

# SOUTH RIDING MOUNTAIN PLANNING DISTRICT

## DEVELOPMENT PLAN BY-LAW NO. 01-DP-2010

[illegible]

THE SOUTH RIDING  
MOUNTAIN  
PLANNING  
DISTRICT

DEVELOPMENT PLAN

**THE SOUTH RIDING MOUNTAIN PLANNING DISTRICT BY-LAW NO. 01-DP-2010**

BEING a by-law of *The South Riding Mountain Planning District* to adopt a development plan.

WHEREAS, **Subsection 40 (1)** of *The Planning Act*, C.C.S.M. c. P80 provides authority for the preparation of a development plan;

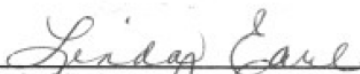
AND WHEREAS, **Section 45** of *The Act* provides authority for the adoption of a development plan;

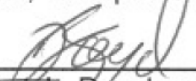
AND WHEREAS, pursuant to the provisions of **Section 47** of *The Act*, the Minister of Local Government approved *The South Riding Mountain Planning District Development Plan* on this 23 day of June, 2010 A.D.;

NOW THEREFORE, *The South Riding Mountain Planning District Board*, in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and marked as SCHEDULE "A", is hereby adopted and shall be known as; **The South Riding Mountain Planning District Development Plan**;
2. The **South Riding Mountain Planning District Development Plan By-law No. 5-84** and all amendments thereto in force and effect within the **The South Riding Mountain Planning District** are hereby repealed, and
3. The Development Plan shall take force and effect on the date of third reading of this By-law..

DONE AND PASSED this 21 day of July, 2010 A.D.

  
\_\_\_\_\_  
Linda Earl, Chairperson

  
\_\_\_\_\_  
Brian Skatch, Development Officer/  
Secretary-Treasurer  
*DEREK BOYD*

READ A FIRST TIME this    20th    day of    January    2010 A.D.

READ A SECOND TIME this    3rd    day of    March    2010 A.D.

READ A THIRD TIME this    21st    day of    July    2010 A.D.

THE SOUTH RIDING MOUNTAIN  
PLANNING DISTRICT  
DEVELOPMENT PLAN

BEING *SCHEDULE "A"*

Attached to

BY-LAW NO. 01-DP-2010

of

THE SOUTH RIDING MOUNTAIN  
PLANNING DISTRICT

Prepared for:  
THE SOUTH RIDING MOUNTAIN PLANNING DISTRICT

By:

Marvin R. Borgfjord  
Planning Consultant,

In consultation with Community Planning Services  
Branch of Local Government

and

Genivar

March, 2010

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## **PART 1: INTRODUCTION**

### **1.1 Area Covered by Development Plan**

This Development Plan applies to The South Riding Mountain Planning District as illustrated in **Appendix “A” Development Plan Map 1** of this By-law. The South Riding Mountain Planning District is comprised of the Rural Municipalities of Clanwilliam, Harrison and Strathclair and the Town of Erickson.

### **1.2 Legal Authority**

Section 14 of *The Planning Act* provides a planning district board with responsibility for adoption, administration and enforcement of the Development Plan By-law for the entire district.

Subsection 40 (1) of *The Planning Act* provides that a planning district board or council must prepare a Development Plan.

Section 45 of *The Planning Act* provides that a planning district board or council must by by-law adopt a Development Plan.

Section 47 of *The Planning Act* provides that, following second reading of the By-law to adopt a Development Plan, ministerial approval of the By-law is required prior to proceeding to third reading.

The Development Plan shall take effect on the date of third reading of the By-law.



### **1.3 Planning History**

The South Riding Mountain Planning District was established by the Province of Manitoba by Order-In-Council No's. 130/79 and 511/79.

The intent of The South Riding Mountain .Planning District Development Plan is to update the existing Plan to meet current requirements and needs, improve the clarity of the Plan, repeal the present Plan as amended and adopt a new Plan for the District.

### **1.4 Requirements of a Development Plan**

Subsection 42 (1) of *The Planning Act* states that a development plan must:

- (a) Set out the plans and policies of the planning district or municipality respecting its purposes and its physical, social, environmental and economic objectives;
- (b) Through maps and statements of objectives, direct sustainable land use and development in the planning district or municipality;
- (c) Set out measures for implementing the plan; and
- (d) Include such other matters as the minister or the board or council considers advisable.

## 1.5 Livestock Operation Policy

Subsection 42 (2) of *The Planning Act* states that the Development Plan must include a livestock operation policy that guides zoning by-laws dealing with livestock operations by

- (a) dividing the planning district or municipality into one or more areas designated as follows:
  - (i) areas where the expansion or development of livestock operations of any size may be allowed;
  - (ii) areas where the expansion or development of livestock operations involving a specified maximum number of animal units may be allowed;
  - (iii) areas where the expansion or development of livestock operations will not be allowed; and
- (b) setting out the general standards to be followed in the planning district or municipality respecting the siting and setback of livestock operations.

## 1.6 Interpretation of Requirements

- .1 The general land use designations indicated on the Development Plan Maps illustrate the long-term land use and land development strategy and define the ultimate extent of the various uses. The achievement of the land objectives will take place over a period of years as the land use patterns evolve. During this period, the Zoning By-laws that will be adopted by each member municipality will provide one of the principal means to effect the transition.

- .2 The boundaries of the various land use designations shown on the Development Plan Maps and any lot size, distance and area requirements mentioned throughout this Development Plan are meant to serve as guidelines only. Certain situations will necessitate a degree of flexibility in the application of these standards providing it complies with the intent of the Development Plan. These standards will provide general guidelines for preparation of the more precise performance standards and requirements of each municipal zoning by-law.
- .3 Individual policies of this Development Plan should not be viewed or interpreted in isolation. Rather, they should be interpreted within the overall spirit and intent of all other objectives and policies of this Development Plan.

## **1.7 Key Findings**

This Development Plan is based on the findings, conclusions and recommendations derived from the background planning and engineering analysis together with input from The South Riding Mountain Planning District Board, member municipal councils, governmental and other agencies and the public through the community consultation process. These background studies are the foundation upon which The South Riding Mountain Planning District Development Plan rests. The next step in the process will be the formulation of zoning by-law amendments for each participating municipality to make their existing zoning by-laws fully represent this new Development Plan. The Zoning By-law is the primary tool used to implement the Development Plan. Together, the six documents (background studies, development plan and four amended zoning by-laws) will provide the District with a comprehensive set of tools that can be used to efficiently and effectively accommodate a wide variety of development while minimizing potential land use conflicts.

Key characteristics of The South Riding Mountain Planning District are profiled in the Background Study which provides a valuable database for ongoing future reference. Key characteristics are summarized herein for the rural and urban areas.

### 1.7.1 Key Rural Findings

- .1 The majority of all rural lands within The South Riding Mountain Planning District are held in parcel sizes of 160 acres or greater. The current level of rural land fragmentation and large average farm size enhances the District's ability to maintain large blocks of agricultural land for a full range of agricultural activity.
- .2 63% of soils in the District are considered prime agricultural lands (Canada Land Inventory Classes 2-3), yet only 43% of the rural land base is utilized for crops. Topography, wetness, stoniness, organic soil capabilities and low soil moisture holding capacity and excess water are the main limitations to the agricultural capability of soils. These differences in land utilization for crops are likely due to soil management considerations that exist due to land variations within the District.
- .3 Groundwater supply (water used for human, domestic and farm consumption) is adequate for existing requirements and considerable new development. Groundwater quality in the District ranges from very poor to good. Poor quality water is common in the south-western corner of the District and good quality water is common along the northern boundary of the District. The distribution of groundwater resources is not uniform and ranges from minimal in some areas while abundant in others. The suitability of groundwater for use by humans and livestock is determined from the Manitoba Water Quality Guidelines. Where large quantities of high quality groundwater are available, groundwater resource management and protection should be prioritized to assure adequate supply for existing users and for potential development.
- .4 The South Riding Mountain Planning District is situated in the Upper Assiniboine Basin, major tributaries include the Assiniboine River, Oak River, Little Saskatchewan River and Rolling River. There are numerous 1<sup>st</sup> to 3<sup>rd</sup> order streams drain throughout the District. Several natural lakes are found in the District. Surface drainage is generally in a southerly direction. The soils are dominantly well drained in undulating and hummocky terrain with minor areas of

imperfectly drained soil on lower slopes. Relatively narrow flood plains may exist adjacent to surface water bodies. These areas should not be subject to development unless detailed assessments indicate flood risk is minimal.

- .5 In each of the Municipalities within the District, except the Town of Erickson, at least one-third of all labour was employed in agriculture and other resource-based industries. Health and education employed 14% of labour within the District.
- .6 There are approximately 110 Livestock Operations (LOs) in the Planning District. Of these, 60 are classified as small (10-50AUs), 35 are classified as medium (51-150AUs) and 15 are classified as large (151-300+AUs).
- .7 Between 1991 and 2006, the population of the District decreased in all municipalities except Clanwilliam resulting in an overall reduction of nearly 12%. This is consistent with provincial trends for the same period. As increase in farm size and reduction in number of farms slows down and migration to moderate and large-sized urban centres decreases, population trends should stabilize. Seasonal residents are staying for longer periods and demanding more services. This population does not register on the census as these are secondary residences, but this seasonal population may be offsetting the impact of losing permanent residences and provide economic activity in the District.
- .8 Agriculture and seasonal recreation development are the main economic activities in the District. Seasonal recreation development in recent years, has accounted for 75% of all subdivision development activity. Agricultural crop production and livestock operations, together with supportive agricultural industries, provide the main thrust of agricultural activity with the principal urban communities providing essential services to the overall population.
- .9 The small secondary rural settlement centres including Menzies and Rackham as well as other country-residential areas in the District provide residential lots for housing for those who wish to live in a small rural community or area but

essential services are not available within these areas and must be provided by the principal urban communities of the District.

- .10 The Rural Municipalities of the District are members of the Little Saskatchewan River Conservation District. Formation of development plan policies and municipal zoning requirements need to be coordinated with, and be consistent with, conservation and watershed management principles and policies.
- .11 The South Riding Mountain Planning District has two existing background reports entitled “Recreational Development Capacity Study of Twelve Lakes in the South Riding Mountain Planning District (1985)” and “Recreational Development Capacity Study of Six Lakes in the South Riding Mountain Planning District (1986)”. These reports have served the Planning District Board when considering cottage development proposals and cottage capacity densities on many of the larger lakes in the Planning District. These reports should continue to guide the Planning District Board in their recommendations regarding recreation development around these lakes. It is noted that these reports should be updated in an appropriate fashion in the future.

