City of Winnipeg Zoning By-law Review - Mapping Rules

District Type	Current Zoning	Proposed Zoning	Comments	Mapping Rule
Agriculture and Parks	A	A	No change to current zoning label for Agricultural.	No Map changes.
	A.5	RR5	A.5 is being eliminated as a zoning category.	Re-label A.5 to RR5.
	PR1	PR1	PR3 is a new zone. Park zones reflect type of park: PR1 - Neighbourhood PR2 - Community PR3 - Regional	The City of Winnipeg Parks staff have reviewed all PR1 and PR2 parcels and have designated them to the appropriate new PR category. Sites that are currently 'used' as parks but not zoned PR have not been reviewed at this time.
	PR2	PR2		
	-	PR3		
Residential	RR-2	RR2	No change to current zoning label for 2 acre Rural Residential.	No Map changes.
	-	RR5	Existing A5 relabel to RR5 (see above)	Re-label A.5 to RR5.
	R1-20	R1-E	Existing R1 districts are being collapsed into fewer R1 zoning districts.	R1-20 will be re-labeled to R1-E for 'Estate' Lots
	R1-9	R1-L		R1-9, R1-6 and R1-5.5 will be re-labeled R1-L for 'Large' Lots.
	R1-6			
	R1-5.5			
	R1-5	R1-M		R1-5, R1-4.5, R1-4, R1-3.5 will be re-labeled R1-M for 'Medium' Lots.
	R1-4.5			
	R1-4			
	R1-3.5			
	R1-3	R1-S		R1-3 and R1-2.5 will be re-labeled R1-S for 'Small' Lots.
	R1-2.5			
	R2	R2	These two-family residential zones are being combined. The new R2 zone will be closely aligned with the former R2 T regulations.	No Map changes for R2.
	R2-T			R2-T will be re-labeled to R2.
	RM-L	RMF-S	Existing RM districts are being collapsed into fewer RM zoning districts.	RM-L, RM-1, RM-2 and will be re-labeled RMF-S for 'Small' multi-family residential.
	RM-1			
	RM-2			
	RM-3	RMF-M		RM-3 and RM-4 will be re-labeled RMF-M for 'Medium' multi-family residential.
	RM-4			
	RM-5	RMF-L		RM-5, RM-6 and RM-7 will be re-labeled RMF-L for 'Large' multi-family residential.
	RM-6			
	RM-7			
	MH-P	RMH	New label only for Mobile Home Parks.	MH-P will be re-labeled RMH
	-	RMU	New Residential Mixed Use zone (allows commercial) for future applications.	For future use. No map changes.
Commercial and Institutional	C1	C1 or C2	C1 districts do not change unless on a regional street, in which case they may be changed to C2 depending on the site size.	C1 not on a regional street remains C1. C1 on a regional street and less than 0.5 acre remains C1; C1 greater than 0.5 acre becomes C2.
	C1.5	C1 or C2	C1.5 is eliminated as a zoning category. Existing C1.5 districts become C1 or C2 depending on location and size. Some areas may be subject to Neighbourhoods Main Streets PDO (see below).	C1.5 districts will become C1 or C2 depending on their location and size. If the C1.5 district is not on a regional street it will become C1 unless it is greater than 0.5acre (then C2). If the C1.5 district is on a regional street it will become C2.
	C2	C2 or C3 or C4	No change to C2 (Neighbourhood Commercial) except possible change to C3 or C4 depending on site size, lot depth or location.	All existing C2 sites not on a regional street will remain C2. Existing C2 sites on a regional street will become/remain C2/C3/C4 depending on size, lot depth or Plan Winnipeg designation. Existing C2 sites that are larger than 8 acres (under separate ownership or not) and within Areas of Regional Commercial and Mixed-Use Concentration (as identified in Plan Winnipeg) will become C4. Existing C2 sites that are 5-8acres will become C3. Existing C2 sites that are 2-5acres and deeper than 200 feet will also become C3. All others will remain C2.
	C3-1	C3 or C4	C3-1 and C3-2 are being combined. Some C3 sites may become C4 depending on use, lot size/depth, and location.	C3-1 and C3-2 districts will be re-labeled C3. If a C3 district is a contiguous retail area larger than 8 acres and within an Area of Regional Commercial and Mixed Use Concentration (as identified in Plan Winnipeg) it will become C4.
	C3-2			
	C4	C4	No change to current zoning label (Commercial Regional).	No Map changes. (C4 is used for retail uses (primary use) only.)
	CR	C4	CR is deleted as a zoning category. CR is most closely related to the newly defined C4 (Commercial Regional).	All CR districts will become C4.
	-	EI	EI is a new zone for public educational and institutional sites of a campus-like nature.	Large, campus-like sites with multiple buildings such as hospitals, health care centres, universities and colleges will become EI.
	OI	C2	OI is being eliminated as a zoning category.	OI districts will become C2.
	-	CMU	New Commercial Mixed Use zone (allows high density residential) future applications.	For future use. No map changes.

