

**TOWN OF NEEPAWA  
BY-LAW NO. 3220-23**

**BEING A BY-LAW OF THE TOWN OF NEEPAWA TO AMEND THE TOWN OF NEEPAWA ZONING BY-LAW NO. 3184-18, AS AMENDED;**

WHEREAS Section 80(1) of The Planning Act provides that a Zoning By-law may be amended in accordance with Sections 80 to 82 of the Act, following the amendment process pursuant to Sections 74 to 79;

AND WHEREAS the Council of the Town of Neepawa deem it expedient and in the best interest of the corporation to amend the Town of Neepawa Zoning By-law No. 3184-18;

NOW THEREFORE, the Council of the Town of Neepawa, in meeting duly assembled, enacts as follows:

THAT the Town of Neepawa Zoning By-law No. 3184-18 as amended, is hereby further amended as follows:

- PART 4: ZONES – TABLE - 4.1 Residential Use Table** is hereby amended by adding "Dwelling, Low Density Multiple Units" and "Dwelling, Moderate Density Multiple Units" as new conditional use(s) in the "RMH" Residential Mobile / Modular Home Zone where these uses appear in Table 4.1 as set out below between the "Convenience Stores" and "Dwelling, Single Unit" uses as follows:

Table 4.1 - Residential Use Table								
P = Permitted C = Conditional - = Not Permitted * = Use Specific Standards Apply	Residential Zones							REF
	RSU	RS	RT	RM-1	RM-2	RMH	RR2	
USE	RSU	RS	RT	RM-1	RM-2	RMH	RR2	REF
Convenience Stores	-	-	C	C	C	-	-	
Dwelling, Low Density Multiple Units	-	-	-	P	P	<b>C</b>	-	
Dwelling, Mobile/Modular Home	-	-	-	-	-	P*	-	4.3.3
Dwelling, Moderate Density Multiple Units	-	-	-	-	P	<b>C</b>	-	
Dwelling, Single Unit	P	P	P	P	P	-	P	

- PART 4: ZONES - TABLE 4.2 - Residential Bulk Table** is hereby amended by adding "Dwelling, Low Density Multiple Units" and "Dwelling, Moderate Density Multiple Units" as new uses with in the "RMH" – Residential Mobile / Modular Home Zone each with their own corresponding bulk requirements as set out in Table 4.2 (below) immediately between the existing "RMH" and "RR2" bulk requirements uses as follows:

Table 4.2 – Residential Bulk Table											
ZONE	USE TYPE	SITES		YARDS					OTHER		
		Area (sq. ft.)	Width (ft.)	Front (ft.) (f)	Side (ft.)		Rear (ft.)		Building Distance (ft.)	Max Height (ft.) (e)	Minimum Dwelling Unit Area (sq. ft.)
					Int.	Corner (h)	Lane	No Lane			
<b>RM-2 (a)</b>	Principal	12,000	100	25	15(b)	15(b)	25	30	-	45	800
	Accessory	-	-		6	10	2		4	12	-
<b>RMH</b>	Principal	4,500	45	10	6	10	15		-	36	800
	Accessory	-	-		6	10	2		4	12	-
<b>RMH - Dwellings, Low Density Multiple Units (a) (g) (i)</b>	Principal	10,000	75	25	10 (b)	10 (b)	25	30	-	45	400
	Accessory	-	-		6	10	2		4	12	-
<b>RMH - Dwellings, Moderate Density Multiple Units</b>	Principal	12,000	100	25	15 (b)	15 (b)	25	30	-	45	400
	Accessory	-	-		6	10	2		4	12	-
<b>RR2</b>	Principal	87,120	150	30	15		25		-	36	800
	Accessory	-	-		6	10	2		4	12	-

3. **PART 4: ZONES - TABLE 4.2 - Residential Bulk Table** is hereby amended by adding the following new Table Note (i) immediately following Table 4.2 as follows:

“i) For the purpose of interpreting the bulk requirements of **Table 4.2** herein, a row house or a multi-unit dwelling having common party walls shall have interior side yards between units reduced to zero.”

4. **Map Amendment**

Town of Neepawa Zoning Map, attached to and being part of the Town of Neepawa Zoning By-law No. 3184-18, as amended, is hereby further amended in order that lands described as follows:

**A 1.72-acre parcel of land located west of P.T.H. No. 5 and north of P.T.H. No. 16 and located on the north side of Gill Drive in the Town of Neepawa more particularly described as being Lot 1, Blk. 2 Plan 6965 NLTO (Roll No. 156400.000) in Pt. SE32-14-15WPM as shown outlined in a heavy solid line on a map attached hereto and marked as Schedule “A” and made part of the amending By-law No. 3220-23 is hereby re-zoned:**