### **1.7.2 Key Urban Findings**

- .1 The five (5) principal urban communities in The South Riding Mountain Planning District including Erickson, Sandy Lake, Strathclair, Newdale and Elphinstone provide the highest concentration of intensive residential, commercial, industrial, institutional and urban recreational uses functioning as the service centres for the member municipalities.
- .2 The principal urban communities serve the rural areas of the District by providing education and health care, essential business and other services, finance, real estate and some wholesale and retail trade, as well as some agricultural, manufacturing and construction industries.

- .3 The Background Study has identified a trend to population decline since 1991 with a recent trend to population stabilization and/or slow growth into the future. However, there has been significant growth in the cottage and recreation sector of the District and this population probably does not register in the census. A vacant lot inventory was completed for the five (5) principal urban communities indicating numerous vacant lots, except for Strathclair, many of which are infill lots in the older residential areas and may not be available or in demand for new residential development. Strathclair has recently developed a new sixteen (16) lot residential subdivision and Erickson is considering residential redevelopment of the industrial railway property which will require an environmental assessment of soil conditions before development may proceed. Erickson has some land availability or suitability constraints if additional lands are required. There are some limitations to extension of infrastructure sewer and water services identified in the Background Study that need to be addressed during the residential development review process in many of the urban communities.
- .4 The percentage of the population 65 years of age and over is highest in the Town of Erickson at nearly 32%. This may be due to the availability of a large number of health care services including ambulance, hospital and personal care home available within the town. This may be true for the other urban communities but such statistics are not available since they are done by Municipality and these other communities are unincorporated entities.

## **PART 2: GENERAL OBJECTIVES AND POLICIES**

### **2.1 Introduction**

This section of The South Riding Mountain Planning District Development Plan outlines the general objectives and policies which will guide the overall use, planning and development of land in the area covered by the Development Plan. These objectives and policies apply generally throughout the Planning District and apply to both rural and urban areas unless otherwise provided herein.

### **2.2 General Objectives**

- .1 To encourage use and development of land and natural resources in a manner that is consistent with the principles and guidelines of sustainable development.
- .2 To recognize the importance of the rural land base and to adopt strategies and policies to conserve this base and to encourage development and growth of the agricultural industry.
- .3 To encourage the identification, development and appropriate use of recreational resources and to ensure that recreational areas are protected by designation from inappropriate development on or adjacent to them in the future.
- .4 To recognize existing settlement centres and to provide for their planned development in order for them to provide goods and services to the residents of the District, and for them to serve as the primary location of non-farm residential development.
- .5 To ensure that the use and development of land is consistent with the vision the community has regarding its future, with special consideration being given to current and planned economic development initiatives.



- .6 To encourage community economic development (CED) initiatives, and use and develop land in a manner that contributes positively to the physical, mental, social and economic health and well being of the District.
- .7 To provide well planned areas for living, working, shopping and recreation that are visually attractive, make efficient use of land and public services that minimize incompatible land uses both within areas and between areas.
- .8 To ensure that development does not occur on lands which are not suitable for the proposed development, unless appropriate mitigative measures are taken to reduce potential negative impacts and/or enhance the capability of the land to support the proposed development.
- .9 To encourage new developments to be compatible with existing land uses and that the development potential does not exceed the lands capability to support such activities and/or threaten the ecological integrity and/or sustainability of the land.
- .10 To protect natural areas and habitats from incompatible or potentially incompatible land use activity/development where rare or endangered flora and fauna have been identified under Federal or Provincial legislation.
- .11 To recognize, protect, and consider the sustainability of provincial parks, wildlife management areas, protected areas and other ecologically sensitive areas.
- .12 To recognize that development will increase demand and impact on water supply quality and solid and liquid waste generation, requiring that these issues be considered in the review of development proposals.
- .13 To ensure that new development is compatible with existing and anticipated land uses, utility and transportation networks, and minimizes the risks to quality of life, public health and safety.

- .14 To minimize risks to people and property that are associated with natural hazards or human-made features.
- .15 To protect the natural resources and the environment within the Planning District for the continued well being of area residents.
- .16 To promote wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils, water and living creatures.
- .17 To maintain the integrity of groundwater features and surface water features such as lakes and rivers to ensure surface water and groundwater quality protection are primary considerations when development occurs.
- .18 To protect the mineral, sand and gravel resources from conflicting land uses and to promote environmentally sound exploration, and extraction, and rehabilitation.
- .19 To preserve and enhance areas which have natural beauty, natural value/significance, scenic value, recreational potential, or historic/cultural significance.
- .20 To ensure continued public access to public water resources (e.g. streams, rivers and lakes).
- .21 To preserve and protect riparian areas along streams, rivers and lakes.
- .22 To provide protection for past, present and future investments in public and private infrastructures, including utilities and transportation networks in order to maintain cost-effective operations of new, upgraded or extended infrastructure services.
- .23 To promote inter-municipal co-operation within the Planning District as well as neighbouring jurisdictions in order to undertake joint land use planning, municipal servicing and sustainable development initiatives that will benefit the entire District.

## **2.3 General Policies**

The policies outlined in this section address issues which may arise throughout The South Riding Mountain Planning District.

### **2.3.1 Provincial Land Use Policies**

- .1 The *Provincial Land Use Policies* are a Regulation under *The Planning Act* and serve as a guide for the District in undertaking Development Plan amendments, and statutory reviews of The South Riding Mountain District Development Plan. The South Riding Mountain Planning District Development Plan once adopted, replaces the Provincial Land Use Policies for the Planning District.

### **2.3.2 Development Provisions**

- .1 All new development in the District shall be consistent with this Development Plan. The implementation of the Municipal Zoning By-laws, subdivision and development approval and public works shall be consistent with the provisions and intent of this document.
- .2 No subdivision of land shall be approved unless it conforms with the general intent and provisions of this Development Plan and *The Planning Act*.
- .3 Developments that create hazardous situations or are subject to environmental hazards, shall not be permitted unless the hazard has been removed or appropriate mitigative measures have been taken that will protect life and property. Where differing land uses abut each other and the potential for conflict exists, appropriate mitigative measures may be required as a means of minimizing the impact on adjacent lands.

- .4 Uses which may involve the storage and transfer of hazardous chemicals should be examined for appropriate setbacks and compliance with provincial regulations.
- .5 In approving new developments for residential, commercial or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use. To avoid premature fragmentation of land, the supply of lots should bear a reasonable relationship to the demand or consumption of lots. The District and/or its member municipalities may require that a supply and demand study be undertaken to obtain an overall picture with respect to the availability of suitable undeveloped lots of that particular use.
- .6 In reviewing development applications the District and Member Council(s) will encourage the most appropriate use and development of land and other resources by:
  - (a) protecting and enhancing the agricultural industry and promoting best management practices for agricultural activities;
  - (b) maintaining a harmonious relationship between agriculture and recreation, the two main economic activities of the District;
  - (c) protecting and strengthening the viability of the existing settlement centres;
  - (d) discouraging scattered and haphazard farm and non-farm developments or urban forms of development in the agriculture/rural area;
  - (e) minimizing the natural hazards such as flooding, erosion or bank instability that may be associated with future development;
  - (f) protecting the environment through a sustainable development strategy which reflects applicable Provincial regulations and guidelines; and

- (g) promoting sound management practices for all resource development.
- .7 No new or expanded development, including proposed subdivisions shall be approved unless there are viable resources, facilities and the capacity in place to adequately manage the waste (i.e., solid, liquid, septage. etc.) that will be generated, provide an appropriate source or means of obtaining a potable water supply and a suitable means of access.

### **2.3.3 Utilities & Municipal Services**

- .1 Essential activities of government and public and private utilities may be permitted in any land use designation, where compatible, subject to requirements in a municipal zoning by-law. Such uses should be located and developed in a manner which will minimize any incompatibility with neighbouring land uses. Special consideration should be given to reviewing siting requirements associated with such uses as communication towers, new utility infrastructure, wind farms and maintenance yards to ensure they will minimize adverse impacts on adjacent lands.
- .2 Co-operation will be encouraged with Manitoba Hydro, MTS Allstream, and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.
- .3 Existing public and private utilities should be protected from incompatible or potentially incompatible land uses which may threaten or adversely affect their operation.
- .4 Co-operative and inter-municipal servicing initiatives will be encouraged including possible revenue sharing agreements to equitably share costs and benefits of future development in the Planning District.

- .5 In order to minimize human exposure to the undesirable effects of such uses as sewage lagoons and waste disposal sites, development in the vicinity of these facilities should be limited within a surrounding buffer defined by Provincial Regulations and/or guidelines to open space, agricultural and industrial (i.e. non-residential) uses which would not be adversely affected by these facilities.
- .6 The municipalities of the District will provide facilities to dispose of solid waste and sewage waste in a sanitary, economic and orderly manner by planning in advance for the location and development of suitable Provincially approved landfill sites and sewage lagoons. Where there are insufficient local facilities or capacity, Council may consider new or expanded development for approval subject to verification by the Municipality that arrangements approved by Manitoba Conservation, have been made to have all of the wastes associated with the proposed development disposed of in a sustainable manner outside the Municipality in which the development is being proposed. The Municipality approving development shall have its own waste facilities as soon as possible.
- .7 Future developments in the urban centres of the District will be connected to existing water distribution and wastewater collection systems where municipal services are provided. Seasonal resort recreation development including cottages may be located on unserviced lots which are large enough to accommodate on-site sewage disposal systems subject to approval under provincial regulations.
- .8 Where development will cause the municipality to carry out an alteration to a public sewerage and/or water system, the municipality will adhere to existing applicable provincial legislation, and ensure that all required engineering data supporting the proposal has been forwarded to the appropriate provincial agency for review and comment.
- .9 Utility systems that convey energy, conserve energy or produce energy in a manner that enhances and/or does not endanger the environment or people may be allowed to develop in the Planning District where these systems are compatible with surrounding land use.

