (cont'd)	Minimum Number of Off-Street Parking Spaces Required
Transportation, Utility and Telecommunications	
Commercial Marina	1 space per 3 stalls at the marina
Industrial Use	
Auction Yard, Construction Yard, Contractor's Establishment, Crematorium, Fleet Services, Landscape/Garden Contractor or Production, Indoor Commercial Storage Centre, Freight or Truck Yard, Heavy Manufacturing, Light Manufacturing, Outside Storage, Garbage Incineration and Reduction, Recycling Collection Centre, Recycling Plant, <i>Liquid Waste Disposal Facility</i> , <i>Solid Waste Disposal Facility</i> , Warehousing, Wholesaling, Waste Transfer Station, Wrecking and Salvage Yard	1.0 space for every 100 m ² (1,076 ft ²) of floor space devoted to the principal use or uses, and 1.0 additional space for every 25 m ² (269 ft ²) of floor space devoted to accessory uses such as offices or retail uses
Heavy Equipment Sales Service and Rental	1 space for every 25 m ² (269 ft ²) of floor area; or 1.0 space for every 200 m ² (2,153 ft ²) of site area - whichever requirement is greater

Minimum Stacking Space Size

- 4.8.13. A required stacking space shall be a minimum of 6 m (20 ft) in length by 2.4 m (8 ft) in width, except where such stacking spaces are intended for trucks in which case such stacking spaces shall be a minimum of 9.1 m (30 ft) in length by 3.7 m (12 ft) in width.

4.9. LOADING

Loading Space

- 4.9.1. Loading or unloading spaces are required under this By-law in accordance with the requirements of Section 4.9.3. below, and the owner of every building or structure erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials shall provide and maintain on this site loading and unloading spaces accordingly. Each loading or unloading space shall be at least 9.1 m (30 ft) long, 3.7 m (12 ft) wide and have a vertical clearance of at least 4.3 m (14 ft). In addition, at least one stacking space for each required loading space on the same site shall be provided for the parking of vehicles awaiting access to the loading or unloading spaces.

Figure 82 - Minimum Loading Space Requirements

Floor Area of Building	Number of Loading Spaces Required
Commercial and Industrial Uses	
500-1400 m ² (5,382.0-15,070 ft ²)	1 space
1400-4000 m ² (15,070 43,055 ft ²)	2 spaces
Over 4000 m ² (43,055 ft ²)	3 spaces plus 1 additional space for each additional 2500m ² (26,910 ft ²)
Residential Uses	
Apartment Building	1 space, for every 50 dwelling units or fraction thereof

Access

- 4.9.2. Access to loading or unloading spaces shall be by means of a driveway at least 6 m (20 ft) wide contained on the site in which the spaces are located and leading to a street or lane located within the zone in which the use is located.

Loading Area Surface

- 4.9.3. The driveways, loading and unloading spaces shall be permanently maintained with a stable surface which is treated so as to prevent the raising of dust of loose particles. They shall before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt, concrete, or Portland cement binder and with provisions for drainage facilities. Through a Development Agreement, Site Agreement or other By-law the responsible authority may require that only asphalt or concrete be used for loading areas.

Location

- 4.9.4. The loading space or spaces required shall be located in the interior side or rear yard unless such space or spaces are set back from the street line a minimum distance of 25 m (82 ft).

4.10. ACCESSORY USE

- 4.10.1. Subject to all other requirements of this By-law including the Accessory Use tables in each Zone, an accessory building, use or structure is permitted in any zone when accessory to an established principal use which is permitted or discretionary use in that same zone, and for which a development permit has been issued.
- 4.10.2. No accessory building or structure may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory unless the accessory building is essential for the completion of the construction of the principal building and where a building and development permit for the principal use has been issued.
- 4.10.3. Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building.
- 4.10.4. Accessory buildings attached to the principal dwelling shall comply with the setbacks applicable to the principal building for the applicable land use zoning district.
- 4.10.5. Accessory structures in non-residential zones are subject to the development regulations for the zoning district.

Location and Size of Accessory Buildings

- 4.10.6. Accessory buildings shall be subordinate to and located on the same lot as the principal use.
- 4.10.7. Accessory buildings on corner lots shall be subject to the side and front yard requirements of the principal building on those lot sides which abut streets. In addition, specific side yard setbacks established in each zone shall be adhered to.
- 4.10.8. Accessory buildings shall not be permitted in any required front yard.
- 4.10.9. Subject to all other requirements of this By-law including the setback requirements for accessory structures established for each zone, all accessory structures shall provide a minimum clearance of 3 m (10 ft) from any Hydro pole (with primary line) located within the public Right-of-Way. If a transformer is located on the subject Hydro pole, a minimum clearance of 4.2 m (14 ft) shall be provided.

5 SPECIFIC REGULATIONS

5.1. CONNECTION

5.1.1. Use classes that have additional specific regulations can be identified in the rest of the Zoning By-law by italicized text.

Example: "...the location of a *home based business* is subject to..."

5.2. HOME OCCUPATION

5.2.1. The operation of the *home occupation* shall be accessory to the principal use of the site as a resident occupied residence.

5.2.2. The use shall be conducted entirely within the residential dwelling unit and shall not have any exterior evidence of an accessory use on the site.

5.2.3. There shall be no outside storage or exterior display of goods, materials, or equipment associated with the applied use.

5.2.4. The use shall not create or become a public nuisance

5.2.5. The character of the zoning district in which the *home occupation* is located shall not be disturbed by dust, noise, smoke or smell generated by the use.

5.2.6. Only the residents of the residential dwelling unit shall be employed in the *home occupation*.

5.2.7. No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a residential dwelling unit and its *home occupation* substantially exceeds the average for residential dwelling units in the area.

5.2.8. The use shall not generate substantially more traffic and parking than is normal for the zoning district in which the use is located.

5.2.9. No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the zoning district in which the *home occupation* is located.

5.2.10. The use shall be valid only for the period of time the property is occupied by the applicant for such use.

5.2.11. No external advertising shall be permitted relating to a *home occupation*.

5.2.12. No client visits are permitted.

5.3. HOME BASED BUSINESS

5.3.1. The operation of the home based business shall be subordinate and incidental to the principal use of the site as a resident occupied residence.

5.3.2. External advertising shall be in accordance with signage requirements provided in the General Regulations.

5.3.3. The use shall not create or become a public nuisance.

5.3.4. No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a residential dwelling unit and its home based business substantially exceeds the average for residential dwelling units in the area.

5.3.5. The use shall not generate substantially more traffic and parking than is normal for the zoning district in which the use is located.

5.3.6. Offsite parking shall not be allowed.

5.3.7. The character of the zoning district in which the *home occupation* is located shall not be disturbed by dust, noise, smoke or smell generated by the use.

5.3.8. The outdoor storage of raw materials and unfinished goods associated with the home based business is prohibited.

5.3.9. No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the zoning district in which the home based business is located.

5.3.10. The use shall be valid only for the period of time the property is occupied by the applicant for such use. Council may place a limit on the time period for the approval of the conditional use.

5.3.11. All permits issued for a home based business shall be subject to the condition that the development permit may be revoked at any time subject to the provisions of Section 106(3) of the Planning Act, if in the opinion of Council, the operation has not met the regulations and standards applicable to home based businesses contained in this By-law, or the special standards applied by Council at the time of approval.

5.3.12. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this By-law.

Home Based Business Minor

5.3.13. In addition to the regulations above, the following regulations will apply to Home Based Business Minor developments.

5.3.14. A Home Based Business Minor shall not occupy more than 40% of the gross cumulative floor area of the principal dwelling and accessory buildings.

5.3.15. Any storage of materials or goods related to the operation of the home based business must be located within the principal dwelling and/or accessory building(s). No exterior storage is permitted.

5.3.16. Up to four (4) on site client visits per 24 hour period in shall be permitted.

5.3.17. A Home Based Business Minor shall be operated by the permanent resident(s) of the principal dwelling, and no more than two (2), non-resident on site employees.

5.3.18. Up to one (1) commercial vehicle used in association with a Home Based Business Minor may be parked and/or stored on site.

Home Based Business Major

5.3.19. In addition to the regulations above, the following regulations will apply to Home Based Business Major developments.

5.3.20. A Home Based Business Minor shall not occupy more than 50% of the gross cumulative floor area of the principal dwelling and accessory buildings.

5.3.21. Any storage of materials or goods related to the operation of the home based business must be located within the principal dwelling and/or accessory building(s) or stored in an outdoor location that is screened from view from streets, lanes and adjoining properties.

5.3.22. Up to eight (8) on site client visits per 24 hour period in shall be permitted.

5.3.23. A Home Based Business Minor shall be operated by the permanent resident(s) of the principal dwelling, and no more than four (4), non-resident on site employees.

5.3.24. Up to two (2) commercial vehicle used in association with a Home Based Business Minor may be parked and/or stored on site.

5.4. SECONDARY SUITES

5.4.1. No person shall construct or cause to be constructed, a *secondary suite* within a principal residential dwelling unit unless otherwise permitted within this By-law.

5.4.2. A *secondary suite* shall constitute a set of living quarters within a principal building whether occupied or not, containing independent and physically separate sleeping, sanitary and kitchen facilities. Kitchen facilities include but are not limited to cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or any other cooking appliances and kitchen tables and chairs.

