

RM of Cornwallis

Zoning By-law Review

Public Hearing
November 26, 2026

Cornwallis RURAL MUNICIPALITY

Landmark Planning & Design Inc.

Agenda

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4. Development Plan Impact
5. What's Changing?
6. New Zoning By-law
7. New Uses & Animal Keeping
8. Proposed Zoning By-law Maps
9. Approval Process
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Introduction

- The RM of Cornwallis, in partnership with Landmark Planning & Design, is undertaking a review of the RM's municipal Zoning By-law.

- This project will help the RM effectively manage growth and change using regulatory tools, including in areas experiencing significant development pressures and conflicts between residential uses and important industries.

- This presentation will outline the process to date, and highlight key sections of the draft Zoning By-law which has been given first reading by Council

Introduction

Rural Municipality of Cornwallis

- Initiated and managed the project, and will be adopting the zoning by-law through a resolution of Council

Landmark Planning & Design

- Working with RM of Cornwallis' Council and Administration to assist with the Zoning By-law Review.

Keystone Planning District

- Partnership between RM of Cornwallis and RM of Elton to oversee regional planning and development.

Background

What is a zoning By-law?

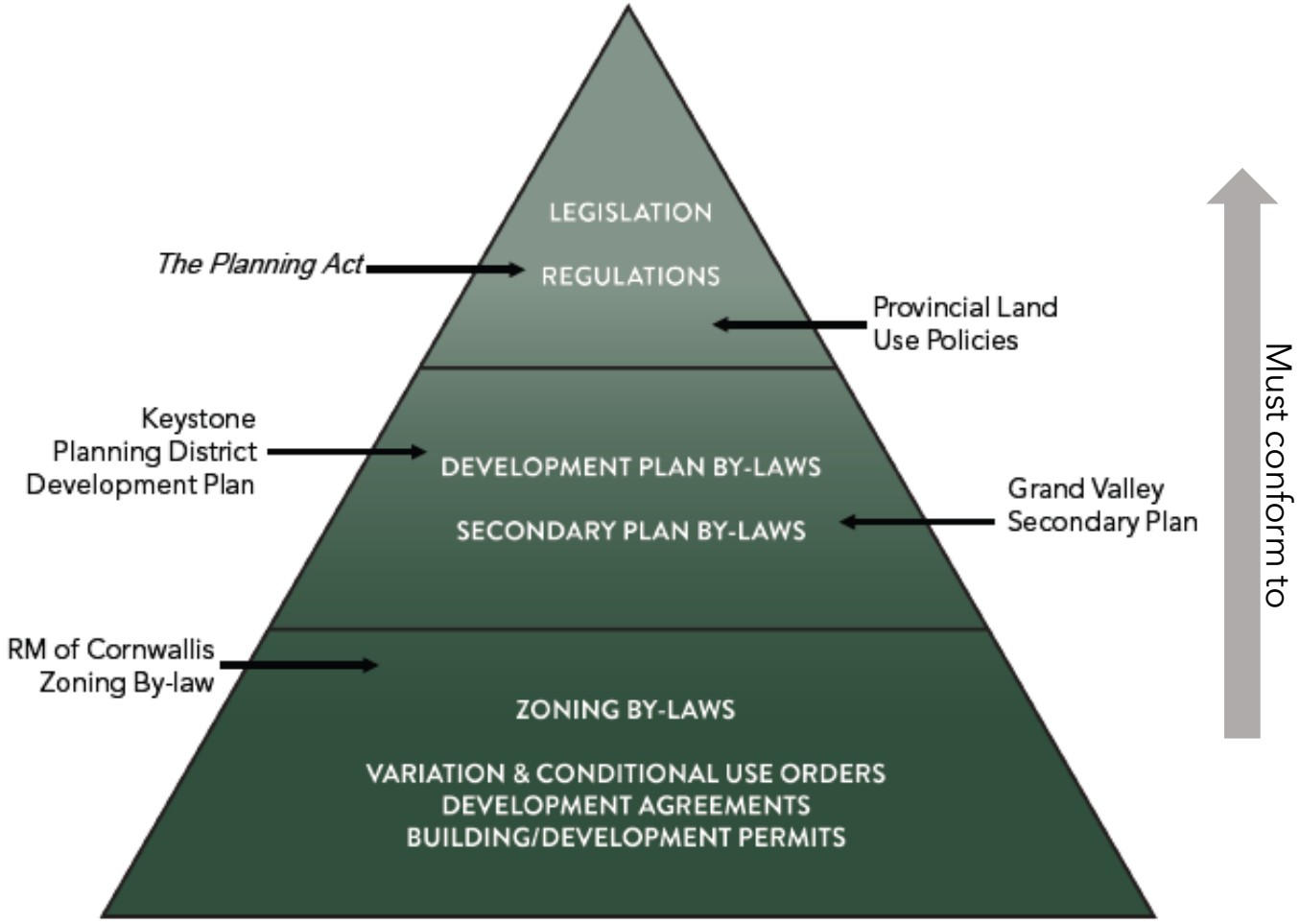
- A **document that regulates land use** in the municipality by establishing different zones (i.e. residential, commercial, etc.) and assigns each property a zone through the use of maps.
- Lists permitted and conditional uses and development standards (building heights, setbacks, etc.) for each zone and sets out the process for development permits and related approvals. All development in the RM must comply.