District Type	Current Zoning	Proposed Zoning	Comments	Mapping Rule
Industrial	M1	M1 (or C2/C3/C4)	No map changes to the M1 district.	M1 remains M1. Commercial use sites become C districts according to the rules outlined for C districts above.
	M1-B		M1-B is being eliminated as a zoning category.	M1-B becomes M1. Commercial use sites become C districts according to the rules outlined for C districts above.
	MP-1		MP-1 is being eliminated as a Zoning District. MP-1 lands will be rezoned to M1.	MP-1 becomes M1. There are only two MP-1 sites in the city.
	MP-S		MP-S is being eliminated as a zoning category.	MP-S becomes M1. Commercial use sites become C districts according to the rules outlined for C districts above.
	CF		CF is being eliminated as a zoning category.	CF becomes M1. Commercial use sites become C districts according to the rules outlined for C districts above.
	M2	M2 (or C2/C3/C4)	No map changes to the M2 district.	M2 remains M2. Commercial use sites become C districts according to the rules outlined for C districts above.
	MR		MR is being eliminated as a zoning category	MR becomes M2. There are a limited number of MR sites in the city.
	MP-2		MP-2 is being eliminated as a Zoning District. MP-2 lands will be rezoned to M2.	MP-2 becomes M2. The city's four industrial parks are being rezoned to M2 (inkster, St. Boniface, Murray and Fort Garry)
	M3	M3 (or C2/C3/C4)	No map changes to the M3 district.	M3 remains M3. Commercial use sites become C districts according to the rules outlined for C districts above.
	-	MMU	New Industrial Mixed Use zone (allows for a mix of uses including limited commercial)	MMU should be applied to the sites that include a mix of uses such as manufacturing, warehousing, office, accessory retail, and a limited amount of service-oriented commercial; that include a higher level of design quality; and should generally be of a planned, contiguous, clustered nature. Sites that meet this criteria in built or partially built form, and are therefore recommended for mapping as MMU are: Tuxedo Business Park, Terracon Business Park, and UofM SmartPark.
Overlay/ Other	BP	C2	BP is being eliminated as a zoning category. BP becomes C2 within PDO-Boulevard Provencher.	BP districts will be re-labeled C2 (PDO-Boulevard Provencher) - see below.
	-	PDO-1	New overlay zone for special planning areas.	For future use.
	-	PDO-2	New overlay zone for special planning sites.	For future use.
	-	PDO-1 (Boulevard Provencher)	New overlay zone for Boulevard Provencher	The BP district will be identified as an overlay district.
	-	PDO-1 (Airport Vicinity)	Airport Vicinity Protection Area Zoning By-Law is rolled into this by-law as an overlay zone.	The AV district will be identified as an overlay district.
		PDO-1 (Neighbourhood Main Streets)	New overlay zone to restrict certain uses in areas currently zoned C1.5.	The PDO will apply to neighbourhood main street areas identified on the associated map (i.e., Corydon, Osborne, Selkirk, etc).
	-	PDO-1 (Warman Road)	Buffer area for Warman Road (Maple Leaf) meat packing plant.	New overlay district.
	-	UIA-1	Map carried over from By-law 6400 for Fort Rouge and West End	Urban Infill Areas allow an additional level of neighbourhood protection
	-	UIA-2	Map carried over from By-law 6400 for St. Boniface	Urban Infill Areas allow an additional level of neighbourhood protection

Updated 03/06/2007