### 2.3.4 Hazardous Uses

- .1 Facilities or developments, exclusive of railways and highways, which manufacture, handle, store or distribute hazardous materials will be governed by the following:
  - (a) wherever possible, new facilities should be separated from urban areas and buildings used for human occupation;
  - (b) facilities shall not be located closer to dwellings or highways than permitted or recommended or required by the Province of Manitoba;
  - (c) where new development of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements; the compatibility of surrounding land uses; and plans for buffering and containment of such activities from adjacent uses; and
  - (d) large propane, oil, gasoline or other volatile storage facilities shall be established in areas of the Planning District where risks to the health and well-being of residents can be minimized.
- .2 Development proposals that are potential sources of pollutants should provide for safeguarding sensitive areas susceptible to both surface and subsurface pollution. Such proposals include large livestock operations, lagoons, waste disposal grounds, septic systems, commercial and chemical fertilizer storage facilities, fuel tanks and similar uses.

### 2.3.5 Natural Areas & Environmental Conservation

- .1 Natural areas and habitats on public and private lands should be protected from incompatible or potentially incompatible uses where:
  - (a) rare or endangered flora and fauna have received provincial designation and protection under either the Manitoba *Endangered Species Act* or the federal *Species At Risk Act*;
  - (b) lands have received provincial designation and protection under the Protected Area Initiative;
  - (c) lands have been identified as Wildlife Management Areas;
  - (d) private lands have been voluntarily protected by landowners under *Conservation Agreements* or other Memorandum of Agreements; or
  - (e) sensitive wildlife, aquatic habitat including quality wetland habitat and riparian areas and other ecologically significant areas have been identified.
- .2 The identification and protection of natural areas and wildlife and fisheries habitats will be encouraged within the Planning District. Protection of habitat on private lands should be encouraged wherever feasible as the maintenance of wildlife populations and bio-diversity rely not only on Crown lands but also on private land stewardship.
- .3 Public access to natural areas and wildlife and fisheries habitat will be encouraged to foster appreciation for and enjoyment of nature but such access should not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity.



- .4 The Rural Municipalities of the Planning District are members of the Little Saskatchewan River Conservation District and coordination of development activities will be encouraged.
- .5 Development proposals/use of land within 1-mile of a designated parcel of Crown land (i.e., Wildlife Management Area/Protected Area) shall be forwarded to, and reviewed by Manitoba Conservation, to ensure that future development or changes in land use will not adversely affect the sustainability of the area, threaten the ecological integrity of the designated land(s) or the resident flora and fauna.
- .6 The development plan and the zoning by-law maps shall identify land designated by order-in-council and/or regulation by the province, e.g., provincial parks, wildlife management areas.
- .7 The remaining wooded lands be retained and managed in their natural state as much as possible, particularly those that have high wildlife value and extreme topographic relief. This may require such provisions as the need for a development permit for the clearing of trees in certain situations in the member Rural Municipal Zoning By-laws.
- .8 The Planning District Board may consult with the Province of Manitoba regarding management of wildlife resources which cause problems in the Planning District.
- .9 Proposed developments located near/adjacent to waterways/bodies that have the potential to alter, disrupt or destroy aquatic habitat; including the riparian area, will be referred to Manitoba Conservation for review.
- .10 Where privately initiated habitat conservation land leases or land transfers are proposed, Manitoba Conservation will be encouraged to consult with the Planning District affected prior to approving the designation of a private habitat conservation area.

- .11 Inter-municipal co-operation is encouraged in the application and implementation measures to protect the Districts natural environmental resources.
- .12 The Development Plan will identify Crown Land designated by Order-in-Council and/or regulation by the Province on the designated land use maps.

### 2.3.6 Sensitive Lands, Flooding & Erosion

- .1 Development will generally be directed away from environmentally sensitive areas. Sensitive lands include the following:
  - (a) lands subject to flooding – all lands which would be flooded by the 100 year flood, or by a recorded flood exceeding the 100 year flood level, or a flood specified by Manitoba Water Stewardship in areas protected by flood control works;
  - (b) lands subject to water erosion are all lands which would, within a 50 year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body;
  - (c) lands subject to other hazards such as landslides or subsidence – those lands where actual effects of such hazards have occurred or have been predicted and lands subject to bank instability, are lands on or above a slope adjacent to a waterway or waterbody that is subject to subsidence due to down slope soil movement; and
  - (d) Lands adjacent to surface water bodies which have the potential to be flood prone shall not be subject to development unless detailed assessments indicate flood risk is minimal. **Appendix “B” Background Study Reference Map 1** shows potential flood risk areas within the District.

- .2 Land subject to significant flooding, erosion or bank instability should be left in its natural state or only developed for low intensity uses such as cropping, grazing, forestry or open space recreational activities which are generally acceptable within hazard areas. Best management practices for agricultural activities within riparian areas should be adopted. Annual cropping and unmanaged grazing activities can adversely affect riparian areas. Tree clearing provisions may need to be established in the Municipal Zoning By-laws for lands adjacent to the Little Saskatchewan and Rolling Rivers and the recreation lakes of the District in order to protect severe slope conditions from erosion and bank instability, to prevent soil erosion, silting of downstream drainage channels and to provide better stream and lake habitat for fish and waterfowl. This may include a public education and awareness program. The Planning District Board will consult with and coordinate their land use and development activities with the Little Saskatchewan River Conservation District (LSRCD) Board since they are in the business of managing and conserving natural resources for the long-term benefit of everyone.
- .3 It may not be practical or desirable for economic or social reasons to restrict certain development in sensitive areas. New development should, however, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
- (a) proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
  - (b) there shall be no added risk to life, health or personal safety;
  - (c) the construction of new structures and/or buildings shall not be permitted within flood hazard areas unless the hazard can be protected against. Flood protection measures must protect to the design flood elevation plus appropriate freeboard in accordance with the standards established by Manitoba Water Stewardship. Structures and services should be protected against damage and should be fully functional during hazard conditions;

- (d) activities or construction of new structures and/or buildings shall not be permitted in areas subject to erosion or bank instability unless adequate erosion control or bank stabilization measures are implemented. Only erosion control or bank stabilization measures designed by a qualified professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted;
  - (e) activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited, unless appropriate mitigative measures are taken to minimize the potential of such erosion or bank instability; and
  - (f) existing tree and vegetative cover should be preserved where appropriate to reduce erosion and assist in maintaining bank stability.
- .4 Development proposals in flood plain hazard areas shall be referred to Manitoba Water Stewardship for review prior to approval by the Planning District.
- .5 Development proposals in hazard areas such as those with steep natural slopes may require completion of engineering studies, including recommendations regarding preventative and mitigative measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures which restore or rehabilitate damage which may occur.
- .6 In order to reduce the risk of bank erosion or instability in areas where the specific hazard has not been determined, buildings shall be set back a sufficient distance, as defined in each Rural Municipal Zoning By-law, from all water bodies and waterways.

### 2.3.7 Water & Shoreland

- .1 Development will be encouraged in a manner which ensures that waterways, waterbodies, shoreland areas and groundwater resources are sustained, and that existing uses are not negatively impacted. **Appendix “B” Background Study Reference Map 2**, shows groundwater quality in the sand and gravel major aquifers within the District. Since other aquifers may also exist, this map should only be used as a guide. Development or activities that may cause pollution under normal operating conditions or by accident should be discouraged from locating in all areas with susceptible and high quality groundwater supplies including potable water sources. Where developments are allowed to proceed in these areas, appropriate mitigation plans or measures to protect the groundwater resources shall be required, when necessary.
- .2 The preservation and reintroduction of native vegetation through natural succession or assisted planting will be encouraged in riparian areas, such as along the shorelines of lakes, rivers, creeks and streams in order to stabilize the banks, provide aquatic and wildlife habitat, to filter run-off and to maintain the quality of water in these waterways.
- .3 Waterways, waterbodies and shorelands in the Planning District may require access and will require additional protection to limit impacts of development. The extent of protection required will be directly related to the characteristics of the local environment and proposed development. The size and configuration of the waterway, waterbody or shoreland; the need for public access; environmental characteristics; and economic potential will all have a bearing on the size of the protected area adopted. In order to provide access and protection, shoreland crown or public reserves will be required for all multi-lot subdivisions fronting on a waterway. The reserve should be located along the full length of the shoreline within the development.
- .4 Besides .3 above, riparian areas along streams and adjacent to lakes may be required by the Board or respective Municipal Council to be established as a public reserve on a plan or established by development agreement which can be

registered in Land Titles against affected titles. In considering the riparian area or the reserve in .3 above, the area should consist of an undisturbed native vegetation area, located upslope from the ordinary high water mark. The width should be a minimum of fifty (50) feet of undisturbed vegetation for lands adjacent to first and second order drains and a minimum of one-hundred (100) feet of undisturbed native vegetation of lands adjacent to third or higher order drains and waterbodies. Boat docks, boat houses and the like, within the undisturbed native vegetation area, are limited to a maximum of twenty-five percent (25%) of the shoreline length of each lot. The alteration of vegetation may only occur if it conforms to a Federal Department of Oceans and Fisheries operational statement or approved activity.

- .5 For project proposals requiring self-supplied water, the proponent is directed to contact Manitoba Water Stewardship's Water Use Licensing Section to determine if their water use needs requires licensing under *The Water Rights Act*. If a license is required, development approval may be withheld until such time as either a groundwater exploration permit or surface water development authorization is issued by Manitoba Water Stewardship.
- .6 Any undertaking of drainage work will require authorization from the Province under the Water Rights Act.
- .7 Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas identified by the Province. These areas are illustrated in **Appendix "B" Background Study Reference Map 3**. Also shown on this map are the regional solid waste disposal grounds. Where this is not feasible or practical, development or activities which could cause pollution may be considered in groundwater sensitivity areas provided:
  - (a) it can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the groundwater supply; and

- (b) appropriate precautionary measures have been or will be taken to sufficiently mitigate the risk of endangering the quality of the water supply for domestic potable water supply purposes.
- .8 Any work in or near water that has the potential to harmfully alter, disrupt or destroy fish habitat will require
  - (a) review by the Federal Department of Fisheries and Oceans; and
  - (b) contact with Manitoba WaterStewardship by a development proponent to ensure their project is in compliance with applicable regulatory requirements.

Compliance with the fish protection procedures for stream crossings as required by Provincial and Federal Governments should be adhered to.