Why update now?

- The Keystone Planning District adopted a new Development Plan in early 2025
- The **Zoning By-law is a primary tool for implementation** of the Plan's vision, so it must be updated to maintain alignment.

Legislation & Regulation

- A Zoning By-law is part of Manitoba's planning framework
- *The Planning Act* governs planning in Manitoba
- Provincial Land Use Policies (PLUPs) outline the Province's interest in land and resource use
- PLUPs guide local planning and inform all Development Plans
- Each level must comply with the levels above



Development Plan Impact

- New Keystone Planning District Development Plan provides direction on matters such as:
  - Where new mobile home subdivisions and individual mobile homes can be located
  - Animal keeping outside of agricultural areas
  - Development standards for uses such aggregate extraction and wind turbines
  - The efficient use of rural land
  - Livestock operations and specialized agricultural activities
- These matters must be addressed in the new Zoning By-law.

Public Engagement

For this project, Landmark Planning & Design has engaged with stakeholders and the public through the following methods:

Stakeholder Meetings

- Met with key community stakeholders in the early review process to receive input on opportunities and constraints related to land use and development in the RM.

Online Survey

- Used as a method to collect preliminary feedback about priorities, goals, and objectives for land use regulation in the RM.
- Publicized via the municipal and KPD websites and social media feeds.

Public Open Houses

Public Open House 1

- January 2026
- To present introductory project information to members of the general public and interested stakeholders, and to collect feedback

Public Open House 2

- September 2026
- To provide residents and other interested parties with an opportunity to review the draft Zoning By-law and provide comments

What's Changing?

Formatting and Administrative Changes:

- As a part of the review process, several administrative and formatting changes were made to the By-law to improve clarity and to improve understanding, including:

Modern Definitions

Streamlined Format

Consolidated Use Tables

New Illustrations/Diagrams

New Maps

What's Changing?

Notable proposed changes to the RM's regulatory framework:

Serviced Zone

To prepare for future wastewater servicing in Sprucewoods, a higher density residential zone has been added to the draft By-law. The minimum lot size in this zone is 6,000 square feet.

Aggregate Rules

More use-specific standards have been added for aggregate extraction uses to reduce the likelihood of land use conflicts.

New Uses

Emerging uses such as data centres and tiny homes have been added to the By-law to ensure the RM has the tools it needs to regulate development.

KPD Plan

Key directions from the KPD Development Plan regarding land uses such as wind turbines and hobby farms have been implemented.

CFB Shilo

Regulations about erecting structures near sensitive infrastructure at CFB Shilo have been clarified.

These changes only affect NEW development. Existing land uses may continue as they are, as long as they were established legally.

New Zones

The new Zoning By-law proposes a revised set of zones, with a streamlined framework for rural residential areas and new zones for natural areas and future serviced development:

OLD

Symbol	Zone Name
AG80	Agricultural General Zone
AC80	Agricultural Conservation Zone
RR2	Residential Rural Zone
RR5	Residential Rural Zone
RR10	Residential Rural Zone
RR20	Residential Rural Zone
RR40	Residential Rural Zone
GD	General Development Zone
RG	Residential General Zone
RMP	Residential Mobile Home Park Zone
CH	Commercial Highway Zone
RC	Rural Commercial Zone
M	Industrial Zone

NEW

Zone Group	Symbol	Zone Name
Rural / Agricultural Zones	AG	Agricultural General
	AL	Agricultural Limited
	NE	Natural Environment
Residential Zones	RR	Rural Residential
	RE	Rural Estate
	RRO	Rural Residential Overlay
	RG	Residential General
	RS	Residential Serviced
	RMP	Mobile Home Park
Business Zones	RC	Rural Commercial
	CH	Commercial Highway
	MG	Industrial
Mixed Use Zones	GD	General Development

New Uses

In keeping with the modernization of the Zoning By-law, various new uses have been defined and included within the By-law, including:

Data Centres are permitted conditionally only in the CH (Commercial Highway) and MG (Industrial) zones.

	CH	MG
DATA CENTRE	C	C

Tiny Home means a dwelling measuring less than 600 square feet in size.

	AG	AL	RR	RE	RG	RS	RMHP	GD
TINY HOME	C	C	C	C	C	C	P	C

Attached Secondary Suite means a self-contained accessory dwelling unit located within a permanent single-family detached dwelling (and has its own access, cooking, sleeping and sanitary facilities).

Detached Secondary Suite means a self-contained accessory dwelling unit which is accessory to a permanent single-family detached dwelling on the same zoning site (and has its own access, cooking, sleeping and sanitary facilities).

