

MUNICIPALITY OF PEMBINA
BY-LAW No. 7-2024

BEING A BY-LAW TO AMEND THE 'RURAL MUNICIPALITY' OF PEMBINA
ZONING BY-LAW NO. 3-2004

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

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

1. **THAT PART 1-DEFINITIONS BE AMENDED IN THE CORRECT ALPHANUMERIC ORDER THE FOLLOWING DEFINITION:**

Dwelling, Secondary- Secondary Suite means a self-contained accessory dwelling unit within a single unit dwelling building. A secondary suite has its own separate cooking, sleeping, and sanitary facilities and has direct access to the outside without passing through any part of the principal dwelling unit. A Secondary unit does not include two-unit dwellings or multi-unit dwellings.

Attached means the Secondary Suite is wholly contained within the dwelling unit or added as an extension or addition to an already existing dwelling unit.

Detached means the Secondary Suite is independent of the primary dwelling unit or located above an already existing accessory building or structure, such as a garage or shed.

2. **THAT Table 3-1-ACCESSORY USE TABLE BE AMENDED AS FOLLOWS:**

USE, BUILDING OR STRUCTURE	ZONE						
	AG	AL	AV	RC	GD	M	
B. PERMITTED WHEN INCIDENTAL OR ACCESSORY TO A DWELLING OR MOBILE HOME OR DWELLING UNIT							
8. Secondary Dwellings (See Section 28.8)	C	C	C	C	C	C	

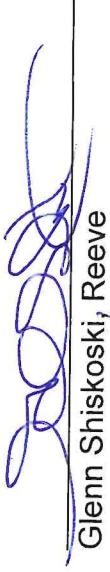
3. **THAT PART 3-LAND USE AND DEVELOPMENT PROVISIONS BE AMENDED TO INCLUDE THE FOLLOWING USE SPECIFIC STANDARDS UNDER THE 'OTHER PROVISIONS' HEADING:**

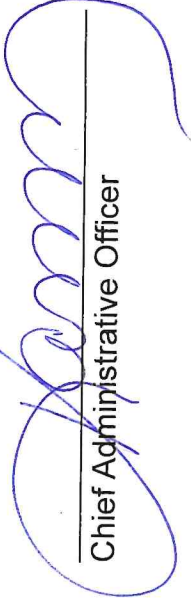
SECONDARY DWELLINGS

28.8 Standards for Secondary Dwellings--- Secondary dwellings are only permitted if they comply with the following regulations:

- a. Not more than [one] secondary dwelling shall be permitted on a single zoning site.
- b. A minimum of one parking space for each bedroom in the Secondary Dwelling, in addition to the parking required for the principal building.
- c. The maximum floor area of the secondary suite shall not exceed [80] square meters ([860] square feet) or [40] per cent of the total habitable floor space of the principal building (whichever is the lesser).
- d. The secondary dwellings must follow the setback standards for accessory buildings and structures in the Use and Site Requirement Tables and must also be a minimum of 10 feet from the principal building.
- e. If the current residential property is serviced by a holding tank or disposal field, the tank or field must be sized to manage the additional wastewater. If not a secondary onsite wastewater system will be required for the suite. Also, if the property is serviced by a sewage ejector, a separate onsite wastewater system will be required for the secondary dwelling.

DONE AND PASSED by Council of the Municipality of Pembina duly assembled in Manitou, in the Province of Manitoba, this 14th day of November, 2024.


Glenn Shiskoski, Reeve


Chief Administrative Officer

Read a first time this 10th day of October, 2024

Read a second time this 14th day of November, 2024

Read a third time this 14th day of November, 2024