

How to Use the City of Steinbach Zoning Bylaw?

■ What is a Zoning Bylaw?

A Zoning Bylaw contains provisions that regulate the use, size, height, density and location of buildings on properties within the City. The basic purpose of a zoning bylaw is to regulate what you can build and how big the building can be on a property. A typical zoning bylaw identifies “zones” or areas which have regulations governing the uses and bulk requirements (height, density, setback, size). Often a variety of uses may be permitted on the property depending on the zoning.

■ The parts of this bylaw are:

PART 1.0 Administration – This part outlines how the bylaw is administered, responsible authorities and procedures.

PART 2.0 Zoning Districts – This part describes each Zoning District and its intended use.

PART 3.0 Use Regulations – This part provides a Table of Permitted Uses for each zoning district and gives definitions of each use. This section also includes “use specific standards” that apply to specific uses in some or all of the zoning districts.

PART 4.0 Development and Design Standards – This part provides the dimensional standards for all zoning districts and district specific regulations. This part also includes regulations regarding signage, parking, lighting and other design standards.

PART 5.0 Planned Overlay Districts – This part describes the purpose of Planned Overlay Districts (PODs) as providing a means to alter or specify allowed uses or development standards to achieve planning objectives in a specially designated area. Currently this part lists two PODs located in the Central Business District (CBD) and the Transitional Zone surrounding the CBD. Additional PODs may be developed and included through an amendment to the Zoning Bylaw.

PART 6.0 Definitions – This part defines technical terms used throughout the document.

PART 7.0 Schedules – This part contains the zoning maps for the entire City of Steinbach.

■ Why is Zoning Important?

The Zoning Bylaw takes direction from the policies outlined in the Official Community Plan. These directions are made into regulations in the Zoning Bylaw that guide and standardize land use development.

■ How to use the Zoning Bylaw?

The Zoning Bylaw should be read and used as a whole document; however, to have a general understanding of the regulations, the user should review at least:

Step 1:

Turn to Part 7.0 Schedules – Determine the specific zoning on your property.

Step 2:

Turn to Part 2.0 Zoning Districts – Review the description of your zone.

Step 3:

Turn to Table 3.1 in Part 3.0 – Review the specific uses permitted on your property making sure to note the Parking Category and if there are any Use Specific Standards applicable to the use.

Step 4:

Turn to Part 4.0 Development and Design Standards – Review the Dimensional Standards on Table 4.1 for your zoning district and the explanation and exceptions below the table. Consult the relevant sections on lighting, landscaping, fencing, etc. in the Design Standards in Part 4.0 including Table 4.4 for Parking. If your use had a corresponding Use Specific Standard consult Part 3.0.

■ Where to obtain additional information?

If you have any questions regarding the Official Community Plan or Zoning Bylaw, contact the City of Steinbach Planning and Zoning Department at 1-204-326-9877