	AG	AL	RR	RE	RRO	RG	RS	GD
ATTACHED SECONDARY SUITE	C	C	P	P	P	P	P	P
DETACHED SECONDARY SUITE	C	C	C	C	C	C	C	C

Animal Keeping

The KPD Development Plan outlines standards for new hobby farms, which must be implemented through the Zoning By-law. Existing hobby farms which were legally established can be maintained as they are:

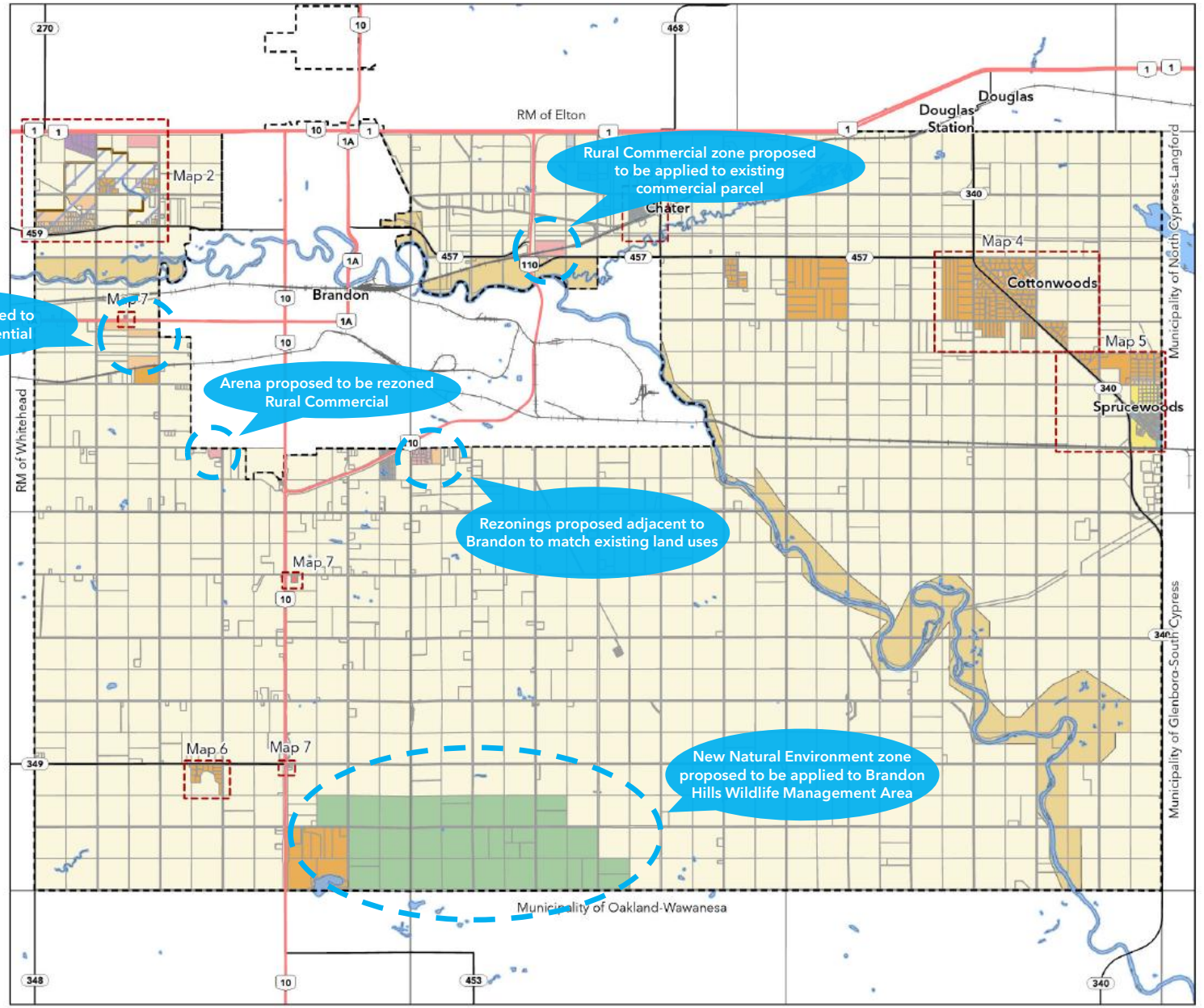
Animal Keeping means an accessory use where less than 9 animal units of livestock (excluding pets) are sheltered, bred, raised, or sold (including hobby farms).

- Permitted in the AG (Agriculture General) and AL (Agriculture Limited) zones. Conditional in certain residential zones, subject to additional approval.
- Requires a minimum site area of 1.6 hectares (4 acres).
- Requires a minimum site area of 0.8 hectares (2 acres) for poultry.
- Poultry in the RR, RRs and RLD zones:
  - No more than six hens may be kept on sites less than 1.6 hectares (4 acres) - no roosters.
  - No more than ten hens may be kept on sites greater than 1.6 hectares (4 acres) - no roosters.
  - The enclosure must be covered enitrely on all sides and top by chicken-grade fencing.
  - The chicken coop must be located in the rear yard of the lot and must be positioned a minimum of 4.6 m (15 ft) from any neighbouring property line.
- Any structure intended for the keeping of livestock shall be a minimum distance of 50 feet from any lot line.