### **2.3.8 Transportation**

- .1 Any proposed or existing aircraft landing fields and aerial approaches within the Planning District should be protected from incompatible or potentially incompatible land uses (e.g., buildings, waste disposal grounds, etc.) that may adversely impact their operation and/or endanger public safety. The Municipal Zoning By-laws shall establish separation standards for future development adjacent to an airfield. Proposals to establish private or public airfields shall consider the location of existing dwellings or other development that might adversely be impacted by aircraft operations and shall be dealt with as conditional uses.
- .2 All developments shall conform to the appropriate requirements of the Province of Manitoba as they affect the provincial highway system.
- .3 Compatible land uses (for example, agriculture in general and highway commercial operations at certain locations) may be permitted adjacent to major

provincial highways and other provincial highways and roads where interference with other resources is minimized and the safe and efficient operation of the highway is maintained.

- .4 Proposed developments and subdivisions adjacent to the provincial highway system should be guided by an overall concept plan that establishes an internal road network that ties in with and complements the existing and planned highway network of the area so as to minimize the number of access points onto a highway. The development should be reviewed by the province prior to approval to determine if and how the development should proceed.
- .5 Proposed development which contributes to the evolution of a row of lots each relying on direct access to the highway will not be permitted.
- .6 New development shall have legal access to an all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the municipality to upgrade an existing road or develop new road access to a standard agreed upon by the District Board and member municipality. The proponent may be responsible for part or all of the costs of this roadway construction.
- .7 Land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic should locate in planned locations in proximity to major roadways, including provincial roads and provincial highways. Direct access to the provincial highway system will be discouraged whereby access should be via the municipal road system to the provincial highway system.
- .8 New development which has the potential to generate significant vehicle traffic should be directed away from those areas and land uses where such levels of traffic could endanger public safety.
- .9 When evaluating development proposals, the potential impact on the existing transportation system will be considered. Development requests that are incompatible with the existing transportation system may be rejected if an



agreement cannot be reached between the traffic authority and the proponent to ensure compatibility or to provide road upgrading.

- .10 Commercial uses located on PTHs and PRs which primarily serve the traveling public should be located in planned or designated areas where there is planned access available from major roadways, including provincial roads and provincial trunk highways, where appropriate.
- .11 Development that is to occur within the control areas of provincial roads and provincial trunk highways under provincial authority will be subject to approval by Manitoba Infrastructure and Transportation and/or The Highway Traffic Board respectively prior to planning district or municipal approval.
- .12 Where a local authority has control over roadways, access to a new development adjacent to such roadways will be subject to approval by that traffic authority.
- .13 Local road networks should be planned and designed economically in order to service both existing and future development.
- .14 Development proposals within the vicinity of the provincial highway system shall be circulated to Manitoba Infrastructure and Transportation for review. Development that may have a significant impact on the highway system regardless of location or jurisdiction should also be circulated accordingly.
- .15 The location and construction of an access to a provincial road will be subject to approval by Manitoba Infrastructure and Transportation, and to a provincial trunk highway subject to approval by The Highway Traffic Board.
- .16 Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways (eg, residential uses, hospitals) should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate mitigative measures to minimize adverse impacts.

- .17 Where an area of development is bordered on one side by a major transportation corridor or facility (such as a highway), new development shall, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor or facility.
- .18 Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances should be approved by the responsible member municipality. Consideration should also be given to leaving undeveloped road allowances in their natural state unless required for road development. These areas provide important wildlife habitat and travel corridors for wildlife.
- .19 Where there are existing or anticipated high volumes of truck traffic and the municipality is the traffic control authority, Council may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors within communities.
- .20 The local road or street network associated with any type of proposed development should be designed to conform with both the existing and planned road and street system of the neighbouring areas.
- .21 Development that may have a detrimental impact on the safe and efficient operation of the provincial highway system shall not be allowed unless mitigative measures suitable to the Province are incorporated into the development with the cost of any highway improvements required to accommodate development to be the responsibility of the developer.
- .22 Subdivisions/development will not be permitted in areas designated for highway widening or expansion unless provisions suitable to the Province are made to accommodate future widening or expansion.
- .23 Location of railway crossings shall be undertaken in such a manner as to minimize nuisance and traffic hazard caused by train movement. In areas where

development is proposed in close proximity to a railway corridor the following criteria shall be observed:

- a) all proposed development within three hundred fifty (300) feet of a railway corridor may be required to undertake professional noise and/or vibration studies, to the satisfaction of council and, as directed by council, the developer shall undertake appropriate measures to mitigate any adverse effects that were identified;
- b) all proposed development adjacent to a railway corridor shall provide safety measures such as setbacks, berms, and fencing, when required by council; and
- c) separation distances between residential development and a railway right-of-way may be identified in the Municipal Zoning By-laws.

The member municipalities shall, when appropriate, purchase abandoned railway property.

### **2.3.9 Mineral Resources**

There are economically valuable sand and gravel and other mineral deposits located within the Planning District to provide essential raw materials required for present and future infrastructure requirements. They are identified in **Appendix “B” Background Study Reference Maps 4A, 4B and 4C.**

- .1 Areas designated by Manitoba Science, Technology, Energy and Mines as being of high aggregate, mineral, oil or gas potential shall be protected from incompatible and potentially incompatible land uses that would restrict exploration and development. These uses shall not be allowed to develop on these resources.

- .2 In areas designated by Manitoba Science, Technology, Energy and Mines as being of medium aggregate, mineral, oil or gas potential, incompatible and potentially incompatible land uses may be permitted following review and approval by Manitoba Science, Technology, Energy and Mines. The remaining mineral resources are of low potential and no development restrictions apply.
- .3 Existing aggregate, mineral, oil or gas operations should be protected from incompatible and potentially incompatible land uses. To minimize any future conflict between mineral resource exploitation and the land uses which would be sensitive to the inherent characteristics of surface mining, such sensitive land uses shall not be allowed within the area anticipated to be adversely affected by the mining activity. This would include, but not be limited to, seasonal or permanent residential uses, as well as certain institutional, commercial and recreational uses. These separation distances will be identified in the Zoning By-laws. Note: Reference Maps 4A, 4B and 4C.
- .4 In areas with known aggregate, mineral, oil or gas resources, or areas having high discovery potential for these resources, uses should be limited to non-intensive agriculture (e.g., grazing, cropping, forestry), temporary uses or other uses that will permit access to the resource.
- .5 The exploration, development, production and termination of all aggregate, mineral, oil or gas resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining lands.
- .6 Rehabilitation of depleted aggregate pits and quarries shall be the responsibility of the owner/operator of the site utilizing funds established for this purpose by Mines Branch, Province of Manitoba.

### 2.3.10 Heritage Resources

- .1 The identification of heritage resources should be encouraged within The South Riding Mountain Planning District.
- .2 Heritage resources should be protected where:
  - (a) buildings or landscapes have received municipal and/or provincial heritage designation;
  - (b) buildings or landscapes are in the process of receiving or are being considered for municipal and/or provincial heritage designation; or
  - (c) buildings or landscapes have been developed and operate as heritage sites.
- .3 Existing heritage resources should be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
- .4 The development, designation and preservation of heritage resources should be coordinated with other heritage and recreational resources in the region, existing and proposed to maximize interpretive and tourism potential.
- .5 Sites and groupings of sites with heritage potential will be considered for designation as municipal heritage sites under *The Heritage Resources Act*, and/or municipal heritage conservation zones under *The Planning Act*.

### 2.3.11 Outdoor Recreational Resources

- .1 **Appendix “B” Background Study Reference Maps 5A, 5B and 5C** identify land capability for recreation for the South Riding Mountain Planning District utilizing the seven class Canada Land Inventory System (CLI). **PART 3: 3.3.6**

Seasonal Recreation Area Development provides policies for seasonal recreation development in the District.

- .2 Areas with high recreational capability, *Classes 1-3 Canada Land Inventory (CLI)* for recreation, containing interesting and/or rare natural features should be protected for outdoor recreation and related uses. Development in areas adjacent to recreational areas should not negatively impact the use of the recreational area.
- .3 Areas with lower recreational capability, *Classes 4-5 Canada Land Inventory (CLI)* should be protected where high recreation capability resources are not sufficient to satisfy local and regional needs. *Classes 6-7 Canada Land Inventory (CLI)* lands may only sustain low intensity activities or simply provide open space.
- .4 Designated outdoor recreational uses and areas around the recreation lakes should be protected from incompatible or potentially incompatible land uses which may threaten the integrity and/or operation of these significant recreational resources.
- .5 Proposed recreational development should not preclude access to and use of natural resources (e.g., lakes and streams).
- .6 Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period.

## **PART 3: RURAL POLICY AREAS**

### **3.1 Introduction**

This section of the Development Plan outlines objectives and policies for the Rural Policy Areas within The South Riding Mountain Planning District. Rural Policy Areas are differentiated from Urban Policy Areas by less dense development and larger land parcels, with agriculture and resource-related activities being the dominant land uses. Rural Policy Areas depend on urban settlements for a range of commercial and public services and facilities. In rural areas, public services such as a water supply and delivery system and/or a sewage collection and treatment system are less common.

The Rural Policy Areas contain agriculture, existing single lot rural residential, including multi-lot rural residential and seasonal recreation development, agro-related industrial/commercial developments and the secondary small rural settlement centres.

### **3.2 Objectives**

- .1 To protect the dominant role of agriculture and resource-related activities within the rural areas of the Planning District.
- .2 To minimize the unnecessary fragmentation of large land parcels as a means of protecting the long term agricultural viability and rural character of the South Riding Mountain Planning District.
- .3 To encourage economic development, growth and diversification in rural areas in an orderly, efficient manner that will maintain and protect the dominant role of agriculture and resource-related activities in the rural area.
- .4 To recognize the distinct differences and required land use policy and designation between large-scale livestock operations (LOs), small-scale LOs, mixed farms, and specialized agricultural operations, and to make provision for their continued presence within the rural areas of the District.

- .5 To recognize that within the Rural Policy Areas of the District, some legitimate rural uses associated with agriculture, residential, commercial, industrial and recreational activities and protected natural areas and conservation areas must be accommodated in such a manner that not only supports and enhances the continued viability of the District but also minimizes potential for land use conflicts and maintains a healthy natural environment.
- .6 To encourage development and growth which is sustainable, and which efficiently uses land, existing road networks and existing and future planned wastewater and water supply efficiently.
- .7 To promote development which is compatible with adjacent land uses, both existing and anticipated.
- .8 To maintain the character and quality of life presently enjoyed by those living in the rural areas.
- .9 To encourage growth and development in rural areas in a manner which is compatible with the objectives and policies for urban areas.
- .10 To work co-operatively with the Province in maintaining and improving the water quality for all water resources in the rural areas of the District under the *Water Protection Act*.