**FROM: “ML” - Industrial Light Zone**

**TO: “RMH” - Residential Mobile / Modular Home Zone**

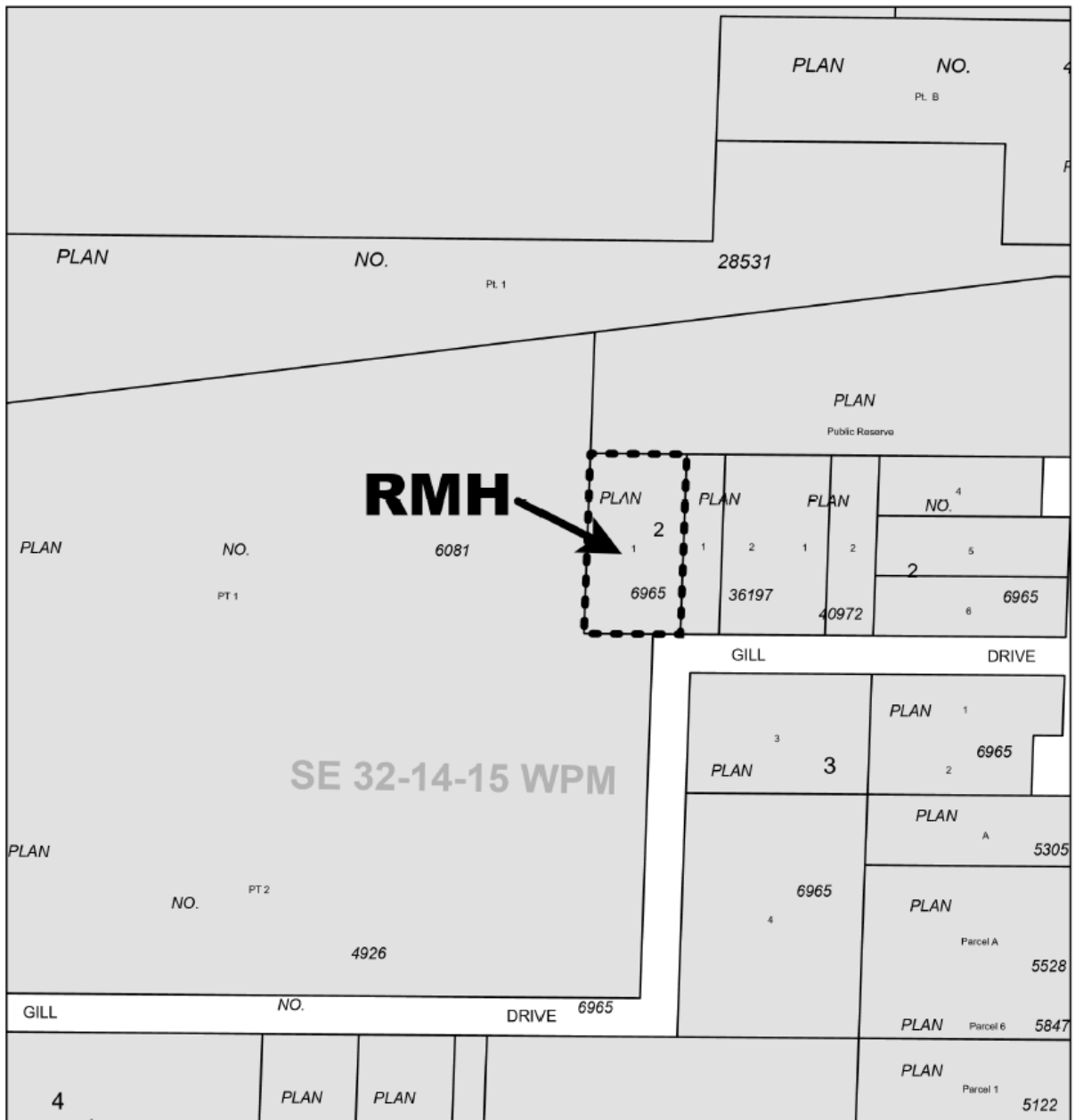
DONE AND PASSED in Council as a By-Law of the Town of Neepawa, in the Province of Manitoba duly assembled this      day of      , 2023.

\_\_\_\_\_  
*Brian Hedley, Mayor*

\_\_\_\_\_  
*Colleen Sychyshyn, CAO*

Read a first time this 21<sup>st</sup> day of February, 2023  
Read a second time this      day of      , 2023  
Read a third time this      day of      , 2023


**By-Law 3220-23 – Schedule “A”**



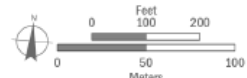
**Schedule "A"**

Attached to By-Law No. 3220-23 of the Town of Neepawa amending the Zoning Map of By-Law No. 3184-18 being the Town of Neepawa Zoning By-Law as amended

**Lot 1 Block 2 Plan 6965 NLTO  
in SE 1/4 32-14-15 WPM  
Town of Neepawa**

 Limit of Area Affected

From: "ML" Industrial Light Zone  
To: "RMH" Residential Mobile / Modular Home Zone



Map: 3220-23 Neepawa  
Date: 2023-01-03