	AG	AL	RR	RE	RRO
ANIMAL KEEPING (ACCESSORY)	P	P	C	C	C

Proposed Zoning By-law Mapping

- The draft Zoning By-law includes several maps that visually represent the zones in the RM.
- Minor updates are being proposed to the RM's existing maps, in line with the KPD Development Plan.
- The following slides provide an overview of the proposed zones and re-zoning. These include changes such as:
  - Align zoning with existing land uses
  - Rezone residential and commercial areas to appropriate districts
  - Apply a new Natural Environment zone to protected lands
  - Improve mapping accuracy and consistency



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ZONING BY-LAW

MAP 1
Municipal Overview

Zoning Districts

- Agricultural General
- Agricultural Limited
- Natural Environment
- Rural Residential
- Rural Estate
- Rural Residential Overlay
- Residential General
- Residential Mobile Home Park
- Rural Comercial
- Commercial Highway
- Industrial
- General Development

Residential Serviced zone not applied to any parcels – currently only in By-law text

Other Features

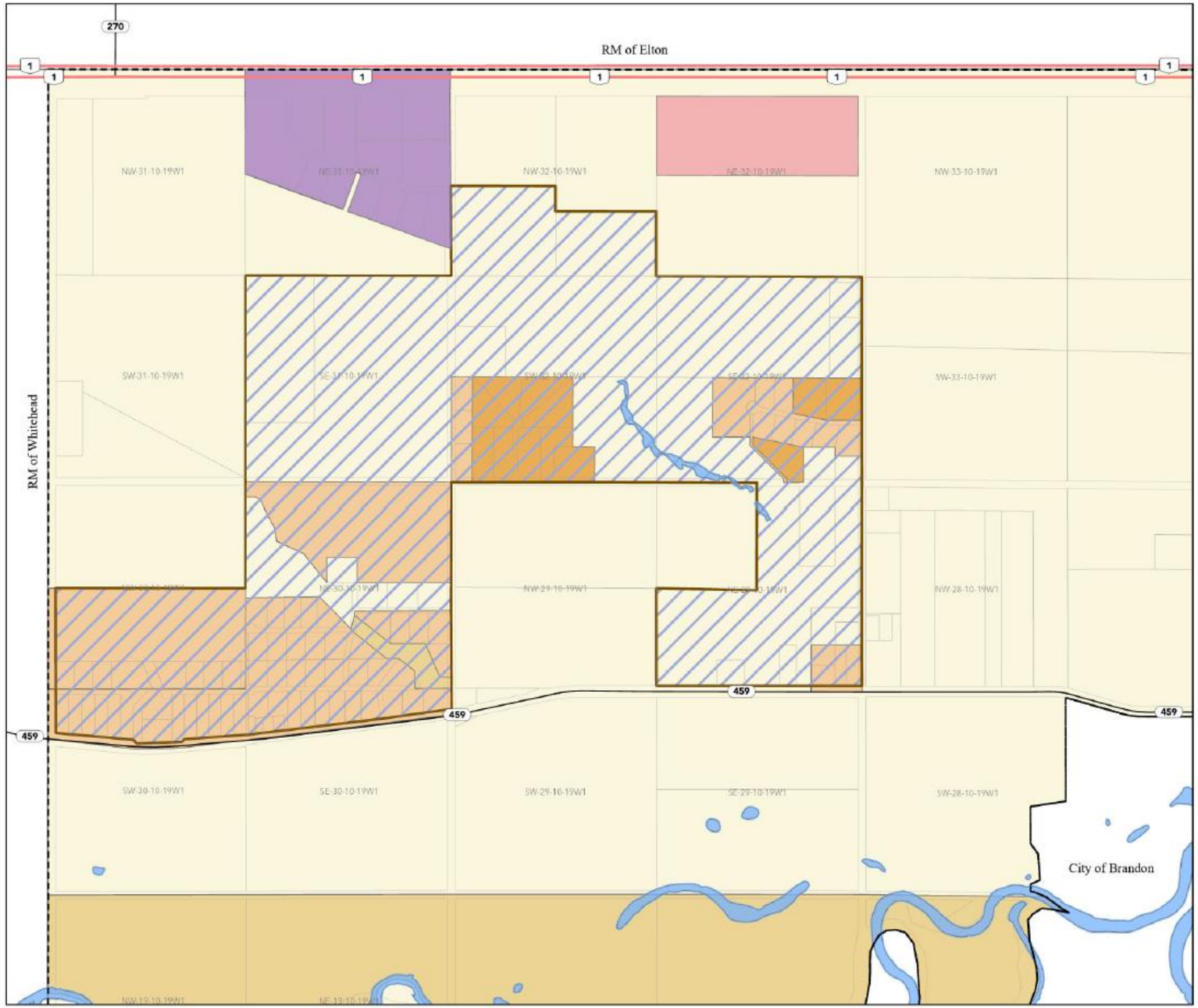
- Provincial Trunk Highway
- Provincial Road
- Water Body
- Railway

Landmark
Planning & Design Inc.

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: August 2026
Author: Landmark Planning & Design Inc.

