

**BY-LAW NO. 2015-13**

**Being a By-law of the Municipality of Rhineland  
To Amend Zoning By-Law No. 2013-9, as Amended.**

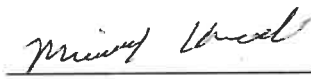
**WHEREAS**, Section 80(1) of The Planning Act gives the Council of a municipality the power to amend a zoning by-law; and

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

**That: By-Law No. 2015-13, amends the Municipality of Rhineland Zoning By-Law 2013-8 by re-zoning the property described as “S 660’ of N 1320” & the property described as “N 660” in the Municipality of Rhineland, NW 6-3-3W from “A40” Agricultural Use Zone to “AC” Agro-Commercial Use Zone, to allow for a variety of agro commercial uses on the property as per the attached schedule “A”, in for the Municipality of Rhineland.**

DONE AND PASSED this 26<sup>th</sup> day of August, A.D. 2015.

  
\_\_\_\_\_  
Ceeve

  
\_\_\_\_\_  
Chief Administrative Officer

READ A FIRST TIME this 8<sup>th</sup> day of July, A.D. 2015

READ A SECOND TIME this 26<sup>th</sup> day of August, A.D. 2015

READ A THIRD TIME this 26<sup>th</sup> day of August, A.D. 2015

# Manitoba



Municipal Government  
Community and Regional Planning Branch  
323 North Railway Street  
Morden, Manitoba R6M 1S9  
T 204-822-2840 F 204-822-2847

August 11, 2015

Michael Rempel, CAO  
RM of Rhineland  
Box 270  
Altona MB R0G 0B0

Dear Sir:

**Re: RM of Rhineland Zoning By-law Amendment No. 2015-13**

This office has circulated and reviewed the above noted By-law. The general intent of the By-law is to re-zone the property described as "S 660" & the property described as "N 660" in the NW 6-3-3W from "A40" Agricultural Use Zone to "AC" Agro-Commercial Use Zone in the Municipality of Rhineland.

The following agencies were circulated: Manitoba Hydro, MTS, Transportation and Agriculture. None of the agencies expressed concerns with the proposal.

**Transportation:** Permits will be required from the Highway Traffic Board for the change in use of the access driveway, any modification of the access and any new construction or placement of objects within control area of PTH 14.

**Agriculture:** No concerns.

Community and Regional Planning recommend the approval of the by-law as proposed.

If Council does not receive any objections from the public hearing for By-law 2015-13, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings. **Please provide this office with one certified copy of the By-law, once all readings are complete and the By-law is in full force.**

Yours truly,

*Original signed by*  
Lubna Yeasmin  
Community Planner

LY/ly

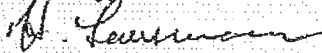
**Statutory Requirements:**

PTH 14 is a Limited Access Highway under the jurisdiction of the Highway Traffic Board. Under The Highways Protection Act any new, modified or relocated access to this highway (including a change in use of an existing driveway) requires a permit from the Highway Traffic Board. A permit is also required from the Highway Traffic Board to change the use of the land or buildings or to place, construct or alter any structures (including the alteration of existing buildings) within 38.1 m (125 ft) from the edge of the highway right-of-way.

In addition, a permit is required from the Manitoba Infrastructure and Transportation for any planting placed within 15.2 m (50 ft) from the edge of the right-of-way of this highway.

Please let us know if we can be of any further assistance.

Yours truly,



Heinz Lausmann, P. Eng.  
Senior Highway Planning Engineer

copy: Region 2  
[Shirely.Sagert@gov.mb.ca](mailto:Shirely.Sagert@gov.mb.ca)  
[Mordencrp@gov.mb.ca](mailto:Mordencrp@gov.mb.ca)  
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**MUNICIPALITY OF RHINELAND**

**APPLICATION FOR ZONING BY-LAW AMENDMENT**

File No. 12-2015 ZA

Roll Numbers 20120000 and 20130000

Owner: **David and Aganetha Guenter**

Applicant (If different from owner):

Roll Number(s): **201200000 & 201300000**

Legal description of property: **"S 660' of N 1320" & "N 660"**

Location of property: **6-3-3 NW**

Council requires that the following, as indicated, be supplied:

- |                            |     |                              |
|----------------------------|-----|------------------------------|
| (a) Certificate of Search  | ___ | (e) Valid Option to Purchase |
| (b) Certificate of Title   | ___ | (f) Other Data:              |
| (c) Authorization to Apply | ___ |                              |
| (d) Survey Plan by M.L.S.  | ___ |                              |

Applicable documents: **The Planning Act of Manitoba & Municipality of Rhineland Zoning By-law 2013-8 & RPGA Development Plan**

Subject Provision: **Sections 40 to 47 of *The Planning Act of Manitoba*.**

Amendment Requested: **To amend the zoning on the property from "A40" Agricultural Use Zone to "AC" Agro-Commercial Use Zone.**

Reasons in Support: **To allow the applicant to create a subdivision and have appropriate zoning for that use.**

I undertake to observe and perform all provisions of The Planning Act, the applicable Development Plan, Basic Planning Statement, Zoning By-law or Planning Schema, any development agreement entered into under The Planning Act and any conditions imposed under The Planning Act, and the provisions of other relevant laws or by-laws.

Signature of Owner: \_\_\_\_\_  
Address of Owner: **David Guenter, box 273, Winkler, MB R6W 4A5**  
Telephone: **204-325-7634**

Signature of Applicant: \_\_\_\_\_  
Address: **David Guenter, box 273, Winkler, MB R6W 4A5**  
Telephone: **204-325-7634**  
Date: \_\_\_\_\_

APPLICATION RECEIVED BY: **Susan Stein, Community Development Officer**

DATE: **June 11<sup>th</sup>, 2015**

APPLICATION FEE: **\$750.00**

12-03-04-W

07-03-03-W

01-03-04-W

N 660

S 660

06-03-03-W

area to be rezoned  
from "A40 Agricultural zone  
to "AC" Agro-commercial zone

Schedule 'A'

Attached to and forming part of  
By-law No. 2015-13

Amending Map No. 1 of the  
Municipality of Rhineland  
Zoning By-law No. 2013-8

Municipality of Rhineland  
"S 660' of N 1320" & "N 660"  
in the NW 6-3-3W

12-03-04-W

07-03-03-W

01-03-04-W

06-03-03-W

N 660

S 660

area to be rezoned  
from "A40 Agricultural zone  
to "AC" Agro-commercial zone

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Amending Map No. 1 of the  
Municipality of Rhineland  
Zoning By-law No. 2013-8

Municipality of Rhineland

"S 660' of N 1320'" & "N 660'"  
in the NW 6-3-3W

Map Not to Scale

For Discussion Purposes Only



**Manitoba**  
Municipal Government  
Community and Regional Planning