5.4.3. A *secondary suite* shall:

- a) be contained entirely within the principal dwelling on the site;
- b) contain at least two rooms in which a bedroom, cooking facilities and a bathroom are provided; and
- c) have full utility services through service connections from the principal dwelling.

5.4.4. The minimum floor area for a *secondary suite* shall be 30.0 m² (323 ft²).

5.4.5. The maximum floor area of a *secondary suite* shall be as follows:

- a) for a *secondary suite* located completely below the first storey of a single detached dwelling (other than stairways or a common landing), the gross floor area (excluding the area covered by stairways) shall not exceed the floor area of the first storey of the associated principal dwelling;

b) for a *secondary suite* developed at grade, or completely/partially above grade, the floor area (excluding the area covered by stairways) shall not exceed 50% of the total gross floor area of the first storey of the associated principal dwelling.

- 5.4.6. The separate entrance to the *secondary suite* shall be accessed either from a common indoor landing or directly from the side or rear of the building.
- 5.4.7. A *secondary suite* shall be developed in such a manner that the exterior of the principal building containing the *secondary suite* shall appear as a single dwelling.
- 5.4.8. A *secondary suite* shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

5.5. BED AND BREAKFAST HOME

- 5.5.1. A *bed and breakfast home* shall be located in a single family residential dwelling unit and the operation of the *bed and breakfast home* shall be subordinate and incidental to the principal use of a single family residential dwelling unit as a resident occupied residence. No one other than the occupant(s) of the principal residence may be involved or employed in the operation of the *bed and breakfast home*.
- 5.5.2. No more than three (3) guest rooms shall be allowed in a *bed and breakfast home*.
- 5.5.3. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
- 5.5.4. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent.
- 5.5.5. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this By-law.

5.6. KENNEL

- 5.6.1. For the purpose of this By-law, a *kennel* facility shall include both boarding and breeding of animals.
- 5.6.2. The maximum number of animals that the animal *kennel* may keep shall be determined at the discretion of Council.
- 5.6.3. An animal is kept, for purposes of this section, when it is on the site overnight.
- 5.6.4. No building, structure, or exterior exercise areas, to be used to accommodate the animals shall be allowed within 50 m (164 ft.) of any residential dwelling unit located on adjacent sites.
- 5.6.5. All facilities, including buildings, structures and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council.
- 5.6.6. Council may require all buildings, structures and exercise areas to be soundproofed to their satisfaction.
- 5.6.7. All facilities shall be visually screened from existing residential dwelling units on adjacent sites through the use of appropriate landscaping and fencing.
- 5.6.8. No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. During this time period, all animals shall be kept indoors. The Council at its discretion may prescribe a more restrictive time period where deemed necessary to achieve the objectives of this By-law.
- 5.6.9. The animal *kennel* shall at no time unduly interfere with the character of the neighborhood or the general use and enjoyment of adjacent sites.
- 5.6.10. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
- 5.6.11. Council may approve a *kennel* for a limited time period in order to evaluate and monitor its operation and the approval may be renewed at the discretion of Council providing the requirements of this By-law continue to be met.

- 5.6.12. All permits issued for a *kennel* shall be subject to the condition that the development permit may be revoked at any time, if in the opinion of Council; the operation has not met the regulations and standards applicable to animal *kennels* contained in this By-law, or the special standards applied by Council at the time of approval.
- 5.6.13. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this By-law.

5.7. RESIDENTIAL DAY CARE

- 5.7.1. The *residential day care* use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- 5.7.2. The *residential day care* use shall not be allowed in any accessory building or structure.
- 5.7.3. A *residential day care* exceeding eight (8) children under the age of 13 that are to be cared for at one time, including those children who reside at the premises or any children of a person assisting the daycare provider, shall require a license from the Provincial government.
- 5.7.4. A *residential day care* shall not provide child care services to more than twelve (12) children at any one time, including those children who reside at the premises or any children of a person assisting the daycare provider.
- 5.7.5. The length of time that care shall be provided is not less than 3 and no more than 24 consecutive hours.
- 5.7.6. Outdoor play areas shall be fenced.
- 5.7.7. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
- 5.7.8. Parking shall be provided in accordance with the General Regulations contained within Section of 4.8 of this By-law.
- 5.7.9. The dwelling unit that the *residential day care* is proposed shall meet the requirements of The National Building Code of Canada.
- 5.7.10. The care of special needs children are required to comply with all provincial regulations.

5.8. DAY CARE CENTRES

- 5.8.1. The length of time that care shall be provided is not less than 3 and no more than 24 consecutive hours.
- 5.8.2. Parking shall be provided in accordance with the General Regulations contained within this By-law.
- 5.8.3. The applicant shall provide evidence that demand exists for the facility in the location chosen and estimated enrollment numbers.
- 5.8.4. Outdoor play areas shall be fenced.
- 5.8.5. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
- 5.8.6. The care of special needs children are required to comply with all provincial regulations

5.9. SOLID AND LIQUID WASTE DISPOSAL FACILITIES

- 5.9.1. Development and site maintenance shall be in accordance with provincial and federal environmental and health regulations.
- 5.9.2. A solid waste disposal facility shall be located a minimum of 457 m (1500 ft) from any residential dwelling unit or recreational use.
- 5.9.3. A liquid waste disposal facility shall be located a minimum of 600 m (1968 ft) from any residential dwelling unit or recreational use.
- 5.9.4. The Development Officer when considering a development permit application for a solid or liquid waste disposal facility may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location, length, thickness, type, height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.

- 5.9.5. When approving a solid or liquid waste disposal facility, Council may impose the following conditions:
- a) place a limitation on the years, months, weeks, days and or hours of operation;
 - b) limit the height of the development;
 - c) impose requirements related to any stripping, filling, excavation and grading associated with any landfill development.
- 5.9.6. Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
- 5.9.7. The applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stock piles to act as a noise barrier.
- 5.9.8. The applicant shall keep the site in a clean and tidy condition free from rubbish and non-aggregate debris.
- 5.9.9. Solid waste disposal facilities shall be located in proximity to a provincial highway and directly adjacent to a municipal roadway.
- 5.9.10. The development of any new disposal sites shall take into consideration the direction of prevailing winds.
- 5.9.11. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
- 5.9.12. An applicant shall be required to enter into a development agreement with the Municipality to ensure the solid or liquid waste disposal facility complies with all relevant requirements of this By-law including any additional conditions of approval necessary to secure the objectives of this By-law.

5.10. COMMUNICATION FACILITY

- 5.10.1. All communication facilities shall comply with all necessary regulations and approval requirements from Nav Canada
- 5.10.2. Communication facilities should be located in specific areas such as:
- a) Industrial Zones;
 - b) Commercial or Institutional Zones if less than 35 m (115 ft) in height;
 - c) On rooftop or side-mounted antenna on buildings that are greater than 12 m (39 ft) in height.
- 5.10.3. Communication facilities should avoid locating in or near the following areas:
- a) Up to 50 m (164 ft) from the top of bank of the Burntwood River;
 - b) Gateways to the City; and
 - c) Downtown.
- 5.10.4. Where possible, visually unobtrusive antennas are encouraged to be located on existing infrastructure such as signs located on private property, light standards or other utility infrastructure.
- 5.10.5. Communication facilities shall be removed within six months of cessation of use.
- 5.10.6. The City of Thompson will request public consultation for all proposed communication facilities greater than 10 m (33 ft) in height for all adjacent residences within a distance of six (6) times the tower height. If a tower located on top of a building is proposed to exceed 25 percent of the height of a building or be greater than 3.5 m (11 ft) in height, public consultation would also be initiated.

6 INTERPRETATION

6.1. USE CLASS DEFINITIONS

- 6.1.1. **Adult Service or Entertainment Establishment** means an establishment where any exhibition, display, dance, or service, or the sale or rental of products that involve the presentation or exposure to view of any portion of the female breast below the top of the areola, male genitals, female genitals, or the pubic hair, anus, or cleft of the buttocks of any person, or male genitals in a discernibly turgid state even if completely and opaquely covered but does not include establishments licensed by the Manitoba Liquor Control Commission, a dating and escort service, a massage parlour that do not meet the criteria above, or an “x-rated store”.
- 6.1.2. **Agricultural Support Services** means development providing products or services directly related to the agricultural industry including processing, distribution and sales.
- 6.1.3. **Amusement and Entertainment Service** means those developments, having a room, area, or building used indoors or outdoors for purposes of providing entertainment and amusement to patrons on a commercial fee for admission or service basis. Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games, and amusement rides), circuses, or amusement theme parks, Drive-in motion picture theatres
- 6.1.4. **Amusement Enterprise, Indoor** means a commercial establishment designed and equipped for the conduct of sports, exercise, and/or leisure-time activities within a fully enclosed building, uses of which include: arcade games, billiards, bingo, bowling, gymnasiums and health clubs, swimming pools, skating rinks, dance studios, go kart tracks, shooting ranges, and paintball arcades, and related amusements.
- 6.1.5. **Animal Health Care Facility** means establishments primarily engaged in a variety of services for household pets and livestock including but not limited to grooming, training and healthcare services such as animal hospital or veterinary clinic. For the purposes of this By-law, an Animal Health care Facility shall not include a *kennel*.
- 6.1.6. **Assisted Living Facility** means a facility where meals, lodging and continuing nursing care are provided for compensation, including assisted living facilities, nursing homes, retirement homes and medical receiving homes.
- 6.1.7. **Auction Facility** row housing means a building designed and built to contain three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units and intended as a permanent residence. No part of a dwelling unit is placed over another in part or in whole and every dwelling unit shall have separate, individual direct access to grade.
- 6.1.8. **Auction Yard** means a place where vehicles or heavy equipment (operable or inoperable) are offered for sale to the highest bidder.
- 6.1.9. **Auditorium, Concert Hall, Theatre or Cinema** means an establishment devoted to showing motion pictures or dramatic, dance, musical, or other live performances.
- 6.1.10. **Automotive, Equipment and Vehicle Repair and Service** means development for the repair, painting and servicing of automobiles, recreational vehicles and similar vehicles or the retail sale, installation, servicing or machining of automotive parts and accessories or auto detailing or drivethrough vehicle repair and servicing facilities. This use includes alignment, muffler, automotive glass, transmission repair and vehicle upholstery shops, tire stores, damaged motor vehicle appraisal services and vehicle towing services.
- 6.1.11. **Automotive, Equipment and Vehicle Sales and Rental** means a development used for the retail sale, lease and/or rental of new or used automobiles and recreational vehicles and may include incidental repair and maintenance services and sales of parts and dispensing of motor fuel to vehicles owned or rented by the vehicle sales and rental service as accessory uses.
- 6.1.12. **Bed and Breakfast Home** means a residential dwelling unit, licensed as a tourist home in which overnight accommodation within the residential dwelling unit is provided to the travelling public for a charge.