N

0 2.5 4.5 Miles
0 3.5 6.5 Kilometers



RM OF CORNWALLIS

ZONING BY-LAW

MAP 2
North of Highway 459
Land-Based Classification Zone

Zoning Districts

- Agricultural General
- Agricultural Limited
- Rural Residential
- Rural Estate
- Rural Residential Overlay
- Rural Comercial
- Industrial

Other Features

- Provincial Trunk Highway
- Provincial Road
- Water Body
- Railway

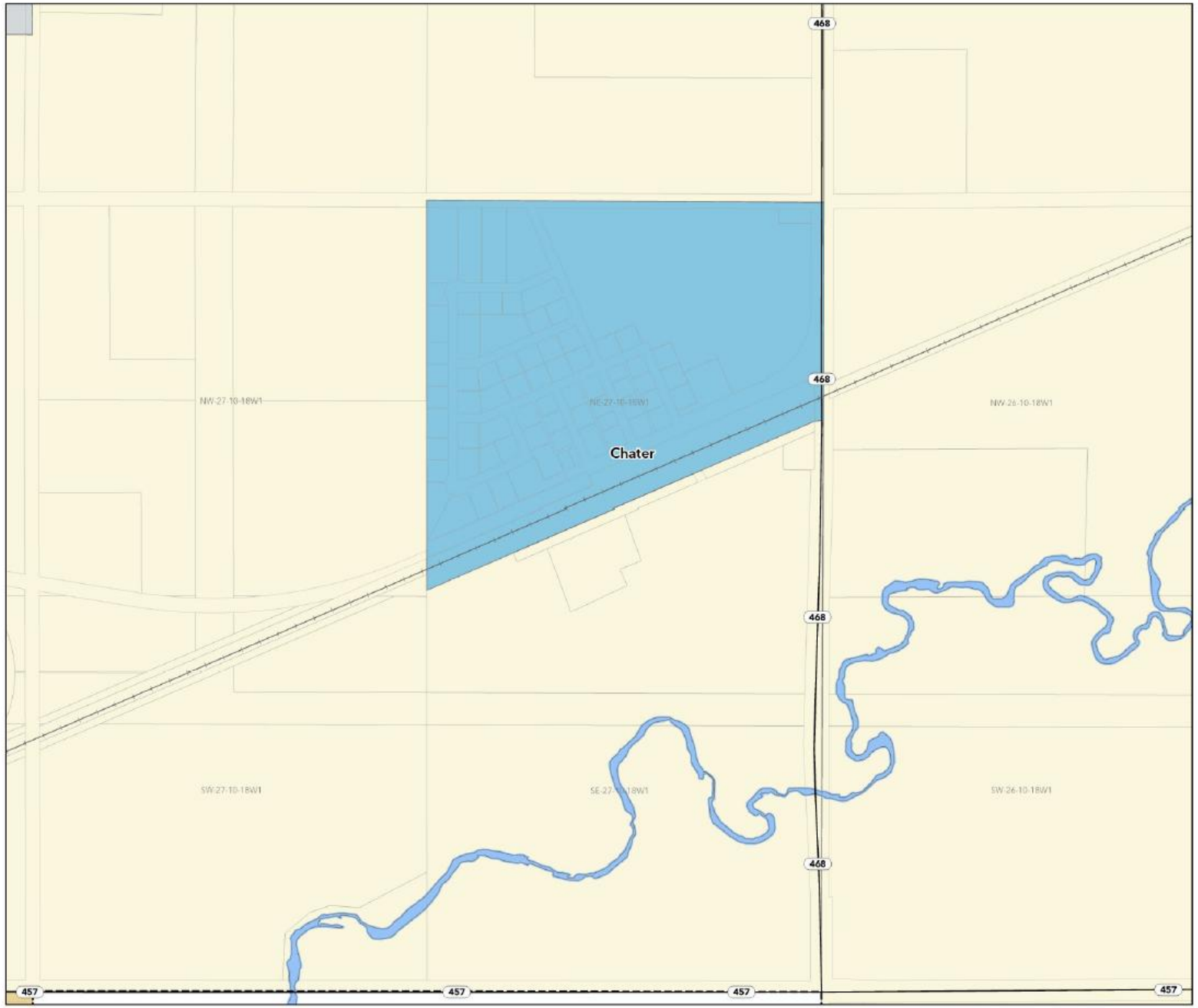
No proposed changes

Landmark Planning & Design Inc.

Projection: NAD 1983 UTM ZONE 14N
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0 0.5 1 Kilometers



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ZONING BY-LAW

MAP 3
Chater Land-Based
Classification Zone

Zoning Districts

- Agricultural General
- Agricultural Limited
- Residential Mobile Home Park
- General Development

Other Features

- Provincial Road
- Water Body
- Railway

No proposed changes

Landmark
Planning & Design Inc.

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: August 2026
Author: Landmark Planning & Design Inc.

