

## TOWN OF BEAUSEJOUR

### BY-LAW NO. 1758-18

**BEING** a By-law of the Town of Beausejour to amend the Town of Beausejour Zoning By-law No. 1753/18, as amended;

**WHEREAS** Section 80(1) of The Planning Act, provides that a zoning by-law may be amended.

**NOW THEREFORE** the Council of The Town of Beausejour, in a meeting duly assembled, enacts as follows:

1. That Part 2: Definitions be amended by replacing the definition of "Shopping Centre/Strip Mall" with the following:

SHOPPING CENTRE/STRIP MALL means grocery stores and/or groups of commercial establishments planned, developed and managed as an integrated unit. These can include, but are not limited to, groups of stores, retail sales, services, associated facilities, eating establishments, warehouse sales and similar commercial uses utilizing common facilities such as parking, landscaping, signage and loading areas.

2. That in Section 4.1 Planned Unit Developments subsection c) be replaced with the following:

c) An application for a Planned Unit Development shall be made in two parts as follows:

- i. The applicant is required to submit a Sketch Plan Application (Part 1) in the format provided by the Town; and
- ii. The applicant will submit a complete conditional use application (Part 2), including a community consultation summary and final submission drawings and illustrations, prior to the holding of a public hearing.

All costs related to the applications, studies, community consultation, and hearing(s) will be borne by the developer.

3. That in Section 4.1 Planned Unit Developments, subsection d) be replaced and subsections e) and f) be added as follows:

d) In addition to the Development Permit and Conditional Use requirements of Sections 1.12 and 1.17 respectively, an application for the establishment of a planned unit development shall be accompanied by the following information prepared and submitted by the applicant:

- i. A concise statement as to the general benefits of the development to the community as a whole;
- ii. Effect on neighbouring structures and the general residential character of any adjacent neighbourhood;
- iii. Effect on the skyline, views and vistas in all directions;
- iv. Effect on the natural environment, such as surface and subsurface of the land, pollution of groundwater, increase in surface run-off and flooding, soil erosion and vegetation;
- v. The potential for the generation of nuisance emissions such as noise, odor and particulates and their effect on adjacent building occupants and how the potential nuisances will be mitigated;
- vi. Impacts on safety and general welfare;
- vii. Impacts on local sewer, wastewater treatment capacity and water systems;
- viii. Tax benefits to the community (tax base, assessments and land value);
- ix. Cost-benefit analysis (where there is a monetary investment from the community); and
- x. Traffic impact study and access management plan. A copy of the traffic impact study and/or access management plan will be submitted to Manitoba Infrastructure for review and approval for any Planned Unit Development that impacts a highway under the Department's jurisdiction.

(e) Council may waive any of the above requirements if deemed unwarranted.

- (f) Council, in reviewing such applications, may require additional information from the applicant as may be necessary for review of the proposal.
4. That in Section 10.2 General Signage regulations (c) be replaced with the following:
- c) Billboards and other signs directing attention to a business, commodity or message offered elsewhere than upon the same zoning site on which that sign is located may, at the discretion of the Development Officer, require Council approval. These signs are also subject to the issuance of a Development Permit;
5. That in Section 10.2 General Sign Regulations (e) be replaced with the following:
- e) Any illuminated sign, including those with LED lights, flashing lights or digital images may, at the discretion of the Development Officer, require Council approval. All signs with flashing lights or digital images are prohibited within 100 feet (30m) of Residential Zones.
6. That Section 10.2 General Sign Regulations be amended by adding (i.) as follows:
- i. Signs exceeding 10 sq.ft. (0.93 m<sup>2</sup>) shall require a permit.
7. That the Table of Contents and numbering system be revised as required to reflect the revisions above.

**DONE and PASSED** in Council, assembled at Beausejour, Manitoba this 29<sup>th</sup> day of January, A.D. 2019.

  
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Mayor

  
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Chief Administrative Officer

Read a 1<sup>st</sup> time this 11<sup>th</sup> day of December A.D. 2018.

Read a 2<sup>nd</sup> time this 29<sup>th</sup> day of January A.D. 2019.

Read a 3<sup>rd</sup> time this 29<sup>th</sup> day of January A.D. 2019.