- 6.1.13. **Business Support Services** means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical Uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.
- 6.1.14. **Care Home** means a building or portion of a building used for:
- the boarding or other residential accommodation; and
 - the care or treatment; of persons, in which care or treatment is not provided to any persons not resident in the care home.
- 6.1.15. **Cemetery, Mausoleum, or Columbarium** means land used or dedicated to the interment of human or animal remains, including columbarium, mausoleums, mortuaries and associated maintenance facilities when operated in conjunction with, and within the boundaries of, such cemetery.
- 6.1.16. **Commercial Greenhouse** means development used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers. The main part of the business must be plant related and any aggregate sales must be a minor accessory component only.
- 6.1.17. **Commercial Marina** means a commercial facility for the storage, launching, mooring, renting and incidental repair of boats
- 6.1.18. **Commercial School** means development used for training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning the school. This Use Class does not include schools defined as Public Education or Private Education. Typical Uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.
- 6.1.19. **Commercial Storage Centre, Indoor** means an enclosed permanent facility that provides storage space to the general public on a for-hire basis. Mini-warehouses and self-storage areas may also include vehicle storage for recreational vehicles, boats, and other vehicles. No other business or service may be allowed to operate out of a rented storage space. This definition also applies to a use that provides portable containers for storage.
- 6.1.20. **Communication Facility** means a structure that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.
- 6.1.21. **Community Gardens** means a public use of land for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.
- 6.1.22. **Community/Recreation Centre** means a facility for recreational, social, or multi-purpose use where patrons are primarily participants and any spectators are incidental and attend on a non-recurring basis. Examples include recreation and leisure centres, hockey and skating rinks, curling, swimming pools, bowling alleys, racquet clubs, rifle and pistol ranges, community halls, and community centres.
- 6.1.23. **Construction Yard** means a building or structure or land for an establishment that provides service support for industries primarily engaged in the construction, repair, or renovation of buildings, structures, or civil works.
- 6.1.24. **Contractor's Establishment** means a building or part of a building or land area for the construction or storage of materials, equipment, tools, products, and vehicles.
- 6.1.25. **Convenience Commercial Service** means the use of land, buildings, or structures intended for the retail sale of goods and services required by local residents on a day-to-day basis. Typical uses include small food stores, gas bars, drug stores and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter. Wholesale or retail liquor sales/distribution outlets or facilities are not included in this class of use. The floor area for a convenience commercial service shall not exceed a 464 m² (5,000 ft²) on a site.
- 6.1.26. **Crematorium** means a facility containing a properly installed, certified furnace or other apparatus intended for use in the incineration of human or animal corpses.

- 6.1.27. **Cultural Centre** means a building or portion of a building dedicated to the celebration and promotion of a cultural group or groups. A cultural centre is distinct from a private club on the basis of a broader range of uses typically available to customers and guests, including restaurants, retail sales, personal service shops, theatres, and banquet halls. In addition, customers and guests are not required to be members of a non-profit organization.
- 6.1.28. **Day Care Centre** means facilities that provide care for children operated as a stand alone facility or in connection with an employment use, shopping centre, or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity. No overnight care is provided.
- 6.1.29. **Dormitory** means a building designed for or used as group living quarters for students of a school, and owned and managed by that school, or by a fraternity or sorority officially recognized by that school.
- 6.1.30. **Drive-In or Drive-Through Establishment** means any use designed or operated to allow patrons, while outside on the premises in motor vehicles, to order, request, exchange, donate, or receive goods, wares, merchandise, products, foods, beverages, or services.
- 6.1.31. **Dwelling, Fourplex** means a building containing four dwelling units located immediately adjacent to each other and sharing a common wall and each having a separate entrance at grade and intended as a permanent residence.
- 6.1.32. **Dwelling, Multi-Family** means a structure, located on a single lot, containing three (3) or more dwelling units on multiple storeys, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each.
- 6.1.33. **Dwelling, Row Housing** means a building designed and built to contain three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units and intended as a permanent residence. No part of a dwelling unit is placed over another in part or in whole and every dwelling unit shall have separate, individual direct access to grade.
- 6.1.34. **Dwelling, Single-Family Detached** means a building designed for residential occupancy by one family, including modular and ready-to-move homes, but not including a mobile home.
- 6.1.35. **Dwelling, Two-Family** means a building containing two dwelling units, each designed and used or intended to be used exclusively by one family.
- 6.1.36. **Fleet Services** means a central facility for the distribution, storage, loading and repair of fleet vehicles, with or without associated dispatch services and offices. Typical uses include, but are not limited to, courier, delivery, and express services, cleaning services, key and lock services, security services, and taxi services.
- 6.1.37. **Float Plane Base** means any area designed, prepared or equipped for the arrival, departure, movement or servicing of aircrafts designed to take off and land on water, and includes any associated buildings, installations and equipment.
- 6.1.38. **Food Service** means an establishment primarily engaged in the preparation of food intended to be sold to the public for consumption on or off the premises. Restaurants may be licensed by the Government of Manitoba for the sale of alcohol; however, the sale of alcohol is incidental to the sale of food.
- 6.1.39. **Freight or Truck Yard** means an area or building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. The use may include facilities for the temporary storage of loads prior to shipment. The use also includes truck stops or fueling stations where diesel fuel is primarily sold.
- 6.1.40. **Fuel Sales** means an establishment operated at a fixed location at which gasoline or any other motor vehicle engine fuel is offered for sale to the public.
- 6.1.41. **Fuel Storage and Distribution** means lands, buildings, and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales.
- 6.1.42. **Funeral Chapel or Mortuary** means a facility for the storage of deceased human bodies prior to burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

- 6.1.43. **Gallery/Museum** means:
- a) a commercial establishment engaged in the sale, loan, or display of paintings, sculpture, textiles, antiquities, or other works of art; or,
 - b) a permanent facility, open to the public, with or without charge, for the collection and display of paintings, sculpture, textiles, antiquities, or other works of art.
 - c) This type of use is distinct from and does not include libraries
- 6.1.44. **Garbage Incineration and Reduction** means a facility for the purpose of treating, burning, compacting, composting, or disposing of solid waste.
- 6.1.45. **Health Services** means development used for the provision of physical and mental Health Services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical Uses include medical and dental offices, health clinics, laboratories, research institutions and counseling services.
- 6.1.46. **Heavy Equipment Sales, Service, and Rental** means a facility that is engaged in the sales and repair of heavy equipment typically used in agricultural, commercial or industrial operations, including tractors, trucks with a gross vehicle weight of over 10,000 pounds, semi trucks and/or trailers, harvesters, loaders and tracked vehicles as well as sales of parts, whether new or used, for heavy equipment.
- 6.1.47. **Heavy Manufacturing** means a use of land that includes the assembly, fabrication, and/or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odours, glare, or health or safety hazards, or that otherwise do not constitute “light manufacturing,” or any use where the area occupied by outside storage of goods and materials used in the assembly, fabrication, or processing exceeds 25 percent of the floor area of buildings on the lot. Examples include, but are not limited to: battery, chemicals, machinery, and plastics manufacture; mushroom plant; batching plant; packaging plant; slaughterhouse; rendering plant.
- 6.1.48. **Hobby Farm** means small-scale agricultural operations that are not meant to be a primary source of income and can specialize in, but are not limited to, horse breeding, horse training, exotic animal breeding, market gardens, tree farms and horticulture.
- 6.1.49. **Home Based Business, Major** means an occupation or activity that is accessory to the use of the premises as a dwelling and that does not adversely affect the residential character of the neighbourhood, but that has more impacts than minor home-based businesses.
- 6.1.50. **Home Based Business, Minor** means an occupation or activity that is accessory to the use of the premises as a dwelling and that does not alter the exterior of the property or affect the residential character of the neighbourhood.
- 6.1.51. **Home Occupation** means an accessory use carried on as an occupation conducted for gain in a dwelling unit solely by the resident or residents.
- 6.1.52. **Horticulture** means development for the production and processing (i.e. cleaning, sorting, separating, grading or packing), of horticultural products such as vegetables and orchards, for sale on or off site. This use includes, but is not limited to, berry farms, market gardens and greenhouses.
- 6.1.53. **Hospital** means an institution that maintains and operates facilities for inpatient medical care with overnight stays, including x-ray, laboratory, and surgical, for the diagnosis, care, and treatment of human illness, injury, and disease (physical or mental). Outpatient care may also be provided.
- 6.1.54. **Hotel or Motel** means an establishment primarily engaged in providing short term lodging and entertainment services for travelers, vacationers and others. In addition to lodging and entertainment, a range of other services may be provided as an accessory use including restaurants and recreational facilities. Such uses include but are not limited to hotels and motels.
- 6.1.55. **Jail/Detention Centre** means development for the purpose of holding or confining, and treating or rehabilitating persons. Typical uses include but are not limited to prisons, jails, remand centres, and correction centres.