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0 0.2 0.3 Miles
0 0.3 0.6 Kilometers



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ZONING BY-LAW

MAP 4
Cottonwoods Land-Based Classification Zone

Zoning Districts

- Agricultural General
- Rural Residential
- Rural Estate
- Residential General
- General Development

Other Features

- Provincial Road
- Railway

No proposed changes

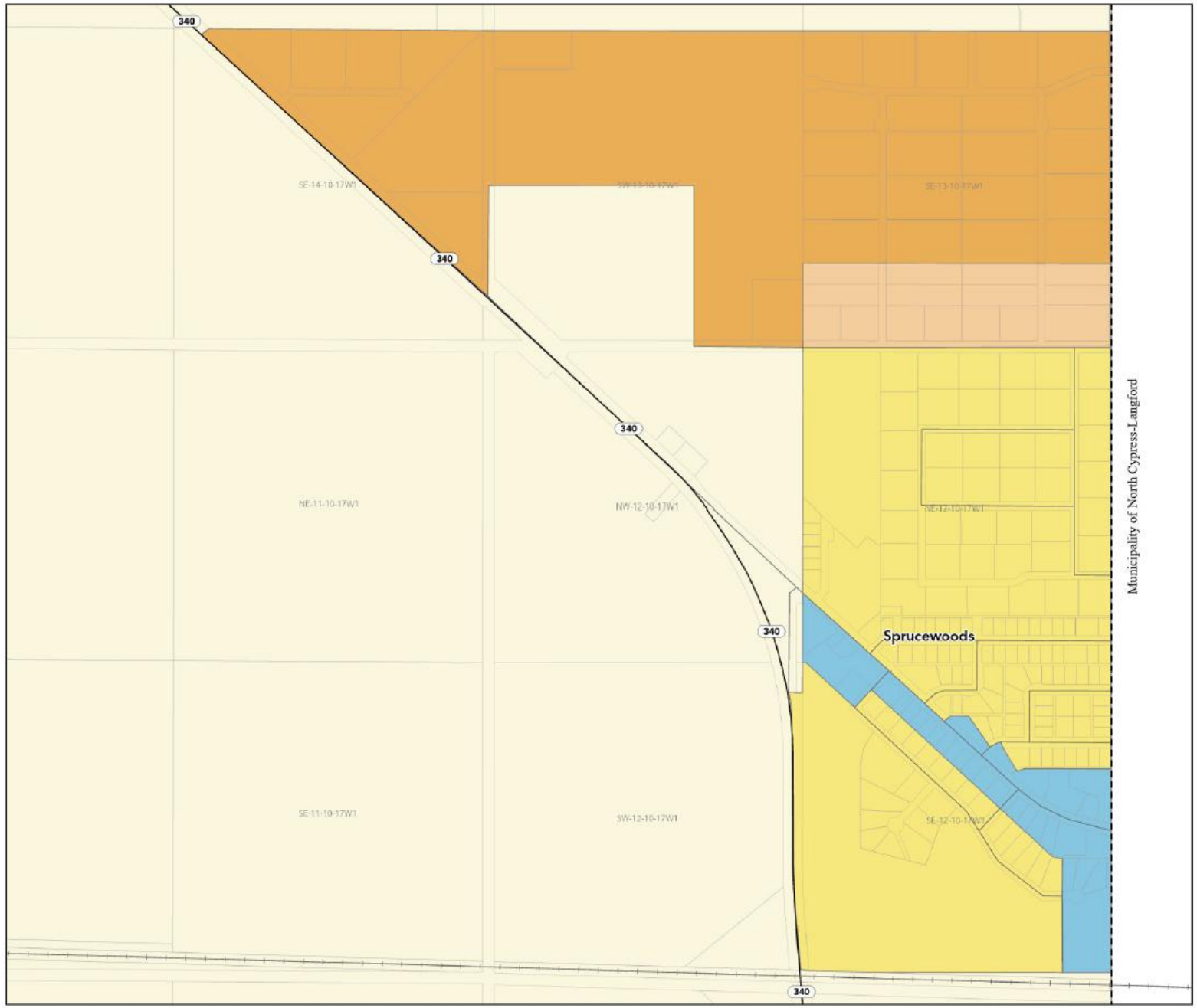
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Planning & Design Inc.

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: August 2026
Author: Landmark Planning & Design Inc.

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0 0.8 1 Kilometers



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ZONING BY-LAW

MAP 5
Sprucewoods Land-Based Classification Zone

Zoning Districts

- Agricultural General
- Rural Residential
- Rural Estate
- Residential General
- General Development