### 3.3 Policies

#### 3.3.1 General

- .1 Rural Area Policy Designations (i.e., “**Rural/Agriculture Area**”, “**Seasonal Recreation Area**” and “**Rural Residential Area**”) are illustrated in **Appendix “A” Development Plan Maps 2A, 2B, and 2C**. The “**Rural/Agriculture Area**” designation provides primarily for agricultural development and a limited amount of legitimate rural uses associated with agriculture and resource development. The “**Seasonal Recreation Area**” designation provides for existing and new cottage, recreation facilities and residential development on the recreation lakes of the District. The “**Rural Residential Area**” designation provides for single-family and multi-lot residential development in the secondary settlement centres as well as other areas on large parcels where the keeping of non-commercial animals may be permitted subject to the requirements to be established in a member municipality’s Zoning By-law.
- .2 Some land uses such as outdoor recreation uses and facilities, protected natural areas and conservation areas, single-lot rural residential, single-lot agro-commercial, and industrial uses that require large tracts of land and need to be separated from urban land uses as outlined in **PART 4** herein may be appropriate in the Rural/Agriculture Area Designation. The subdivision of land for these uses may be allowed in this Designation provided that conflict with the primary land use of agriculture is minimized. In general, urban like uses such as commercial, industrial, indoor recreational, institutional, public and small lot and multiple residential use should be directed to existing principal urban communities.
- .3 New development in the Rural Policy Area Designations should be located so as to be compatible with other existing or proposed uses.
- .4 New non-farm development should be directed away from prime agricultural lands and viable lower class agricultural lands.

- .5 New development in the Rural Policy Areas should be located to be compatible with existing or potential resource extraction or harvesting.
- .6 Proposed development in the Rural Policy Area Designations, which by virtue of their use, land requirements and/or servicing requirements would compete, with urban areas or be able to be most efficiently sustained by urban land and services should be directed towards Urban Policy Areas.

### 3.3.2 Agriculture

- .1 All Rural Areas that are primarily used for agriculture shall have a Rural/Agriculture Designation. The **Rural/Agriculture Designated Areas** should be preserved for a full range of agricultural activities on prime agricultural lands and on viable lower class lands that are being used or have traditionally been used for agricultural production. Prime agricultural lands should not be developed for non-agricultural uses, unless the development meets an important public need.
- .2 To support the ongoing viability of large-scale agricultural operations, lands in the **Rural/Agriculture Designated Areas** should be maintained in large parcels generally eighty (80) acres or more in area.
- .3 Small land holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, are considered commercially viable and that the size of the proposed parcel is appropriate for the intended use.
- .4 Existing agricultural enterprises which operate with generally accepted practices of farm management and in conformance with provincial regulations should be protected from new development which might unduly interfere with their continued operation. Specifically, non-farm residential development and recreational development will be discouraged in close proximity to existing livestock operations in order to minimize potential land use conflicts and help to

maintain the ongoing viability of existing livestock operations. The siting of new residential developments should comply with the mutual separation distances for livestock operations as set out in the municipal zoning by-law (see 3.3.4 Livestock Operation Policy Nos .3 and .4 of this Plan).

**Appendix “B” Background Study Reference Maps 6A, 6B and 6C** identifies soil capability for agriculture based on the 7 class Canada Land Inventory system. Classes 1 – 3 represent the prime agricultural land for field crop production. The lower class lands (4 – 5) are marginal for cultivation and are capable of perennial forages, native forages and pasture, class 6 lands are capable of producing native forages and pastures but improvement is not feasible and class 7 and organic lands are considered unsuitable for dry land agriculture. Note that the scale of mapping is reconnaissance level (1: 126,720) which makes it unsuitable on which to base site specific decisions, but can be used for general land use planning policy decisions.

### **3.3.3 Livestock Development Strategy**

The main objectives of this strategy are:

- .1 To maintain a high quality of life within the whole Planning District through viable and compatible rural economic development activities, with an understanding that the rural areas must first and foremost be able to develop and sustain a viable agricultural industry.
- .2 To maintain the existing livestock operations and provide for their reasonable expansion given their location in proximity to conflicting land uses and sensitive environmental features.
- .3 To provide for new livestock operations on prime agricultural land and viable lower class agricultural lands, where given their proposed size and density, they are compatible with surrounding land uses and sensitive environmental areas.
- .4 To recognize the need for size and location restrictions for livestock operations adjacent to the major rivers, recreation lakes, designated rural residential and seasonal recreation areas, single-family residences, urban policy areas and

sensitive ecological areas in order to minimize the potential for land use conflicts and ensure the sustainable development of the land base.

### **3.3.4 Livestock Operations Policies**

Livestock operations are an important component of the agricultural industry. In some situations, these types of operations may have potentially adverse effects on nearby developments and the local environment, primarily due to factors such as odour, noise, insects and management practices that require interaction with the environment, which are usually associated with these types of operations. They also need to be carefully planned and located so as to minimize the potential for pollution in groundwater sensitivity areas and in areas adjacent to waterbodies, particularly adjacent to the recreation lakes and major rivers of the Planning District.

.1 In order to provide a measure of protection for surface water quality, livestock operations adjacent to or near water bodies shall be subject to the following setback requirements:

(a) livestock operation facilities will not be allowed within:

(i) a distance of 330 feet of the ordinary high water mark of any surface watercourse, waterbody, sinkhole, spring, well and/or property boundary, nor

(ii) within any riparian areas, nor

(iii) any 100 year high water level or flood plain adjacent to a water course (Note: this policy does not pertain to existing livestock operations that are provided for under Manitoba Conservation Livestock Regulations;

(b) additional buffering is considered appropriate for the Little Saskatchewan River and the Rolling River, as they are significant regional waterways,

with significant recreational potential, and are potable water sources for downstream communities. A minimum separation distance of approximately 2000 feet shall be maintained between the ordinary high water mark of the Little Saskatchewan and Rolling Rivers and any proposed new livestock operation. Where the 2000 foot point is located above the river valley slope, the land above the slope may be treated without this restriction for new livestock operations with conditional use applying for 300 animal unit operations or greater size;

- (c) existing livestock operation facilities that are located within these distances defined above in (b) may be expanded subject to compliance with Manitoba Conservation Regulations with the exception that all expansions must be located a minimum of 330 feet from the high water mark of the rivers or greater distance; and
- (d) since the ten recreation lakes identified on **Development Plan Maps 2A, 2B and 2C** and their detailed **Development Plan Maps 2A-1, 2A-2, 2A-3, 2A-4, 2B-1, 2C-1 and 2C-2** have different capacities for recreational activity, an 800 foot wide buffer from the high water mark and up the backshore shall be established where no new livestock operations over 100 animal units can locate and where all livestock operations of any size are a conditional use. Additional setbacks are required for designated seasonal recreation development as indicated in policy .2 below. The ten recreation lakes are shown on the following detailed development plan maps:

- (i) RM of Strathclair
 

Photographer's Lake	-	<b>Map 2A-1</b>
Thomas Lake	-	<b>Map 2A-2</b>
Crawford Lake	-	<b>Map 2A-3</b>
Wolfe Lake	-	<b>Map 2A-3</b>
South Salt Lake	-	<b>Map 2A-4</b>

- (ii) RM of Harrison
  - Sandy Lake - **Map 2B-1**
- (iii) RM of Clanwilliam
  - Sand Lake - **Map 2C-1**
  - Ditch Lake - **Map 2C-1**
  - Otter Lake - **Map 2C-2**
  - Kerr Lake - **Map 2C-2**

.2 Livestock operations development capacities and buffering distances adjacent to urban policy areas and any designated rural residential, seasonal recreation or any other recreation areas shall be guided by the policy found in clause (a) and additional policies found in clauses (b), and (c) herein:

- (a) separation distances between livestock operations and designated areas shall be as defined in policy .3 herein and the Provincial Regulations;
- (b) the following policies shall apply around the urban policy areas of Elphinstone, Erickson, Newdale, Sandy Lake and Strathclair:
  - (i) there shall be no new livestock operations located within 2640 feet of urban policy boundaries. All existing livestock operations within this area (at date of adoption of this by-law) shall be deemed to be conditional uses and expansion will require conditional use approval. The maximum size for a conditional use in this situation shall be 100 animal units.  
 Note: More precise boundaries for measurement purposes are found in the Zoning by-laws of the member Municipalities; and
  - (ii) there shall be a maximum animal unit threshold of 300 animal units between 2640 feet and 5280 feet of the urban policy boundaries for all new operations. New and expansion of existing livestock

operations over 200 animal units are conditional uses. Existing livestock operations may expand over 300 animal units.

Note: See **Appendix “C” - Diagram 1** for diagrammatic representation of above policies (i) and (ii);

(c) the following policies shall apply around all designated rural residential areas and seasonal recreation areas:

(i) there shall be no new livestock operations located within 2000 feet of the rural residential or seasonal recreation policy boundaries. All existing livestock operations within this area (at the date of adoption of this by-law) shall be deemed to be conditional uses and expansions will require conditional use approval. The maximum size for a conditional use shall be 100 animal units.

Note: More precise boundaries for measurement purposes are found in the Zoning By-law of the member Municipalities;

(ii) there shall be a maximum animal unit threshold of 400 animal units between 2000 feet and 5280 feet. All new and expanding operations over 300 animal units shall be conditional uses. Existing livestock operations (at the date of adoption of this by-law) may expand over 400 animal units if the conditional use is approved.

Note: See **Appendix “C” - Diagram 2** for a diagrammatic representation of above policies (i) and (ii); and

(d) the Municipal Councils may establish their livestock operations development capacities and buffering distances identified above, by either written restrictive requirements or by restrictive requirements and mapping for Rural/Agriculture Restricted Zones in their Municipal Zoning By-laws.

.3 Mutual separation distances, the distance between livestock operations and other designated areas and vice versa, except for specific capacity restrictions in the buffer areas identified in policies (b) and (c) above, are reflective of provincial

regulations for livestock operations locating close to designated areas including designated urban communities, rural residential areas or seasonal recreation areas, and these separation distances will be established in each Municipality's Zoning By-law.

