

THE RURAL MUNICIPALITY OF ARMSTRONG

Being a By-Law of The Rural Municipality of Armstrong to amend the Rural Municipality of Armstrong Zoning By-Law No. 6/04, as amended.

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

AND WHEREAS it is deemed necessary and expedient to amend the Rural Municipality of Armstrong Zoning By-Law No. 6/04, as amended;

NOW THEREFORE, the Council of the Rural Municipality of Armstrong, in meeting duly assembled, enacts as follows:

1. That "Part I OPERATIVE AND INTERPRETATIVE CLAUSES," Section 7.0 "Use Class Definitions," Subsection "7.1 Residential Use Classes" be amended by:

- a) Adding the following definition after "1) Communal Farm Dwelling":

"2) **Ecovillage** means a cluster of rural residential dwellings within one site, with accessory agricultural and institutional uses, with limited guest accommodation. A significant portion of the lands on the same site are to be preserved in a natural state, through the use development agreements or other means acceptable to the Municipality. The ecovillage shall not be considered to constitute the beginning of a new settlement centre."

2. That "Part II ZONING DISTRICTS," Section "13.0 AI: Agriculture Intensive Zoning District" be amended by:

- a) Adding the following to Subsection "13.3 Conditional Uses" after "8) Cemetery":

"9) Ecovillage"

- b) Adding the following to Subsection "13.7 Additional Regulations for Permitted and Conditional Uses":

"11) A Ecovillage shall be developed in accordance with Section 52.0 of this By-law"

3. That "Part III Special Land Use Regulations" be amended by adding the following after Subsection "51.0 Shoreline Development":

"52.0 Ecovillage

- 1) Single family dwellings shall be limited to an overall density of one dwelling per every 5 acres up to a maximum of 25 single-family dwellings. Subdivision of the single family dwellings into separate individual sites shall not be allowed;
- 2) Agricultural activities shall be accessory to and subordinate to the residential uses on the site. The sale of products grown or reared on the subject property, including value added agricultural products, is allowed within the subject property;
- 3) The keeping of livestock within the subject property shall be limited to less than 10 Animal Units as estimated per Zoning By-law Table 49.6.1 Animal Unit Inventory List;
- 4) One home occupation shall be allowed per site;
- 5) Cultural exhibits and educational activities shall be allowed within the site;
- 6) Camping sites shall be allowed, but limited to 6 spaces per site;
- 7) Maximum site coverage, building height and minimum dwelling area shall be according to the Site Regulations Permitted and Conditional Uses (subsection 14.4).
- 8) The dwelling area of each single-family dwelling shall not exceed 149 sq. m. (1600 sq. ft.), except in the case of one dwelling which may have an unlimited floor area and may contain a bed and breakfast accommodation.
- 9) The operation of cultural exhibits, educational activities, home occupations and any activity other than residential use will be limited to between the hours of 7:00 a.m. and 9:00 p.m.
- 10) A minimum of 75% of the site shall remain free of buildings, structures and utilities and land shall not be cleared. Use of these protected lands shall be limited to pedestrian trails and the removal of noxious plants.

11) Where approved, the Conditional Use Order for an ecovillage shall require the landowner/applicant to enter into a development agreement with the Municipality to cover such matters as: site design, parking, traffic flow, sound and sight mitigation, signage, site maintenance, security, emergency and protective service arrangements, liability insurance and any other matters deemed necessary by Council.”

4. That the Rural Municipality of Armstrong Zoning By-Law No. 6/04, as a whole, be updated as necessary to reflect the amendments described above including, but not limited to, the numbering of definitions, uses, references, pages and Table of Contents.

DONE AND PASSED by Council of the Rural Municipality of Armstrong, assembled at Inwood, in the Province of Manitoba this _____ day of A.D. 2022.

Susan Smerchanski
Reeve

Corlie Larsen
Chief Administrative Officer

READ A FIRST TIME THIS 12th DAY OF July A.D., 2022.

READ A SECOND TIME THIS _____ DAY OF _____ A.D., 2022.

READ A THIRD TIME THIS _____ DAY OF _____ A.D., 2022.