- 6.1.56. **Kenel** means both breeding and boarding facilities and is defined as follows:
- a) kennel, breeding – means the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.
 - b) kennel, boarding – means the temporary accommodation of dogs, cats or other domestic animals for commercial purposes
- 6.1.57. **Landscape/Garden Contractor or Production** means a location for the production of landscape materials, including commercial greenhouses or nurseries, and the wholesale sale of supplies, plants, trees and landscaping materials.
- 6.1.58. **Landscaping Service** means an establishment, including a building, part of a building or open space, for the display and/or sale of plants, trees, and other materials used in indoor or outside planting for retail sales and incidental wholesale trade.
- 6.1.59. **Large Format Commercial** means development used for the wholesale or retail sale of a range of Goods from within an enclosed building where the building has a large floor areas for direct display to the purchaser or consumer. Typical uses include but are not limited to developments where principal goods being sold are such bulky items as furniture, carpet, major appliances, groceries, personal or household items, clothing and/or building materials. This use includes commercial developmen that exceeds 3,251.6 m² (35,000 ft²).
- 6.1.60. **Library** means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific, natural, or artistic value.
- 6.1.61. **Light Manufacturing** means the assembly, fabrication, and/or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odours, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outside operations or storage of goods and materials used in the assembly, fabrication, or processing does not exceed 25 percent of the floor area of buildings on the lot. Examples include, but are not limited to: Electronic equipment assembly and manufacturing and assembly from finished products
- 6.1.62. **Liquor Store** means premises operated by a person who is licensed by the Province to sell beer, wine or spirits for consumption off-site.
- 6.1.63. **Manufactured Fabric Building** means an accessory building where the outer shell is made of artificial fabric spanned across rigid trusses.
- 6.1.64. **Mining and Extraction** means the extraction of minerals, sand, gravel, and ores, from their natural occurrences on affected land and distribution of extracted materials, including the excavation, processing or distribution of clay, gravel, stone and soils.
- 6.1.65. **Mobile Home** means a portable dwelling unit that is designed or used for residential occupancy, built upon or having a frame or chassis to which wheels may be attached for transportation purposes, whether or not such structure actually has at any time such wheels, or is jacked up or skirted.
- 6.1.66. **Municipal Facility** means a system, work, plant, equipment, or service, owned or operated by a Municipality.
- 6.1.67. **Natural Environment and Refuge** means land left in its natural state for the purpose of providing sanctuary, habitat, and breeding grounds for wild birds, animals, and plant- life and includes a forest reserve
- 6.1.68. **Neighbourhood Rehabilitation Home** means a building or portion of a building used for the boarding or other residential accommodation plus mandatory supervision or treatment of persons who are from or discharged from any penal institution or who are receiving supervision or treatment for alcohol or other drug addictions, in which supervision or treatment is not provided to any persons not resident in the rehabilitation home.
- 6.1.69. **Night Club/Bar** means an establishment or portion of an establishment, licensed by the Government of Manitoba, where the principal purpose of the establishment or portion is the sale of alcoholic beverages to the public, for consumption on the premises.

- 6.1.70. **Non-Accessory Parking** means development providing vehicular parking which is not primarily intended for the use of residents, employees or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below grade.
- 6.1.71. **Outside Storage** means outside storage, but not display for sale, of goods and/or materials. Storage of materials in a structure with a roof, but no walls, is considered outside storage.
- 6.1.72. **Pawnshop** means a place where money is loaned on security of personal property left in pawn and pledged as collateral for the loan
- 6.1.73. **Personal Service Shops** means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This Use Class includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, body modifications, and dry cleaning drop-off/pick-up establishments and laundromats. This Use Class does not include Health Services.
- 6.1.74. **Place of Worship** means facilities used primarily for non-profit purposes to provide assembly and meeting areas for religious activities. Examples include churches, temples, synagogues, mosques, chapels, and meeting houses
- 6.1.75. **Planned Unit Development** means a form of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility of principal land uses, lot sizes, and accessory uses not otherwise available under conventional development standards and as further described in Section 4.6.
- 6.1.76. **Post Office/Carrier Depot** means a development where packages, letters and small freight is collected, sorted and readied for distribution by delivery or pickup.
- 6.1.77. **Pre-Engineered Metal Structure** means any kind of container that is of a heavy industrial style which may include sea containers and quonsets, but specifically exclude garden sheds that are designed for residential use.
- 6.1.78. **Private Club, Not Licensed** means a non-profit organization incorporated as such by the Government of Canada or the Government of Manitoba. Includes facilities used for the meeting, social, or recreational activities of non-profit philanthropic, social service, athletic, business, or fraternal organizations, without onsite residences.
- 6.1.79. **Private Education Services** means development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction as a Home Based Business. This Use Class includes dormitory and Accessory buildings. This Use Class does not include Commercial Schools.
- 6.1.80. **Professional, Financial, Office and Support Services** means development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include Health Services or Government Services. Typical Uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial Uses. This use class may also include call centres.
- 6.1.81. **Protection and Emergency Services** means a development that is required for the public protection of persons and property from injury, harm, or damage together with the incidental storage of equipment and vehicles. Typical uses include police stations, fire stations, ambulance services, and ancillary training facilities.
- 6.1.82. **Public Education Services, Schools** means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same Site. This Use Class includes public and separate elementary and high schools. This Use Class does not include Private Education Services and Commercial Schools.
- 6.1.83. **Public Education Services, University/College** means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same Site. This Use Class includes community colleges, universities, and technical and vocational schools, and their administrative offices. This Use Class does not include Private Education Services and Commercial Schools.

- 6.1.84. **Public Market** means a facility engaged in renting or leasing space for the purpose of retailing new or used goods by more than 3 vendors renting tables and or space outdoors or in an enclosed building to a local residential population and the travelling public. The goods sold are generally handicrafts, household items, tools, electronic equipment, food products or concessions, plants, clothing, furniture. A public market shall be limited to a farmers market, flea market, or similar use and shall not include retail or shopping mall, secondhand stores or auctioneering establishments.
- 6.1.85. **Public Park/Plaza/Square** means an area consisting largely of open space, playground, playfield, or similar use. Includes, but is not limited to, beaches, plazas, public squares, parks, picnic areas, spray parks, tobogganning, zoos and wildlife parks.
- 6.1.86. **Public Utility** means a system, work, plant, equipment, or service, owned or operated by a corporation under Federal or Provincial statute that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Municipality:
- a) communication by way of telephone lines, optical cable, microwave, and cable television services;
 - b) delivery of water, natural gas, and electricity
 - c) public transportation by bus, rail, or other vehicle production, transmission, Transit station, bus station,
 - d) collection and disposal of sewage, garbage, and other wastes; and
 - e) fire and police services.
- 6.1.87. **Recreation, Active** means a recreational land use concentrating users and development, and without restricting the generality of the above, includes beach areas, equestrian facilities, riding stables or race tracks, sports fields, golf courses, campgrounds, picnic areas and other similar uses.
- 6.1.88. **Recreation, Passive** means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area, and without limiting the generality of the above, includes viewing areas, hiking trails, skiing trails, canoe launches, observation points, interpretive centres, and other similar uses, and specifically excludes the operation of motor driven vehicles excepting motorized wheelchairs.
- 6.1.89. **Recycling Collection Centre** means a use that serves as a drop-off point for temporary storage for recoverable resources, such as newspapers, glassware, plastics, and metal cans. No processing of such items would be allowed.
- 6.1.90. **Recycling Plant** means a facility in which recoverable resources such as newspapers, glassware, plastics, and metal cans are recycled, reprocessed, and treated to return such products to a condition in which they can again be used for production. This facility is not a wrecking yard or a junkyard.
- 6.1.91. **Residential Day Care** means facilities that provide care for children operated in connection with a residential use, where children's care is offered by the resident of the residential use. This category includes facilities where children's care is an accessory or incidental use to single family dwelling, two family dwelling, fourplex, row housing or multi-family dwelling. No overnight care is provided.
- 6.1.92. **Retail Sales Store** means a use involved in the sale, lease, or rent of new or used products directly to the general public, or to individuals or households based on their membership in an association or club, but not including an "auction room", "landscape and garden supplies", or "supermarket". This use includes facilities whose names indicate that they are warehouse or wholesale operations, but that in fact conduct more than incidental retail sales.
- 6.1.93. **Secondary Suite** means a secondary dwelling unit added to or created within a single-family residence or as part of a detached garage that includes its own entrance, kitchen, bathroom and living area.
- 6.1.94. **Shopping Centre** means one or more buildings containing more than six retail stores and other businesses which share common services, parking, and other facilities. This use generally is centred on a shared indoor area where most stores have access.