- .4 A mutual separation distance will be established in each member Municipality's Zoning By-law in order to maintain separation distance between existing, expanding and proposed livestock operations and residences not accessory to the operation. The minimum separation distances for single-family residences not associated with the livestock operation and vice versa may generally be up to 50% larger than the distances provided in Provincial Regulations in each Municipality's Zoning By-law. Because of the limited fragmentation of the land base and the average parcel size for agriculture, this should not be too detrimental to livestock development. Councils may, pursuant to provisions of *The Planning Act*, vary the separation distance as provided for in their zoning by-law.
- .5 Above policies .3 and .4 shall be considered with respect to neighbouring jurisdictions including adjacent planning districts and municipalities.
- .6 All new and expanding livestock operations, unless otherwise specified in this Plan, with an animal unit capacity of 300 animal units or greater are conditional uses subject to review by a Technical Review Committee of the Provincial Government; and if approved subject to Council's conditions, as defined in *The Planning Act*, and pertaining Provincial Regulations.
- .7 Proponents, owners and operators of livestock operations will be required to develop facilities and conduct their operations in a manner which minimizes the production of offensive odours, potential pollution of soils, groundwater and surface water and mitigates other potential land use conflicts.
- .8 Livestock operations will be required to locate where they will be compatible with surrounding land use.



- .9 New or expanding livestock operations of ten (10) or more animal units shall not be permitted in classes 6-7 lands and unimproved organic soils identified by detailed soil maps or surveys acceptable to the Province.
- .10 Notwithstanding the limitations regarding livestock operations contained herein, livestock facilities for 9 or fewer animal units owned for personal use accessory to the primary farm or rural residence may be permitted within the Rural Area Policy Designations, except the Seasonal Recreation Area Designation, subject to all requirements of the municipal zoning by-law, provided that such proposals are compatible with existing agricultural operations and that the size of the proposed parcel is appropriate for the intended use.
- .11 Livestock operations exceeding an animal unit (AU) threshold specified in the Municipal Zoning By-laws as conditional uses shall be subject to the procedures and requirements for conditional uses specified in *The Planning Act* and the municipal zoning by-laws.
- .12 Where a livestock operation is located within one-half (1/2) mile of one or more livestock operation(s), and where these operations are under affiliated ownership, management or control and are of the same type of livestock, or where they share common infrastructure such as manure storage facilities, they shall be deemed to be one combined larger operation for purpose of this Plan.
- .13 Council and proponents of livestock operations will be encouraged to have regard for the advice of provincial technical advisors regarding the proposed siting and development of major livestock operations. New and expanding livestock operations will be evaluated on the basis of criteria such as but not necessarily limited to:
- (a) type of operation (e.g. cattle, hogs);
  - (b) size of operation (e.g. animal units);
  - (c) water supply (e.g. source and consumption levels);
  - (d) measures to reduce odours – covers and shelterbelts;
  - (e) measures to ensure conformity with the municipal zoning by-law;

- (f) adjacent land uses (e.g. agricultural, residential, recreational);
- (g) provincial regulations governing livestock operations;
- (h) reports from appropriate provincial reviewing agencies;
- (i) amount of truck traffic generated; and
- (j) nature of land base (e.g. soils, crop practice, proximity to surface water).

### **3.3.5 Rural Residential Development**

#### **.1 General Provisions**

The following development criteria for all rural residential and farm related residential uses will be considered by the Planning Board and each Municipal Council in the evaluation of subdivision applications in the Rural Policy Areas of the District:

- (a) proposed development should be directed away from prime agricultural land, viable lower class lands and existing agricultural operations wherever possible and appropriate. As a priority, such uses should be directed to areas where agriculture is less dominant due to some combination of: diversity of landscape features, a predominance of lower class land, a high degree of land fragmentation, and the existence of a mixture of land uses;
- (b) except where permitted by the Councils for cottage lots or urban unserved lots in the vicinity of the lakes and urban centres of the District, the site area should not be less than two (2) acres and up to 10 acres unless a physical or man-made feature should be included and should not be excessive in the size and wasteful of the land resource;
- (c) subdivision for rural residential uses shall not have the effect of creating potential for a new settlement centre;
- (d) the proposed site or development shall be located a sufficient distance from conflicting or incompatible land uses such as existing or proposed livestock operations, industrial areas, waste disposal areas, landing areas for aircraft, railways, high capability areas for mineral extraction and prime wildlife habitat;

- (e) the subdivision must comply with the mutual separation distances for livestock operations as set out in each Municipal Zoning By-law;
- (f) the site or development shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or reoccurring high water table;
- (g) the site shall be physically suitable for the proposed use;
- (h) a newly created rural residential site or development should not restrict the farming activity on adjacent agricultural land;
- (i) the site or development shall not cause groundwater pollution, and shall not adversely affect the water supply for existing users with respect to quality and quantity;
- (j) services such as, but not necessarily limited to, drainage, hydro and telephone and legal access to all weather roads can be provided at the municipal standard for the area with any costs to be borne by the developer;
- (k) the proposed site or development shall have access to potable water supply;
- (l) the proposed site or development shall be capable of handling an approved on-site sewage system in accordance with Provincial Regulations and an off-site approved sewage waste disposal facility (eg. lagoon) must be available for use by the new residents;
- (m) where rural residential development is considered appropriate, it should be encouraged to develop in a pattern which efficiently uses land, infrastructure and public services;

- (n) new rural residential multi-lot development must be planned so that it does not impede the orderly expansion of urban centres or require service from them;
- (o) rural residential development should only be approved when the number and the location of the proposed lots is necessary to meet the needs of the District and are consistent with the policies and objectives of this Plan;
- (p) the cumulative effect of lot creation in an area will be considered;
- (q) council may require the developer to provide additional information and justification that demonstrates the suitability of a site for a rural residential use and its compatibility with existing and proposed uses in the vicinity; and
- (r) council may provide for accessory livestock for personal and recreation use in the municipal zoning by-law subject to limited animal types, limited number of animal units and minimum site requirements specified in the municipal zoning by-law.

## **.2 Rural Residential Subdivisions**

All residential development shall be subject to the “Residential Development General Provisions” in .1 above. In the Rural/Agriculture designation, rural residential lots of up to two (2) lots per titled quarter section or one (1) lot per 80 acre minimum parcel size, for a total of two (2) lots per quarter section (except where land is subdivided out by the Crown, Crown Corporation, Municipality or public utility) may be approved without re-designation. More rural residential lots in the quarter section will require a Development Plan re-designation and Municipal Zoning By-law re-zoning.

The creation of small lots for rural residential uses may be allowed under the following circumstances:

- (a) the subdivision of an existing farmstead for a retiring farmer who wishes to retain his/her farm residence for retirement purposes;

- (b) subdivision of an existing farmstead which may have a defined shelterbelt which is no longer required as part of the farm operation or has become surplus due to farm amalgamation;
- (c) the subdivision may be permitted where a parcel of land is isolated by way of a creek, drain, road or natural land feature and is of size or shape that it is no longer feasible to farm;
- (d) the subdivision of land may be permitted for in-fill situations where existing subdivision is such that unused road frontage exists between existing lots (maximum of 328 feet) in such a manner that it can no longer be feasibly farmed;
- (e) the subdivision of small parcels of land that are not suitable for agricultural production and/or are predominantly treed and characterized by other suitable natural features; and
- (f) where a residence is required for an individual who is actively involved in the farming operation, the subdivision shall be located on or immediately adjacent to the existing farmyard.

### **.3 New Rural Residential Parcels as Conditional Uses**

All newly created rural residential parcels as provided for herein, with the exception of residences which are part of and accessory to a permitted or conditionally approved agricultural operation, shall be a conditional use in each Municipality's zoning by-law and are subject to the procedures and requirements for conditional uses specified in *The Planning Act* and in the Municipality's zoning by-law.

### **.4 Multiple-lot Rural Non-farm Residential Development**

Subdivision for multiple-lot planned rural non-farm residential development of three (3) or more lots may be permitted as an alternative to urban residential or small-scale (1-2 lots) rural non-farm residential development subject to the following requirements:

- (a) a subdivision concept plan for all lands contained within the parcel to be subdivided has been prepared by the applicant and approved by the Board and respective Council;
- (b) the proposed development meets the Rural Residential Development – General Provisions in **3.3.5.1** herein;
- (c) an approved development plan amendment, if required, re-designating the land to **Rural Residential Area**; and
- (d) an approved municipal zoning by-law amendment rezoning the land for rural residential use.

## **.5 Rural Residential and Secondary Rural Settlement Centres**

The small secondary rural settlement centres including Menzies and Rackham, as well as other multi-lot rural residential development identified in **Appendix “A” Development Plan Maps 2A, 2B and 2C** and detailed **Development Plan Maps 2A-1, 2B-2 and 2C-1** and located in the **Rural Residential** Designation provide for rural residential on existing lots or new development contiguous to existing development. These centres provide a lifestyle between a totally rural and a totally urban environment. The intent of these rural residential centres is not to become new urban centres in the future.

- (a) the Municipal Zoning By-laws shall establish residential zoning requirements for these rural residential areas;
- (b) when considering locations for rural residential development, the Board shall be guided by the locational policies found in subsection 3.3.5 herein;
- (c) residential lots shall generally have a minimum lot size requirement of 2 acres. Existing lots that don't meet this requirement may be developed subject to an approved on-site sewage system in accordance with Environmental Regulations. Where it can be demonstrated that this minimum lot size is deficient or excessive in fulfilling the purpose, it may be varied at the discretion of Council upon recommendation of the District Board;

- (d) proposed development in these rural centres shall provide for adequate drainage systems (internal and external), effluent disposal systems, a potable water supply and a well designed internal street system with approved connections to the external road system;
- (e) future small commercial uses located only within these rural settlement centres (not the rural residential areas) will be “conditional”, with approval by Council based on compatibility with residential areas; and
- (f) the keeping of livestock on residential lots shall be in conformance with criteria developed in The Municipal Zoning By-laws.

### **3.3.6 Seasonal Recreation Area Development**

Recreation is an integral part of the economic activity of the Planning District. Currently there are ten (10) recreation lakes in the District with varying degrees and intensity of development from extensive recreation activities (e.g. fly fishing) to intensive cottage and camping development. These lakes are illustrated in **Appendix “A” Development Plan Maps 2A, 2B and 2C** and their detailed **Development Plan Maps 2A-1, 2A-2, 2A-3, 2A-4, 2B-1, 2C-1 and 2C-2** as recreation lakes having recreational **development** capacity. Some of these lakes have permanent dwellings and seasonal cottage development and are near or exceed capacity for **further** development. Other lakes in the District have undetermined development capacity and may or may not be suitable for permanent (cottage) recreational development because of their eutrophic conditions of algae blooms in the summer. Specific areas around the lakes are designated **Seasonal Recreation Area** on the above noted maps. This designation generally covers an area illustrated on the Development Plan maps. Exact boundaries for developed and developing areas will be identified in the Municipal Zoning By-laws.

