

OF

**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 cooperative settlement whose principal operation is agricultural in nature and contains a cluster of rural residential dwellings within one site, with accessory uses intended to support the livelihood of its residents, and limited guest accommodation. A significant portion of the lands on the same site are to be preserved in an agricultural and/or 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) Residential uses shall be accessory to and subordinate to the agricultural activities 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) Livestock operations (10 AU or greater confined) within the subject property shall be subject to zoning requirements and Special Land Use Regulations – 49.0 Livestock Production Operations;
- 4) One home occupation shall be allowed per dwelling;
- 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." Within the Development Agreement Council shall acknowledge that the Ecovillage and its residents are situated in an agricultural area where conventional agricultural activities are permitted, including livestock operations and the potential for future large-scale livestock development on surrounding agricultural lands.
  - 12) Site is defined as an area of land consisting of one or more lots where a Ecovillage use is located.
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 12<sup>th</sup> 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.