- 6.1.95. **Single Room Occupancy** means a building, other than a hotel or hostel, which provides living units with separate sleeping areas and some combination of shared bath or toilet facilities. The building may or may not provide meals to guests for compensation, and may or may not have separate shared cooking facilities for residents. Single-room occupancy includes uses commonly called “rooming houses” and “boarding houses.” Care, treatment or supervision must not be provided to any resident
- 6.1.96. **Social Service Facility** means the use of a premises to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include but are not limited to information and referral services, counselling, skill development, aid through the provision of food or clothing, life skill and personal development programs, alcohol, drug, or substance abuse counselling centre, and drop-in or activity space.
- 6.1.97. **Sports or Entertainment Arena/Stadium, Indoor** means a fully-enclosed facility specifically intended for the viewing of public sports, concerts, circuses, and theatrical productions, where patrons attend on a recurring basis.
- 6.1.98. **Sports or Entertainment Arena/Stadium, Outdoor** means outdoor or partially-outdoor facilities specifically intended for the viewing of public sports, concerts, circuses, and theatrical productions, or exhibition grounds, where patrons attend on a recurring basis.
- 6.1.99. **Stable or Riding Academy** means a commercial facility where horses are sheltered, fed, or kept for sale or hire to the public. Training of horses and riders may also be conducted
- 6.1.100. **Strip Mall** means one or more buildings containing more than six retail stores and other businesses which share common services, parking, and other facilities. This use generally is centred on a shared outdoor area where most stores have access.
- 6.1.101. **Studio, Radio, TV, Motion Picture Broadcast and Production** means a facility for the production and/or broadcasting of motion pictures, videos, television programs, radio programs, or sound recordings. The use may also include facilities for the rehearsal of dance, music, or other performing arts.
- 6.1.102. **Supermarket** means a retail store with a floor area of more than 3,716 m² (40,000 ft²) that sells primarily groceries, produce, and packaged food products, but in which up to 40 percent of the gross floor area may be used for the sale of non-food related products, including convenience products.
- 6.1.103. **Temporary Accessory Structure** means any temporary accessory building or storage shed over 10 square meters intended for the purpose of storing or keeping household goods and other personal property that is intended to be filled, refilled or emptied while outdoors on a residential property and later removed from the property. This specifically excludes portable tents used for social purposes.
- 6.1.104. **Towing and Storage Facility** means a commercial establishment engaged in towing of vehicles or equipment from one location to another. Such facilities may also include an indoor storage component for such vehicles or equipment, but may not include junked, salvage, or permanently inoperable vehicles or equipment.
- 6.1.105. **Warehouse Sales** means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. Typical uses include but are not limited to developments where principal goods being sold are such bulky items as furniture, carpet, major appliances, and building materials. This use does not include developments used for the retail sale of food or a broad range of goods for personal or household use.
- 6.1.106. **Warehousing** means the use of a building and or site primarily for the storage and distribution of goods, cold storage, materials or merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals, inter-modal transfer areas and storage of recreational vehicles (indoor or outdoor, including boats and ATV's).
- 6.1.107. **Waste Disposal Facility, Liquid** means a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation or a private sewage disposal system.

CITY OF THOMPSON

- 6.1.108. **Waste Disposal Facility, Solid** means a sanitary landfill, modified sanitary landfill, solid waste transfer station, hazardous waste management facility or dry waste site approved or registered pursuant to The Environmental Management and Protection Act for the processing, treatment, storing, recycling or land filling municipal, hazardous or industrial waste, but does not include an automobile wrecker.
- 6.1.109. **Waste Transfer Station** means a facility where solid waste is stored and sorted prior to being transported to another or adjacent site for recycling, treatment, or disposal.
- 6.1.110. **Wholesaling** means a facility where goods are distributed or sold to retailers, to industrial, commercial, or institutional users, or to other wholesalers, for resale or redistribution, but where goods are not sold to the public or to individuals or households based on their membership in an association or club.
- 6.1.111. **Wrecking and Salvage Yard** means any lot upon which 2 or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license or registration, have been placed for the purpose of obtaining parts for recycling or resale. Building materials, scrap metal, or any other kind of salvage are also included in this definition.
- 6.1.112. **X-Rated Store** means any store that offers for purchase or rental merchandise including sexually oriented films, videotapes or videodiscs, and by storefront or internal signage excludes persons under 18 years of age from the store

6.2. OTHER DEFINITIONS

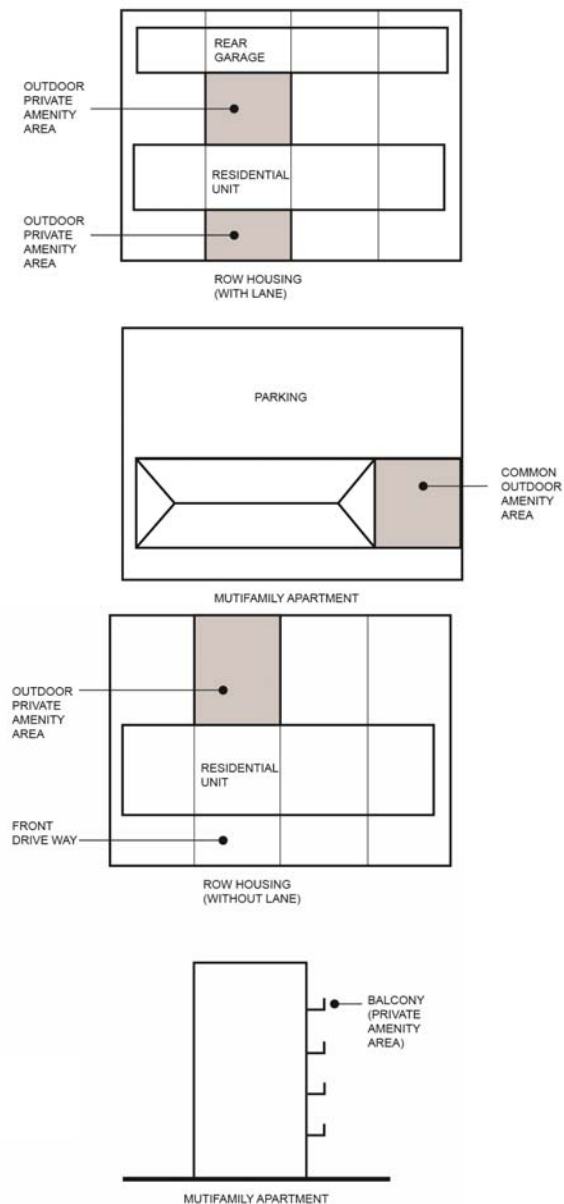
- 6.2.1. **Access, Principal or Main** means a direct vehicular and pedestrian entrance and exit to and from a street.
- 6.2.2. **Access, Secondary** means a direct vehicular and pedestrian entrance and exit to and from a lane.
- 6.2.3. **Access, Rear** means a direct vehicular and pedestrian entrance and exit from a rear yard, to and from a lane.
- 6.2.4. **Accessory** means when it is used in this By-law shall mean Accessory Building, Accessory Structure or Accessory Use depending on the context.
- 6.2.5. **Accessory Building** means an additional subordinate building or buildings located on the same site as the principal building or principal use. The use or uses which take place in the accessory building (s) shall be only an accessory use or uses (as defined below). Examples of accessory buildings in a Residential zone would be private garages, tool/implement sheds, greenhouses and so on. The three (3) types of accessory buildings are:
- a) **Accessory Building, Attached** means an accessory building which is attached to the main or principal building and in determining the required yards, the attached accessory building shall be treated as being part of the main or principal building.
 - b) **Accessory Building, Detached** means an accessory building which is not attached to the principal building and in determining the required yards, the Requirements for Accessory Buildings and Structures shall be as stated in each zone.
 - c) **Accessory Building, Semi-Detached** means an accessory building which is attached in some fashion to the principal building by a structure such as, but not limited to, a breezeway. The required yards for a semi-detached accessory building shall be determined in the same manner as an Accessory Building, Attached, as described in paragraph (a) above.
- 6.2.6. **Accessory Structure** means a structure or structures which are located on the same site as the principal use or building, and of a nature customarily and clearly secondary and incidental to the principal building or principal use. Such accessory structure(s) shall be subordinate and directly related to the principal use or principal building on the site. Examples of accessory structures are fences, flag poles, private communications facilities, and private yard light poles, free standing identification signs, and so on.
- 6.2.7. **Accessory Use** means a use or uses which take place on the same site as the principal use, and of a nature customarily and clearly secondary and incidental to the principal use. Such accessory uses(s) shall be subordinate to and directly related to the principal use of the site. An example of an accessory use in an Industrial zone would be an office or offices which are subordinate but necessary to the operation of a manufacturing plant. The single exception to the above is accessory off-street parking facilities which are permitted by Variation to locate elsewhere than on the same site as the principal use.
- 6.2.8. **The Planning Act** means The Planning Act, C.C.S.M. c. P80, being Chapter P80 of the Continuing Consolidation of the Statutes of Manitoba, and all amendments thereto.
- 6.2.9. **Alterations** means a change or modification to an existing building, structure or use which unless otherwise provided for herein, does not increase the exterior dimensions with respect to height and area.

