

**RM OF ROSSER**  
**BY-LAW NO. 8-17**

**BEING** a By-law of the RM of Rosser to amend the RM of Rosser Zoning By-law No. 15-14;

**WHEREAS** Section 80 of *The Planning Act* provides that a Zoning By-law may be amended;

**NOW THEREFORE** the Council of the RM of Rosser in a meeting duly assembled, enacts as follows:

1. That Part 1 - Interpretation, Section 1.3 Definitions be amended by:
  - (a) Changing the header from “Part 2. Administration” to “Part 1 – Interpretation”.
  - (b) Adding the following definition after “.76 Lane”:  
“.77 **“Lot of Record”** means any parcel of land lawfully existing prior to the effective date of this by-law that does not comply with the applicable zone dimensional standards for lots on the effective date of this by-law. A "Lot of Record" may also be referred to as a "Non-conforming lot."
  - (c) Re-numbering the balance of definitions accordingly.
2. That Part 3 - General Provisions, Section 3.19 Rules for Home Based Business, Subsection 3.19.4.a), be amended by replacing the reference to “A80 zone” with “AG zone.”
3. That Part 5 - Rural Agricultural Zones be amended by:
  - (a) Amending Table 5-1 Rural Agricultural Use Table by:
    - (i) Replacing the title “Table 5-1 Rural Agricultural Use Table,” and any reference thereto in document, with “Table 5-1 Rural Agricultural Zones Use Table”.
    - (ii) Replacing “Temporary Additional Dwellings or Mobile Homes (see section 5.13)” with “Temporary Additional Dwellings (see section 5.6.1)”.
    - (iii) Adding “Secondary Suites (see section 5.13)” as a conditional use in the AG and AL zones after “Secondary Small Scale Industry (see section 5.11)”.
    - (iv) Deleting the row for “Communication Installations and Facilities” as a conditional use in the AG and AL zones.
    - (v) Correcting alphabetical ordering of Table as required.
  - (b) Amending Table 5-4 Rural Bulk Table by:
    - (i) Replacing the title “Table 5-4 Rural Bulk Table,” and any reference thereto in document, with “Table 5-4 Rural Agricultural Zones Bulk Table”.
    - (ii) Replacing the second row “Single-Family Dwelling or Mobile Home” with the following:

<i>Single-Family Dwelling or Mobile Home when located on a legal lot of record or lot approved in accordance with the South Interlake Planning District Development Plan subdivision policies</i>	<i>“AG” “AL”</i>	2	200	125	25	25	-	-	-
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4. That Part 6 – Rural Settlement Centre Zones be amended by:
  - (a) Amending Table 6-1 General Development Zone Use Table by adding a row for “Secondary Suites (see section 5.13)” as a conditional use in the GD zone after “Retail Business conducted within an enclosed *Building*”.
  - (b) Amending Table 6-2 General Development Zone Bulk Table by replacing the word “General.” with “General” in the title.

**DONE AND PASSED** by the Council of the RM of Rosser assembled in Rosser in the Province of Manitoba this 12<sup>th</sup> day of September A.D. 2017.

READ A FIRST TIME THIS 23<sup>rd</sup> day of May A.D. 2017.

READ A SECOND TIME THIS 12<sup>th</sup> day of September A.D. 2017.

READ A THIRD TIME THIS 12<sup>th</sup> day of September A.D. 2017.

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Frances Smee, Reeve

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Larry Wandowich, Chief Administrative Officer