The Municipal Zoning By-laws may provide for seasonal cottage development with varying degrees of municipal services provided as well as other open space uses including campgrounds, marinas and related ancillary commercial activities which are compatible with existing development and the natural environment. The existing and developing portion of this

designation may be zoned for recreational use and the remaining lands zoned for low intensity agricultural uses while awaiting development for non-agricultural uses. New areas will require re-designation and re-zoning prior to development.

New or expanding livestock operations adjacent to the recreation lakes will be subject to the livestock operations policies of **PART 3: 3.3.4** herein and the minimum separation distances for livestock operations in each Municipal Zoning By-law and provincial environmental regulations.

Development policies for Seasonal Recreation Areas are as follows:

New proposals for seasonal recreation development should only be considered as part of an amendment to the development plan that designates new “Seasonal Recreation Areas”.

- .1 Seasonal recreation development will follow the policies set forth in subsection **PART 3: 3.3.5** for rural residential development except for policies specifically targeted to non-recreation/residential development.
- .2 Seasonal recreation development should be directed away from prime agricultural lands and viable lower class lands, existing livestock operations, aggregate extraction areas, and sensitive environmental areas, and encouraged to maintain the natural character of the landscape.
- .3 Because of existing development of these water bodies, all proposed recreational developments should be reviewed in light of existing concerns, available lake capacity studies and the capability of the lakes to sustain further development.
- .4 Applications for recreational development will be considered within the District with the exception of lands adjoining water bodies in any one of the following situations:
  - (a) currently managed projects by or having been selected for future management by: Ducks Unlimited; Water Stewardship, Federal Department of Fisheries and Oceans; and any provincial government department or agency where the management practice would preclude various types of recreational development;



(b) bodies of water that are intermittent in nature; and

(c) bodies of water that are not suitable for development or have reached their development capacity.

- .5 All proposals for seasonal recreation development (i.e. cottage subdivisions, commercial resorts, etc.) will require submission by the developer, of information deemed necessary by the Council(s) and District Planning Board to establish the suitability of the proposed development for the site and the capability of the water body to support the proposed development (if the proposed development is adjacent to a water body). Where the development is deemed acceptable by the Board and Council(s), appropriate amendments may be required to bring the Development Plan and the Zoning By-law into conformance prior to development.

Determining suitability of the proposed development regarding the site shall be based on compliance with the policies of this section and with respect to the physical constraints and environmental requirements identified in the development review.

Determining capability of any water body to support a proposed development shall involve consideration of some or all of the following items depending on the existing environmental circumstances at the time of the proposal:

(a) water body size;

(b) water body depth;

(c) location of the water body or proposed development in the watershed, water inflow and outflow, seasonal water fluctuation, and shoreline configuration;

(d) the presence of high quality wildlife, fish, and waterfowl habitat;

- (e) existing land use;
  - (f) quality of backshore for recreation as derived by a landscape unit analysis or some other approved analysis technique (eg. Canada Land Inventory review and Soil Reconnaissance review);
  - (g) a water body carrying capacity study to determine existing development potential associated with the lake; and
  - (h) existing government studies of the water body.
- .6 Proposals for extensive seasonal recreational use such as commercial dude or eco-ranches, riding academies, golf courses, group camps, commercial resorts, recreation concessions, commercial hunting and fishing lodges may be allowed in the Seasonal Recreation Designation. These recreation uses shall be treated as conditional uses in the Municipal Zoning By-laws.
- Other recreational uses such as cottage development, marinas, campgrounds, playgrounds and similar uses may also be allowed in the Seasonal Recreation Designation. All of these recreational uses shall be subject to the policies of this Plan, the Municipal Zoning By-laws and Provincial regulations.
- .7 All proposed recreational development shall make provision for adequate drainage systems (internal and external) and a potable water supply.
- .8 All sewage disposal systems shall comply with provincial regulations governing them.
- .9 Recreational development shall occur in a manner that will minimize conflict with adjoining land uses and minimize the burden on the municipalities with respect to servicing. Proposed development that is isolated from existing development and municipal services shall be discouraged unless it can be proven by the applicant that there is a current demand for the proposed type of development, that there is

a deficiency in supply of this type of proposed development, and that this proposed development will be subject to a development agreement containing provisions for supply of municipal services.

- .10 Recreational development shall have minimum lot sizes based on resort development aesthetics and the type of sewage disposal system approved. These lot sizes shall be determined in each municipality's zoning by-law and the installation of the sewage system on the lot will be subject to the provincial regulations (i.e. setbacks from lot lines, etc) governing private sewage disposal systems.
- .11 A concept plan shall be prepared prior to the subdivision of part or all of any proposed development. This concept plan shall indicate major road patterns, general configuration of proposed land uses, public reserve and recreation facilities, relationship to adjoining lands and method of servicing.
- .12 With regard to the design of future cottage subdivisions, the cluster concept or a modification thereof shall be considered in order to minimize the cost of municipal services, minimize the impact on the shoreline, increase public access to the shoreline and reduce direct vehicular impacts on access roads. Also, roads shall be designed to provide safe traffic movement within the subdivision.
- .13 Proposed recreational developments occurring adjacent to water bodies shall be required to provide a public reserve, a set-back from the high water mark and the length of the development along the lake. The distance to be determined as recommended by Government Departments and on a specific project basis, but not less than fifty (50) feet in width. Note subsection 2.3.7 of this Development Plan.
- .14 Recreational developments proposed adjacent to lakes will provide public access to the shoreline.
- .15 Wherever feasible, the natural tree coverage shall be preserved, particularly adjacent to water bodies.

- .16 Tree planting to assist in energy conservation and to reduce environmental impact will be encouraged throughout the District on both new and old developments. Such planting should utilize native species and provide for visual diversity.
- .17 Recreational developments shall allow for connection, where required, to a system of open space linkages which will permit ease of access from one recreational development to another and adjacent recreational resources.
- .18 The respective municipal council may, at its discretion and in by-law form, apply to the designated provincial authority to control motor boating activity on individual waterbodies where it has become evident that motor boats must be limited due to safety concerns or possible irreparable damage to water quality.
- .19 Seasonal recreational developments (lots and roads) shall be designed for all season use.
- .20 Seasonal recreational uses including existing uses shall be encouraged to maintain a high quality of visual appeal.
- .21 Any proposed new major recreational subdivision development shall be designed so that it can be developed in stages. The conditions for staging development, if required, shall be determined by the Council(s) through a development agreement.
- .22 Where recreational development occurs now or in the future around water bodies there shall be restrictions on potentially conflicting uses with the waterbody, subject to mitigating measures, within an appropriate distance of the water body as determined in the zoning by-law.
- .23 It shall be the responsibility of the developer to demonstrate to the approving authority that there is sufficient demand for a development to justify a proposed subdivision.

- .24 The Municipal Council shall determine the need for a development agreement with the developers to provide items covered in the Planning Act.

### **3.3.7 Commercial & Industrial Development**

- .1 New agro-commercial, essential commercial services or family home or farm businesses and industrial single lot developments which are directly related to agriculture or natural resources are better suited to a rural environment due to potential hazards or nuisances; require large sites and may possibly require piped municipal services, may be established in the Rural/Agriculture Designation. The Municipal Zoning By-law may provide for these uses as permitted or conditional uses in the rural zone. Other commercial and industrial developments should be directed to urban centres or designated in their immediate vicinity where urban services can be extended or acceptable and approved on-site water and sewage services can be provided.
- .2 Commercial and industrial developments in the Rural/Agriculture Designation should locate at appropriate locations in a manner that is consistent with the transportation policies of this document and should be directed away from prime agricultural land and viable lower class land used for agriculture where possible.
- .3 Commercial and industrial developments should be located within or as close to an urban or settlement centre as is safe, nuisance-free and practical in order to strengthen existing communities. However, such developments should be planned in such a manner that they do not impede the orderly expansion of communities with piped water and sewer services.
- .4 The location of uses which may involve the storage and transfer of hazardous chemicals shall have regard for compliance with applicable provincial regulations as well as all siting and setback requirements contained in the Municipal Zoning By-law.

### **3.3.8 Home-based Businesses**

- .1 Home-based businesses incidental to a residential use may occur generally in the Rural Policy Areas except the Seasonal Recreation Designation. Home-based businesses are secondary to a primary residential use and are generally modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses. For certain types of businesses a home-based setting may be appropriate when first starting up, however, as the business grows and level of commercial activity increases it may be more appropriate to relocate to a commercial area. Home-based businesses are subject to the requirements for home-based businesses in the Municipal Zoning By-law.

## **PART 4: URBAN POLICY AREAS**

### **4.1 Introduction**

This section of the Plan outlines objectives and policies for urban areas within the Planning District. Urban areas may include towns, villages, local urban districts and other settlements. Urban areas are differentiated from rural areas by more dense development and smaller lots. The higher population densities and smaller lots allow for a greater variety of shared services (e.g., piped water and sewer) to be provided more efficiently and economically. The five (5) principal urban communities in The South Riding Mountain Planning District are: 1) Erickson, 2) Sandy Lake, 3) Strathclair, 4) Newdale and 5) Elphinstone. These urban communities usually function as service centres for the surrounding municipality and offer a range of commercial and public services and facilities (e.g., retail stores, businesses, schools, government offices, and recreation facilities). Urban areas may offer a greater variety of housing types than rural areas including single-family, multi-family, seniors' and special needs.

**Appendix “A” Development Plan Maps 3-7** illustrate the **Urban Policy Area** Designations of the District.

### **4.2 General Objectives**

- .1 To sustain and strengthen existing urban areas by encouraging new development, revitalization and renewal while at the same time minimizing potential land use conflicts between the range of legitimate land uses found in the urban policy areas.
- .2 To encourage development and growth of urban areas which efficiently uses land, infrastructure and public services by promoting complementary in-fill and revitalization of existing developed areas within the Urban Policy Designations.

- .3 To provide a range of residential, commercial, industrial, recreation and public institutional facilities and services to the residents of the urban area and residents of the region.
- .4 To promote development which is compatible with adjacent land uses, both existing and anticipated.
- .5 To encourage growth and development of urban areas in a manner which is compatible with the objectives and policies for rural areas.
- .6 To provide adequate facilities to manage all solid and liquid waste that is presently being generated or will be generated in the future as a result of new or expanded development.

