

MUNICIPALITY OF KILLARNEY-TURTLE MOUNTAIN

BY-LAW NO. 9-2021

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Being a By-Law of the Municipality of Killarney-Turtle Mountain, to amend The Municipality of Killarney – Turtle Mountain Zoning By-law No. 2-2016, as amended.  
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BEING a By-law of the Municipality of Killarney-Turtle Mountain to amend By-law No. 2-2016, 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 Municipality of Killarney-Turtle Mountain deem it expedient and in the best interest of the corporation to amend the Municipality of Killarney - Turtle Mountain Zoning By-law No. 2-2016;

NOW THEREFORE, the Council of the Municipality of Killarney-Turtle Mountain, in meeting duly assembled, enacts as follows:

THAT the Municipality of Killarney - Turtle Mountain Zoning By-law No. 2-2016, as amended, is hereby further amended as follows:

1. Text Amendment

PART 3: GENERAL REGULATIONS FOR ALL ZONES, TABLE 3-1: ZONE SPECIFIC MINIMUM PARKING SPACE REQUIREMENTS is hereby amended by adding new parking requirements for residential "single-family dwellings", "two-family dwellings" and "multi-family dwellings" located in the "CG" Commercial General Zone as follows:

**TABLE 3-1: ZONE SPECIFIC MINIMUM PARKING SPACE REQUIREMENTS**

ZONING DISTRICT	USE	MINIMUM NUMBER OF ACCESSORY PARKING SPACES REQUIRED
"CG" Commercial General	Restaurants and Coffee Shops and the like	One (1) parking space for each 100 sq. ft. of gross floor area.
	<i>Single-Family Dwellings, Two-Family Dwellings and Multi-Family Dwellings</i>	<i>One (1) parking space per dwelling unit.</i>
	Retail or Wholesale Stores	One (1) parking space for each 400 sq. ft. of floor area used for retail or wholesale purposes.

2. PART 5, Table 5-8 "CG" COMMERCIAL GENERAL ZONE – USE AND BULK REQUIREMENTS TABLE is hereby amended by adding "Single-Family Dwellings", "Two-Family Dwellings" and "Multi-Family Dwellings" as new conditional uses use in this zone along with setting out new Use and Bulk Requirements for these new uses. The new "Single-Family Dwellings", "Two-Family Dwellings" and "Multi-Family Dwellings" use is located within TABLE 5-8 of PART 5 of this by-law immediately below the existing "Dry Cleaning Establishments" use as follows:

**TABLE 5-8: "CG" COMMERCIAL GENERAL ZONE – USE & BULK REQUIREMENTS**

	MINIMUM REQUIREMENTS (a) (b) (d) (f) (g) (h) (i)				
	SITE SIZE		REQUIRED YARDS		
	Site Area (sq. ft.)	Site Width (feet)	Front Yard (feet)	Side Yard (feet) (j)	Rear Yard (feet) (g)
<b>CONDITIONAL USES</b>					
Dry Cleaning Establishments	5,000	50	25	10	20
<i>Dwellings, Single-Family</i>	<i>6,000</i>	<i>50</i>	<i>10</i>	<i>5</i>	<i>25</i>
<i>Dwellings, Two-Family</i>	<i>6,600</i>	<i>60</i>	<i>10</i>	<i>5</i>	<i>25</i>
<i>Dwellings, Multi-Family</i>	<i>10,000</i>	<i>75</i>	<i>10</i>	<i>5</i>	<i>25</i>

3. Footnotes immediately following and forming part of PART 5, TABLE 5.8 are hereby amended by renaming footnote (a) "Maximum Height and Minimum Site Area and Dwelling-Unit Area Requirements" and adding new clauses (v), (vi), (vii) and (viii) as follows:

(a) **Maximum Height and Minimum Site Area and Dwelling-Unit Area Requirements**  
In addition to the minimum requirements of Table 5.8, the following requirements shall also apply:

- (v) *The minimum required site area for the first four (4) dwelling units of a multi-family dwelling shall be 10,000 square feet, and the minimum required site area shall increase by an additional 1,000 square feet for each additional dwelling unit above four (4) units.*
- (vi) *The minimum required dwelling unit area shall be 600 square feet for a single-family dwelling and modular home, 400 square feet per unit for two-family dwellings and 400 square feet per unit for multi-family dwellings.*
- (vii) *For two-family dwellings subdivided with a separate title for each unit, the minimum site area for each dwelling unit shall be 3,300 sq. ft. and the minimum site width for each dwelling unit shall be 30 feet and the side yard on the side having a common party wall shall be reduced to zero (0) and the interior side site line must be completely contained within the common party wall.*
- (viii) *Where an area is developed or expanded for residential purposes (i.e. single family dwellings, modular, two-family and/or multi-family dwellings), no parcel shall be created or thereafter further re-subdivided for residential purposes unless each parcel intended for residential development conforms to the minimum site area and width requirements as set forth in Table 5.8 of this PART.*

DONE AND PASSED by the Council of the Municipality of Killarney-Turtle Mountain duly assembled in the Province of Manitoba this 9th day of February, A.D., 2022.

  
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Mayor

  
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Chief Administrative Officer

Read a first time this 15th day of December, A.D., 2021.

Read a second time this 9th day of February, A.D., 2022.

Read a third time this 9th day of February, A.D., 2022.