6.2.10. Alterations, Incidental

- a) means changes or replacements in the non-structural parts of a building or structure, including:
 - i) an addition, removal or replacement on the exterior of a residential building, such as an open porch, deck or patio;
 - ii) alteration of interior partitions in all types of buildings;
 - iii) replacement of, or changes in, the capacity of utility pipes, ducts or conduits;
 - iv) replacement and placement of necessary roofing materials and structures, provided the area and height of the roof are not increased; or
 - v) the addition and replacement of interior structures such as furnaces, fuel tank, water heaters, fireplaces or wood stoves.
- b) means changes or replacements in the structural parts of a building, including;
 - i) addition, removal, relocation or enlargement of windows or doors in exterior walls;
 - ii) replacement of exterior building facades; or
 - iii) strengthening the load bearing capacity, in not more than 10 percent of the total floor area, to permit accommodation of a specialised unit of machinery, equipment or interior structures.

6.2.11. **Amenity Area** means space provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common, and can be located either inside or outside a building.

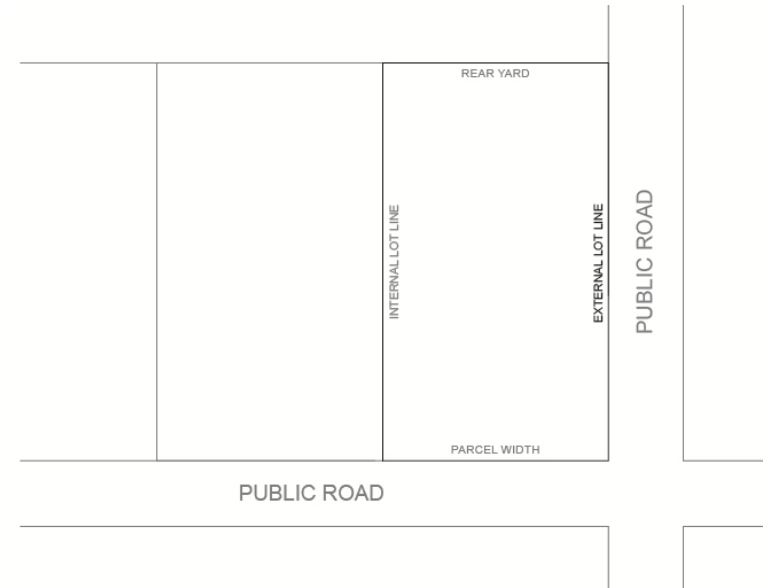
Figure 83 - Amenity Area Example



- 6.2.12. **Attic** means that portion of a building between the roof and ceiling of the top storey.
- 6.2.13. **Awning, Canpoy or Marquee** means any roof-like structure, which may be constructed as an integral part of a building or attached in such a manner as not to be an integral part of a building, but is so constructed to provide shelter or shade over an entrance way or a window.
- 6.2.14. **Balcony** means a open or partially enclosed platform located on a roof or on a building, attached to and extended horizontally from one or more main walls of a building, designed or intended for use as an outdoor porch or deck and is located (measured from the bottom of the balcony) a minimum of 2 m (7 ft) above grade.
- 6.2.15. **Bareland Condominium** means land defined by delineation of its horizontal boundaries without reference to any buildings on a condominium plan as established under the provisions of the *Bare Land Condominium Act*.
- 6.2.16. **Basement or Cellar** means that level, room or rooms of a building which is /are more than fifty percent (50%) below finished grade measured from interior floor to finished interior ceiling, as determined by the Development Officer. A basement level shall not be considered a storey for the purposes of measuring the height of a building.
- 6.2.17. **The Board** means the Board of the Thompson Planning District as established through Order-in- Council No. 336/78 under the Planning Act.
- 6.2.18. **Buffer Strip** means a parcel of land, or part of a parcel of land containing no permanent buildings, intended to separate potentially incompatible land uses. A buffer strip may be used for a public park, but shall not be used for any other purposes (i.e. storage, parking, loading). A buffer strip shall include grass, trees, shrubs, bushes or earthen landscaped berms or may be landscaped. When a buffer strip is required it shall be as wide as council may deem fit but in no case shall a buffer strip be less than 2 m (7 ft) in width. No more than two (2) accesses crossing the buffer strip for every 100 m (328 ft) of buffer-strip length should be permitted.
- 6.2.19. **Building** means any structure with an average vertical interior height (from floor to ceiling) greater than 1.5 m (5 ft); and with an interior volume greater than 15m³ (530 ft³); which has a roof which is supported or suspended by columns, walls, cables, beams, or air pressure; and is for the keeping, housing, storage and enclosure of persons, animals, plants, products, materials, goods, chattels and machinery.
- 6.2.20. **Building Height** means:
- a) vertical distance for the total number of storeys in a building, or
 - b) the vertical distance measured from grade to the highest point of the roof surface if a flat roof, to the deck of a mansard roof, and to the mean height level between eaves and ridge for gable, hip or gambrel roof.
- 6.2.21. **Condominium** means a condominium as established under the provisions of *The Condominium Act*.
- 6.2.22. **Condominium Unit** means a part of the land or building and is designated as a unit by the condominium plan, and is comprised of the space enclosed by its boundaries and all the material parts of the land within this space at the time the condominium declaration and plan are registered.
- 6.2.23. **Construction** means the erection, excavation, building, drilling, enlargement, movement, replacement, development or extension of any building, structure, ground or site.
- 6.2.24. **Council** means the elected Council of the City of Thompson.
- 6.2.25. **Court** means an open unoccupied space, other than a required yard, on the same site with a building and bounded on two (2) or more sides by such building or buildings.
- 6.2.26. **Density** means the total number of dwelling units divided by the total area of land to be developed, expressed in hectares.
- 6.2.27. **Developer** means any person who proposes a development, including a person who proposes the enlargement of any existing building, the erection of any new building, a change in use or intensity of use of land, or a subdivision of land.
- 6.2.28. **Development** means a "development" as defined under the Planning Act.

- 6.2.29. **Development Officer** means the officer appointed by the Council in accordance with the provisions of the Planning Act and in accordance with Section 2.3 of this By-law.
- 6.2.30. **Development Plan** means the Thompson Planning District Development Plan adopted by the Board as By-law, and all amendments thereto.
- 6.2.31. **Dwelling** means a building or portion thereof designed for residential occupancy, including one-family, two-family and multiple-family dwellings and mobile homes, but shall not include hotels or motels, single room occupancy, campgrounds of travel trailers.
- 6.2.32. **Dwelling Unit** means one (1) or more rooms in a building or mobile home designed for and not used by more than one (1) family as a single housekeeping unit, with cooking, eating, living, sleeping and sanitary facilities wholly contained within each dwelling unit.
- 6.2.33. **Enlargement** means an addition to the floor area of an existing building or structure, or an increase in that portion of a parcel of land occupied by an existing use.
- 6.2.34. **External Lot Line** means a side of a lot which is adjacent to a public street, as per Figure 84.

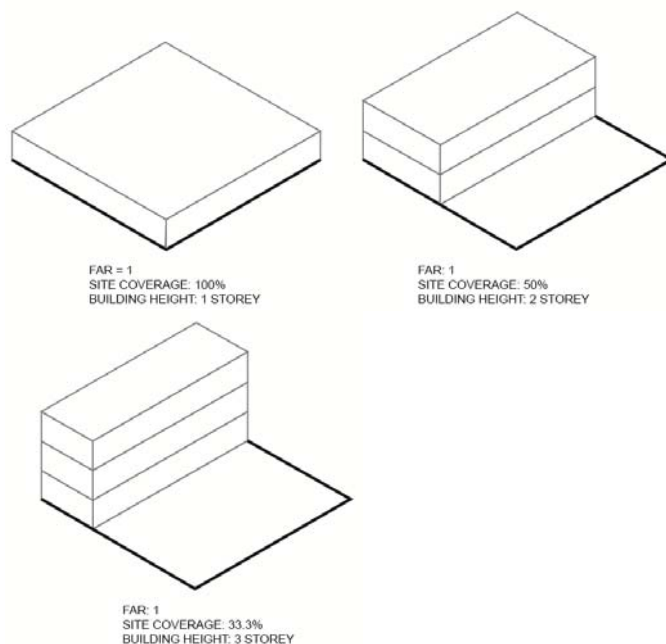
Figure 84 - External Lot Line Example



- 6.2.35. **Extension** means an increase in the amount of existing floor area used for an existing use, within an existing building.
- 6.2.36. **Floor Area** means the sum of the gross horizontal areas of all floors of all buildings and structures on the site, measured from the exterior faces of the exterior walls or from the centreline of party walls. In particular, the floor area of a building or buildings shall include:
 - a) Basements when used for residential, commercial or industrial purposes, but not including space used for the housing of mechanical or central heating equipment, and accessory off-street parking spaces;
 - b) Floor space (with structural headroom of 2 m (7 ft) or more) used for mechanical equipment, except equipment, open or enclosed, located on the roof;
 - c) Elevator shafts and stairwells at each storey, except shaft and stair bulkheads and exterior un-roofed steps or stairs; and
 - d) Penthouses, mezzanines, attics where there is a structural headroom of 2 m (7 ft) or more.