Other Features

- Provincial Road
- Railway

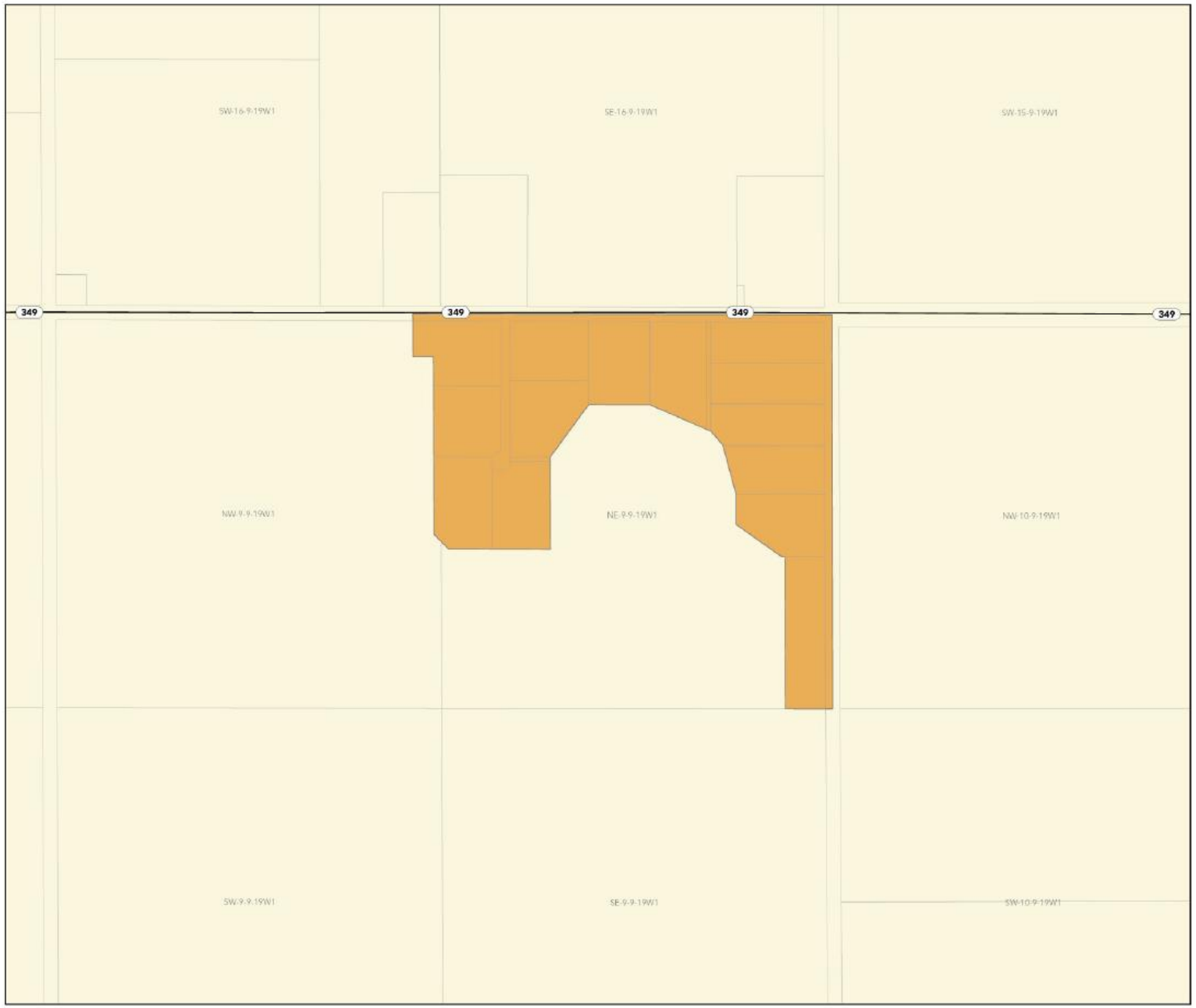
No proposed changes

Landmark
Planning & Design Inc.

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
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N

0 0.2 0.5 Miles
0 0.3 0.7 Kilometers



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ZONING BY-LAW

MAP 6
South of Highway 349
Land-Based Classification Zone

Zoning Districts

- Agricultural General
- Rural Estate

Other Features

- Provincial Road
- Railway

No proposed changes

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Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: August 2026
Author: Landmark Planning & Design Inc.

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0 0.2 0.3 Miles
0 0.3 0.5 Kilometers



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ZONING BY-LAW

MAP 7
Details A, B, and C
Land-Based Classification Zone

Zoning Districts

- Agricultural General
- Agricultural Limited
- Natural Environment
- Rural Residential
- Rural Estate
- Rural Comercial
- Commercial Highway