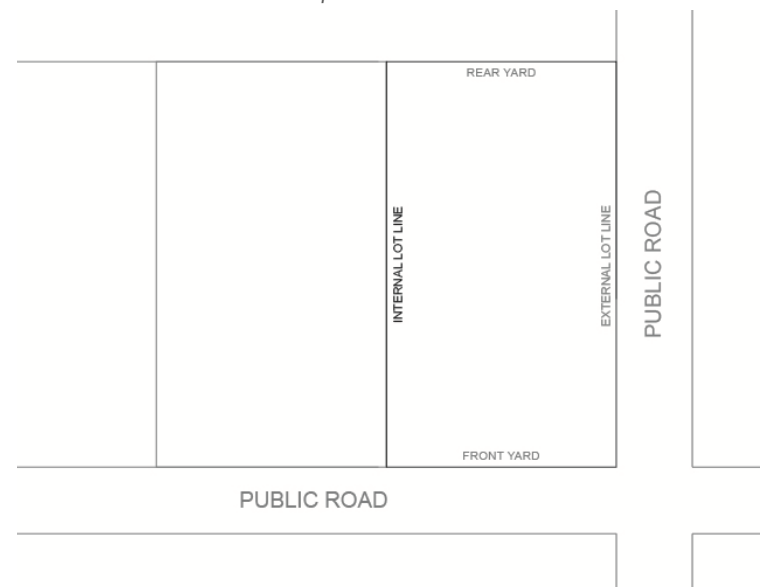
- 6.2.37. **Floor Area Ratio** means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding:
- Basement areas used exclusively for storage or service to the building;
 - parking areas below grade;
 - walkways required by the Development Officer; and
 - Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the site.

Figure 85 - Floor Area Ratio Example



- 6.2.38. **Grade** means the average level of finished ground adjoining a building or structure at all exterior walls, as determined by the Development Officer.
- 6.2.39. **In Conjunction With** means a use which takes place on the same site as another permitted use and is directly related and necessary to the operation of the other permitted use. A use which is permitted only "in conjunction with" another permitted use may become the principal use, but it shall not be the only use on the site.
- 6.2.40. **Internal Lot Line** means a side of a lot which is adjacent to another lot, as per Figure 86.

Figure 86 - Internal Lot Line Example

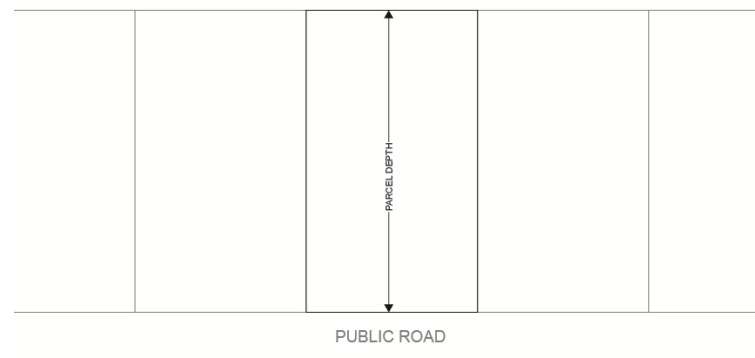


- 6.2.41. **Lane** means a street of not more than 10 m (33 ft) in width and intended to provide only secondary access to a site or sites.

- 6.2.42. **Loading Space** means an off-street space on the same parcel with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials. A loading space shall have access to a street or lane.
- 6.2.43. **Mobile Home Park** means a parcel of land upon which two (2) or more spaces for mobile homes are provided for lease or rent. A mobile home park may be considered as a planned unit development by the Responsible Authority.
- 6.2.44. **Mobile Home Site** means a zoning site in a mobile home subdivision for the placement of a single mobile home.
- 6.2.45. **Mobile Home Space** means a serviced space in a mobile home park for the placement of a single mobile home.
- 6.2.46. **Mobile Home Subdivision** means a parcel of land subdivided to provide mobile home sites in accordance with Part VIII of the Planning Act.
- 6.2.47. **Non-Conformity** means a parcel of land or site, a building or structure, or a use which lawfully existed prior to the effective date of this By-law or amendments thereto, but does not conform to the provisions contained within this By-law or amendments thereto. Non-conformities are hereby classified as:
 - a) **Non-Conforming Use** means any lawful use of a building, structure or a parcel of land, or portion thereof, which does not conform to one or more of the applicable use regulations of the zone in which it is located, either on the effective date of this By-law or amendments thereto:
- 6.2.48. **Non-Conforming Building or Structure** means any lawful site or parcel of land which does not comply with the parcel area, parcel width or parcel depth on the effective date of this By-law, or amendments thereto, and was on record at the Land Title Office and under separate ownership prior to the effective date of this By-law, or amendments thereto, and did not form part of a larger contiguous holding in the same ownership.
- 6.2.49. **Owner** means an "owner" as defined in the Planning Act.

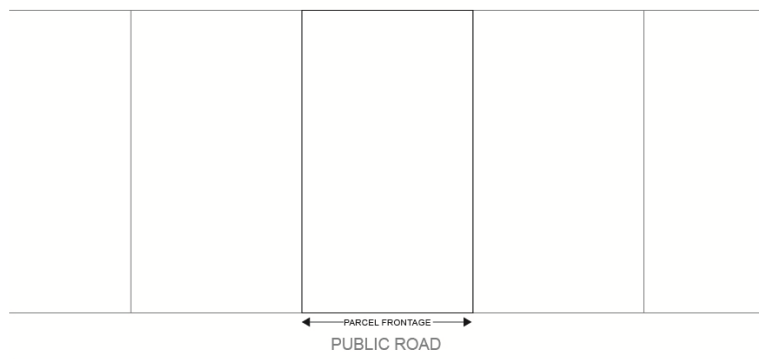
- 6.2.50. **Parcel** means a "parcel" as defined in the Planning Act.
 - a) **Corner Parcel** means a parcel situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.[GRAPHIC]
 - b) **Interior Parcel** means a parcel other than a corner parcel.
- 6.2.51. **Parcel Coverage** means the total percentage of the parcel area enclosed or covered by a building or buildings.
- 6.2.52. **Parcel Depth** means the horizontal distance between the centre points in the front and rear parcel lines. The following sketch illustrates an example of parcel depth:

Figure 87 - Parcel Depth Example



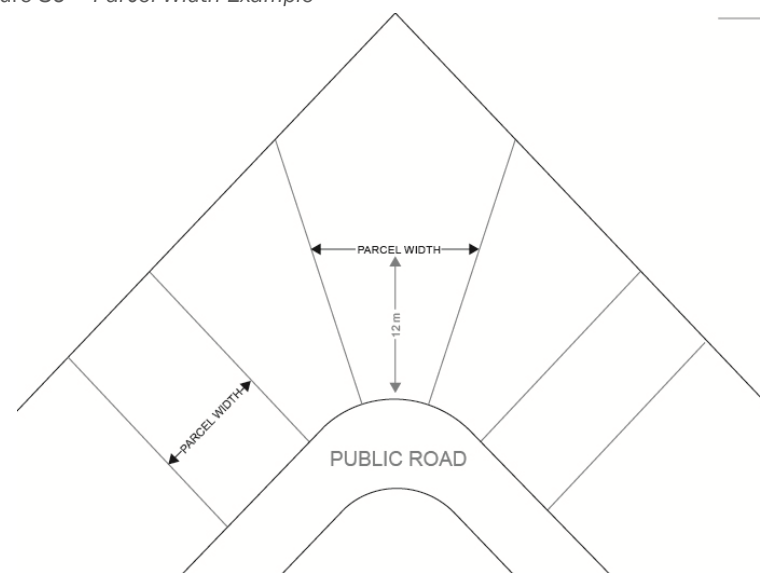
- 6.2.53. **Parcel Frontage** means all that portion of a parcel fronting on a street and measured between side parcel lines. The following sketch illustrates an example of parcel frontage:

Figure 88 - Parcel Frontage Example



- 6.2.54. **Parcel Width** means the horizontal distance between the side parcel lines, measured at right angles to the parcel depth at a point midway between the front and rear parcel lines, or 12 m (39 ft) from the front parcel line, whichever is the lesser. The following sketch illustrates examples of parcel width:

Figure 89 - Parcel Width Example



- 6.2.55. **Parking Area** means an open area of land other than a street or lane or an area within a structure or part thereof used for the parking of vehicles.
- 6.2.56. **Parking Space** means a space in a private parking area, public parking area or zoning site for the temporary parking or storage of a single vehicle.
- 6.2.57. **Partition** means an interior non-load bearing wall one storey or part in height.

- 6.2.58. **Party Wall** means a wall jointly owned and jointly used by two parties under easement agreement or by right of law, and erected at or upon a line separating two parcels of land each of which is or is capable of being a separate real estate entity. The party wall can form part of a building and used for the separation of adjoining buildings, dwelling units, offices, retail stores and so on, occupied, constructed or adapted to be occupied by different families, persons or businesses.
- 6.2.59. **Performance Standards** means a standard established to control noise, odour, smoke, toxic or noxious or hazardous matter, vibration, fire and explosive hazards or glare or heat generated by, or inherent in, uses of land or buildings.
- 6.2.60. **Permanent** for the purposes of this By-law shall mean a time period of more than 366 consecutive days.
- 6.2.61. **Principal Building** means the building or buildings in which the principal or main use of the site is conducted.
- 6.2.62. **Private Parking Area** means an area or building used for the designated temporary parking of three (3) or more vehicles for a specific company, group or clientele whether for free, for compensation or as an accommodation for residents, clients, customers, employees or visitors, but no generally available to the public at large
- 6.2.63. **Premises** means an area of land, including a site, with or without buildings or structures.
- 6.2.64. **Public Parking Area** means a parking area used for the temporary parking of three (3) or more vehicles and is available for public use whether for free or for compensation.
- 6.2.65. **Public Reserve** means a "public reserve" as defined in the Planning Act.
- 6.2.66. **Public Walkway** means a public thoroughfare or right-of-way primarily intended for pedestrian use and not for the use of motor vehicles.
- 6.2.67. **Sign** means any writing (including letter, word or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), banner, marker, pennant or any other figure of similar character which is a structure or any part hereto, or is attached to, painted on or in any other manner represented on or in a building or other structure; is used to identify, direct attention to, or advertise; and is visible from outside a building but shall not include show windows as such.
- a) **Advertising Sign** means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same site where the sign is maintained, including a billboard sign.
 - b) **Bulletin Board Sign** means a sign of permanent character, but with movable letters, words or numerals indicating the names of persons associated with, or events conducted upon, or products or services offered upon the premises upon which such sign is maintained, e.g. school, church, community centre bulletin board and similar uses
 - c) **Business Sign** means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered upon the same site where the sign is maintained.
 - d) **Construction Sign** means a sign which identifies a construction project and information relative thereto.
 - e) **Directional Sign** means s signs displayed for the direction or convenience of the public, including signs which identify rest rooms, freight entrances, parking facilities, entrances or exits or the like.
 - f) **Facia or Wall Sign** means any sign attached against the surface of, or against or within a recess in the wall, a column or other perpendicular portion of a building in a position essentially parallel to said wall, column or other perpendicular position. A facia sign shall also mean any sign attached to the walls of two or more buildings and spanning the spaces between said buildings.
 - g) **Flashing Sign** means an illuminated sign on which artificial light is not maintained in constant intensity and colour at all times when such sign is in use.

- h) **Freestanding Sign** means a sign supported by a vertical column or columns placed in the ground with the sign surface area above ground level
- i) **Identification Sign** means a sign that identifies the business, owner, resident or the street address and which sets forth no other advertisement.
- j) **Illuminated Sign** means a sign illuminated from within the structure of the sign, or illuminated from behind or in front by any artificial light or reflected light from an artificial source.
- k) **Marquee Sign** means a sign attached to a marquee, canopy, or awning projecting from and supported by a building.
- l) **Projecting Sign** means any sign other than a fascia sign, which is attached to a building and extends beyond the exterior wall of the said building or beyond the surface of that portion of the building to which it is attached
- m) **Real Estate Sign** means a sign advertising the sale, rental or lease of the premises on which it is maintained.
- n) **Roof Sign** means any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure
- o) **Temporary Sign** means a sign with or without a structural frame and intended for a temporary period of display, and shall include a mobile sign.
- 6.2.68. **Sign Surface Area** means the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or any figure of similar character, including any frame or other material or colour forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which it is placed. Where a sign has more than one (1) face, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than 1 m (3 ft) from one another, the sign surface area of the sign shall be taken as the surface area of one face if the two faces are of equal area, or as the surface area of the larger face if the two faces are of unequal area
- 6.2.69. **Site** means a zoning site as defined herein unless the context indicates otherwise.
- 6.2.70. **Site Area** means the computed area of a zoning site contained within the site lines.
- 6.2.71. **Site Plan** means a map or series of maps drawn to scale showing all dimensions, all proposed and existing buildings, structures, roads, walkways, landscaping, buffer strips, existing physical features of the site and other relevant site information as may be required by the development officer or council for any proposed development
- 6.2.72. **Stacking Space** means a space for the parking a vehicle for a short period of time (less than one (1) hour per space) while the driver remains in the vehicles and while the occupants of said vehicle wait for some form of in-vehicle service, or service to the vehicle, such as would be found at a drive-through establishment, an automobile/car wash, service station and the like. Such stacking spaces shall be located entirely on the same site as the permitted use which requires said stacking spaces; and shall be located in such a manner as to be in direct line with the appropriate service bay, service stall, or service window without impeding, encroaching or infringing upon: other stacking spaces, required parking spaces, required accesses, required amenity areas, or a public street or public lane.
- 6.2.73. **Storey** means that portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it, but does not include a basement.
- 6.2.74. **Street** means any road, thoroughfare, avenue, parkway, driveway, square, bridge, causeway, Provincial Road, Provincial Trunk Highway, or other place not privately owned when physically opened and improved for vehicular use and which the public is entitled or permitted to use for the passage of vehicles and shall not include lanes or walkways as defined herein.
- 6.2.75. **Structure** means anything constructed or erected with a fixed location on or below the ground, or attached to something having a fixed location on the ground and includes buildings, walls, fences, communications facilities, signs, billboards, poster panels, light standards and similar items.
- 6.2.76. **Temporary** for the purposes of this By-Law, shall mean a time period of less than 367 consecutive days.

- 6.2.77. **Travel Trailer** means a portable living accommodation designed to be used as temporary accommodation for travel, recreation or vacation purposes that:
- a) Is capable of being transported on its own chassis and running gear by towing or other means;
 - b) Is placed on the chassis or body of a motor vehicle; or
 - c) Forms part of a motor vehicle.
- 6.2.78. **Truck** means a motor vehicle with a curb weight exceeding 4,000 kg (8,818 lbs); a motor vehicle with the manufacturer's rate carrying, pulling or loading capacity exceeding 3,000 kg (6,614 lbs) or a motor vehicle with an exterior height (excluding aerials or antennae) exceeding 2.4 m (8 ft); and for the purposes of this By-law shall include buses.
- 6.2.79. **Use** means any purpose for which a building or other structure or parcel of land may be designed, arranged, intended, maintained or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.
- a) **Incidental Use** means a use which may occur or take place on a site or in a building occasionally or intermittently. Incidental uses shall be clearly minor, secondary or subordinate to the principal use. An example of an incidental use in a residential zone would be an occasional yard, garage or basement sale.
 - b) **Principal Use** means the allowed or permitted use on the site or in the building. The principal use(s) shall be the major, main or primary use(s) conducted on the site or in the building. If it is required that the principal use(s) shall take place in an enclosed building, that use(s) shall take place primarily in the principal building on the site.
- 6.2.80. **Variation** means "Variation Order" as described in the Planning Act.
- 6.2.81. **Used Vehicle** means an automobile, truck or like motorized vehicle acquired for resale or trade in its entirety and not to be dismantled and used or sold in part.
- 6.2.82. **Yard** means an open area, on the same site with a building or structure which yard is unoccupied and unobstructed from its lowest level to the sky, except as permitted in Section 4.2.13. A required yard extends along a site line or wall to a depth or width

(measured from the site line or wall) specified in the yard requirement for the zoning district in which such site is located.

- a) Flanking Side Yard means a side yard which adjoins a street;
- b) Front Yard means a yard extending along the full length of the front site line between the side site lines.
- c) Rear Yard means a yard extending along the full length of the rear site line between the side site lines; and
- d) Side Yard means a yard extending along the side site line from the required front yard to the required rear yard.

APPENDIX A



ZONING MAP

MAP 1
ZONING DISTRICTS
 CITY OF THOMPSON



LEGEND

- CITY OF THOMPSON BOUNDARY
- ZONES

ZONING DISTRICT	SECTION
RR	RURAL RESIDENTIAL ZONE 3.2
R1	SINGLE DETACHED RESIDENTIAL ZONE 3.3
R2	SEMI-DETACHED RESIDENTIAL ZONE 3.4
R-MD	RESIDENTIAL MEDIUM DENSITY ZONE 3.5
R-HD	RESIDENTIAL HIGH DENSITY ZONE 3.6
R-MHS1	RESIDENTIAL MOBILE HOME SUBDIVISION 1 ZONE 3.7
R-MHS2	RESIDENTIAL MOBILE HOME SUBDIVISION 2 ZONE 3.8
C-N	COMMERCIAL NEIGHBOURHOOD ZONE 3.9
C-MU	COMMERCIAL MIXED USE ZONE 3.10
C-DT1	COMMERCIAL DOWNTOWN 1 ZONE 3.11
C-DT2	COMMERCIAL DOWNTOWN 2 ZONE 3.12
C-DTR	COMMERCIAL DOWNTOWN REVITALIZATION ZONE 3.13
C-LF	COMMERCIAL LARGE FORMAT 3.14
IL	INDUSTRIAL LIGHT ZONE 3.15
IH	INDUSTRIAL HEAVY ZONE 3.16
PI	PUBLIC INSTITUTION ZONE 3.17
PI-U	PUBLIC INSTITUTION UNIVERSITY ZONE 3.18
PR	PUBLIC RECREATION ZONE 3.19
PER	PUBLIC ENVIRONMENTAL RESERVE ZONE 3.20
UH	URBAN HOLDING ZONE 3.21



JUNE 10, 2013