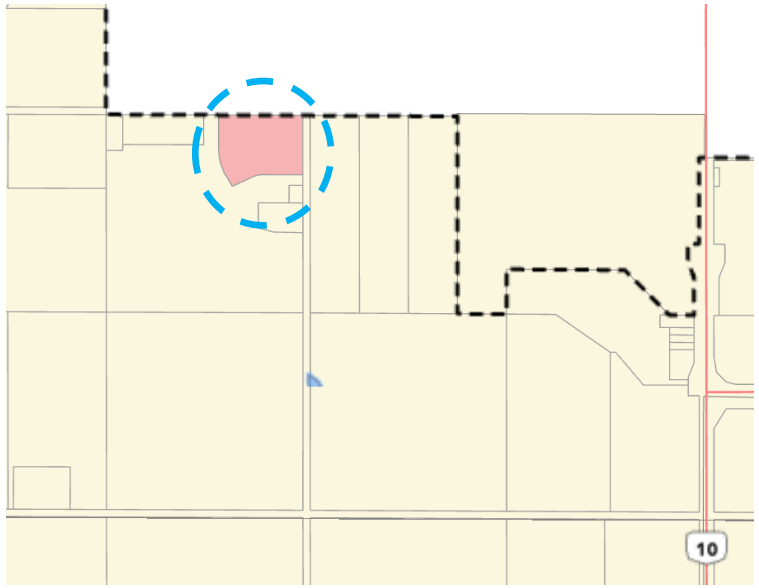
Other Features

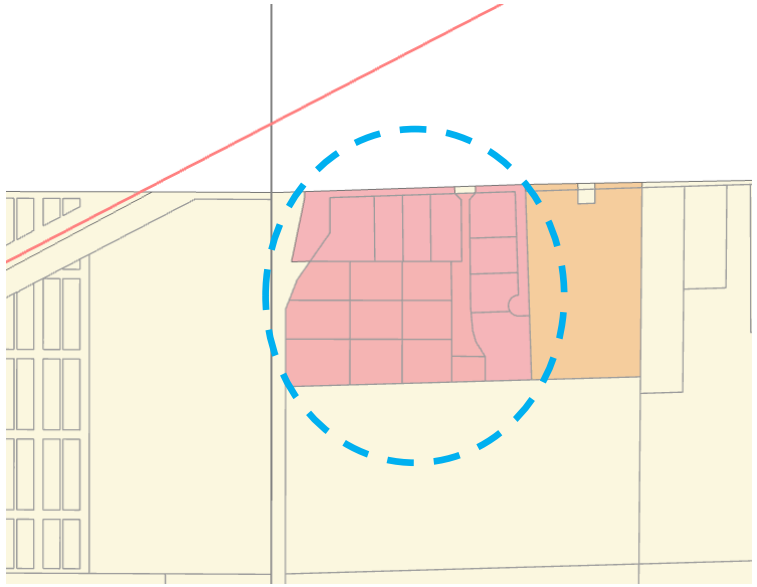
- Provincial Trunk Highway
- Provincial Road
- Water Body
- Railway

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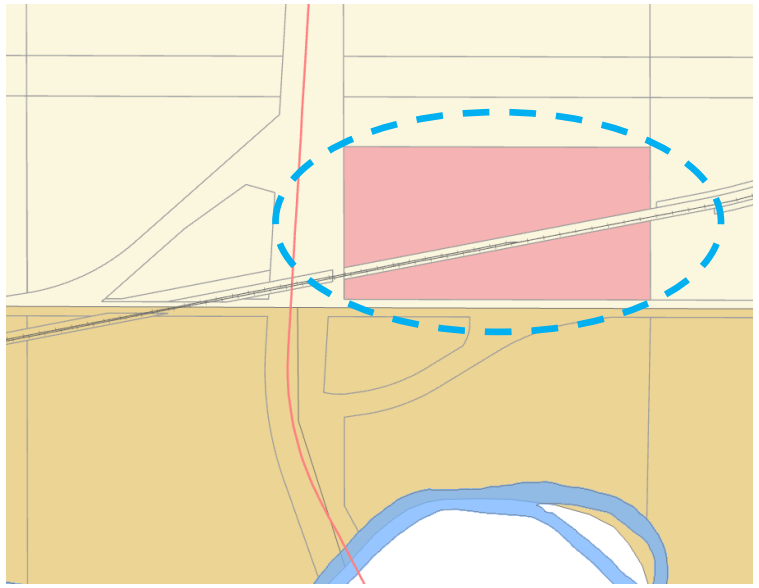
Projection: NAD 1983 UTM ZONE 14N
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Commercial parcels to be rezoned to reflect on-site land uses



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ZONING BY-LAW

MAP 7
Details A, B, and C
Land-Based Classification Zone

Zoning Districts

- Agricultural General
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Other Features

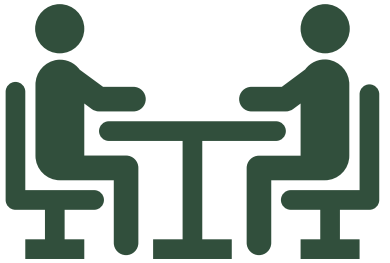
- Provincial Trunk Highway
- Provincial Road
- Water Body
- Railway

Provincial Collaboration

The project team worked with the Province of Manitoba to refine the draft Zoning By-law to align with the Development Plan and The Planning Act.

This review ensures the By-Law is clear and consistent with agricultural, environmental, heritage, and highway planning priorities at the provincial level. Edits were made to:

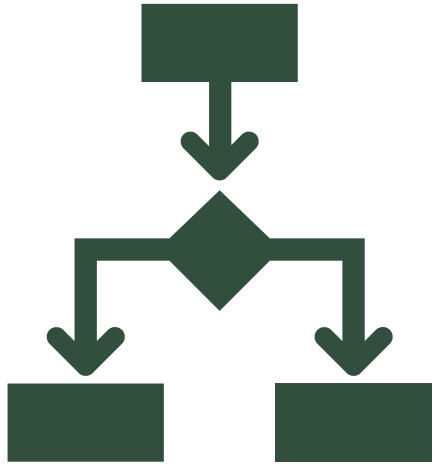
- Agricultural land use and livestock
  - Update regulations to support long-term agricultural sustainability and compatibility with surrounding land uses.
- Crown land and Indigenous interests
  - Recognize applicable Indigenous and Crown land considerations.
- Environmental and water protection
  - Strengthen measures to protect water resources and environmentally sensitive areas.



Next Steps

- Council will give the By-law Second Reading, followed by Third Reading unless there are sufficient objections (5% of the municipal population) to trigger a referral to the Municipal Board.

- Once the By-law is given Third Reading, the adoption process is complete.





THANK YOU!

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