## **4.3 Policies**

### **4.3.1 General**

- .1 In general, 'urban-like' uses such as commercial, industrial, indoor recreational, institutional, public and small lot residential uses should be directed to existing urban centres.
- .2 Urban areas shall provide for an appropriate mix of residential, commercial, institutional, recreational, industrial and public uses in quantities reasonably related to demand.
- .3 Proposed development shall take into account the health, safety and general welfare of the residents, and the viability and character of the urban centre.
- .4 Those uses or activities which are allowed in urban areas shall be located so as to be compatible with other existing or proposed uses, or, if possible, made compatible through mitigative measures.



- .5 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in urban areas. Re-subdividing of over-sized lots should also be encouraged for compact development.
- .6 Expansion and/or development of underdeveloped areas of existing urban centres should be directed away from prime agricultural land, livestock operations and other resource-related uses to avoid incompatibilities and so that land is not prematurely taken out of production or its use prematurely inhibited.
- .7 Where suitable vacant land is not available within an existing urban community, new development shall be encouraged to locate adjacent to existing built-up areas where public services, including roads, water and sewer services, power lines and other services can be efficiently and economically expanded.
- .8 Lot sizes and densities shall be governed by the limitations of existing sewer and water services within each community. Where no existing piped services are available within the community, lot sizes should be sufficiently large to minimize the risk of contamination of private wells, and to allow for the installation of suitable types of sustainable private onsite waste water management systems in accordance with *Environment Act* regulations. Where piped services are available, lot sizes may be smaller to provide for a higher density of development, and thus more efficient use of piped services. In the case of commercial and industrial developments, lot sizes should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage and service areas and any onsite water and sewer service requirements. However, lot sizes should not be so large that they are wasteful of land.
- .9 Where large undeveloped areas are being considered for future community development, an overall concept plan shall be prepared for the area, in order to provide for an efficient, well-planned development. The concept plan shall illustrate the general arrangement of future roadways, building lots, open spaces, piped services, area drainage, and other major features. The design of the roadways, drainage, piped services and building lots shall be integrated with

existing roadways and services, and shall generally conform to recognized engineering and planning standards.

- .10 Where a developer is proposing new development, Council shall specify the standards for new infrastructure (such as roadways, drainage or piped services), and may, in its discretion, require the proponent to contribute towards the cost of establishing new infrastructure that may be needed to adequately service the new development.
- .11 Separation standards for incompatible uses such as sewage lagoons and waste disposal sites locating close to the urban communities will be established in the Municipal Zoning By-laws.
- .12 No new or expanded development, including proposed subdivisions shall be approved unless there are facilities and the capacity in place to adequately manage the waste (i.e. solid, liquid, septage, etc.) that will be generated.

#### **4.3.2 Piped Water & Sewer Services**

- .1 Where municipally operated water or sewer services are provided within any developed area, new developments shall be encouraged to connect to these services at the time of development or as determined by the Board or respective Council.
- .2 Where new water or sewer systems are provided within existing developed areas, existing development shall connect to these systems within time frames established by Council.
- .3 Where piped water or sewer services are not available in urban areas, only individual un-serviced lots, may at Council's approval, be planned so as to be able to accommodate the use of onsite water and sewer systems at present and efficient and economical piped water and sewer services in the future.

### **4.3.3 Vehicle Traffic**

- .1 Development which has potential to generate significant vehicle traffic, including significant truck traffic, shall locate in planned locations in proximity to major roadways, including provincial roads and provincial trunk highways as approved by the Province and away from residential areas where the traffic would create incompatibilities with surrounding land uses, or endanger public health or safety, or cause excessive wear and tear on road networks.
- .2 Development which primarily serves the traveling public shall locate at planned locations with access to major roadways including provincial roads and provincial trunk highways where appropriate and approved by the Province.
- .3 Direct access of new development to the provincial highway system will be discouraged; access should be via the municipal roads to the provincial road network.

### **4.3.4 Home-based Businesses**

- .1 Home-based businesses may occur generally in urban communities. Home-based businesses are secondary to a primary residential use and are, generally, modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses. For certain types of businesses, a home-based setting may be appropriate when first starting up, however, as the business grows and level of commercial activity increases, it may be more appropriate to relocate to a commercial area. Home-based businesses are subject to the requirements for home-based businesses in the municipal Zoning By-law.

## 4.4 The Principal Urban Communities

### 4.4.1 Introduction

The principal urban communities include the incorporated Town of Erickson, and the unincorporated urban communities of Sandy Lake, Strathclair, Newdale and Elphinstone. There are sufficient lands within the developed areas of the principal urban communities of the District to meet future needs relative to the socio-economic trends identified in the Background Study. If demand exceeds supply of land in the developed area, there are sufficient undeveloped lands within these communities for future development. There may be some development constraints in the communities that may require additional costs for infrastructure extension and other costs such as soil testing of known or suspected brownfield sites prior to converting these lands into new uses.

**Development Plan Maps 3-7** identify the land use designations within the principal urban communities of Erickson, Sandy Lake, Strathclair, Newdale and Elphinstone. The maps provide a means of representing and designating the complex form of the different development areas.

The following is a statement of policies pertaining to each of the land use designations represented in the Town of Erickson and the Unincorporated Urban Centre of Strathclair and the Local Urban Districts (LUDs) of Sandy Lake, Newdale and Elphinstone.

The general objectives and policies contained in sections 4.2 and 4.3 herein shall also apply to these urban communities. In addition, Section 4.5 of this Plan provides specific policies for the General Development Policy Area of Elphinstone.

### 4.4.2 Residential Development

- .1 New residential developments shall be directed to the appropriate residential areas designated “Residential Area” and “General Development Area” on **Development Plan Maps 3-7** for this use in order to make maximum use of existing services.

- .2 Development of a variety of housing types should be encouraged in the Residential Policy Area and General Development Area (e.g., single-family, multi-family, mobile homes, seniors', special needs) in response to demand and where suitable services and infrastructure are available or can be provided efficiently and/or cost effectively.
- .3 Residential development should be located to avoid potential conflicts with other incompatible uses (e.g., industrial uses which generate noise, dust, odours, heavy traffic and other potential nuisance, sewage lagoons, highways, rail lines).
- .4 Residential development will be encouraged to locate in proximity to complementary public (e.g., recreation facilities, parks, libraries), institutional (e.g., schools) and commercial uses (e.g., neighbourhood commercial).
- .5 In planning and developing of residential areas, parks and playgrounds shall be considered as integral part of new residential areas and shall be identified on conceptual plans of subdivision and dedicated to the community as public reserve through the subdivision process. These parks and playgrounds should be centrally located in each neighbourhood maximising pedestrian and vehicular segregation. Such facilities should be provided in existing residential areas where, in the opinion of Council, there is an apparent need.
- .6 Multi-family housing projects or seniors' housing projects will be encouraged to locate in close proximity to important community services such as central commercial areas.
- .7 The incorporated urban centres should ensure that a suitable stock of serviced land be maintained to satisfy future demands. It is desirable to provide for a three to five year supply of serviced residential lots including available in-fill lots and lots in existing and new subdivisions.
- .8 In-filling and revitalization of existing dwellings and neighbourhoods should be an ongoing process that complements the creation of newly serviced lands which may also be developed to satisfy demand.

- .9 Areas identified as (Stage 2) shall be protected for future residential development purposes and used only when other residential areas are filled. Until such time, existing uses will be permitted to continue.
- .10 Prior to the installation of municipal piped services, single lots for residences may be developed in residential designated areas only on the condition that such development be connected to the servicing systems once that system, typical to the urban area, is installed. Such development will have a minimum lot size of 15000 square feet and be serviced with a wastewater holding tank.

#### **4.4.3 Commercial Development**

- .1 New commercial development shall be directed to the appropriate commercial areas designated “Commercial Area” and “General Development Area” in **Appendix “A” Development Plan Maps 3-7**.
- .2 The commercial core area of the incorporated urban centres should be promoted as the principal location for specialised retail, professional offices, financial institutions, as well as government offices, cultural and indoor recreational amenities and may include multi-family dwellings with, unless waived by Council, associated commercial uses, preferably at the periphery of the commercial core. Emphasis will be placed on in-filling vacant land and revitalising existing buildings prior to expanding the commercial core.
- .3 To strengthen the central core area’s higher density development, revitalization of existing buildings, infrastructure upgrading and landscaping programs will be encouraged.
- .4 Where lands of a suitable size are not available in the commercial core, commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (i.e., large trucks), shopping malls and shopping plazas, will be encouraged to locate at appropriate locations outside of the central core area and do so in a manner that complements rather than detracts from the viability of the incorporated urban centres’ central commercial area. For new commercial developments, overall

concept plans may be required that address servicing issues, site access and other planning considerations.

- .5 The development and servicing of new commercial areas on the periphery of incorporated urban centres should only be undertaken if there are no existing serviced lands available that are capable of accommodating projected demand. The servicing of new commercial areas should be done so as to minimise the costs of extending municipal infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.

#### **4.4.4 Industrial Development**

- .1 New industrial developments should be directed to the appropriate industrial areas designated “Industrial Area” and “General Development Area” in **Appendix “A” Development Plan Maps 3-7**.
- .2 Industrial uses which are incompatible or potentially incompatible with other urban uses and/or which pose a significant risk to public health and safety, due to the storage or processing of hazardous materials or requirements for heavy truck traffic, should be developed at suitable locations in the urban area where they will be compatible with other uses and will not endanger public health and safety. If selection of such a site is not possible, a suitable location in the rural area may be considered.
- .3 New development, which could be incompatible with industrial uses, should be directed away from areas where industrial uses occur or are anticipated to occur. For new industrial developments, overall concept plans may be required that address servicing issues, site access and other planning considerations.
- .4 The development and servicing of new industrial areas on the periphery of Urban Policy Areas should only be undertaken if there are no existing serviced lands available that are capable of accommodating projected demand. The servicing of new industrial areas should be done so as to minimise the costs of extending municipal infrastructure, while

at the same time ensuring that proposed development is compatible with existing adjacent land uses.

- .5 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffering or other mitigative measures should be taken to screen these industrial uses from view.
- .6 The rehabilitation and redevelopment of existing industrial sites should be promoted prior to the development of new industrial areas.
- .7 Industries presently located in non-industrial areas should be encouraged to relocate to the appropriate industrial area. This particularly applies to those industries that have a negative impact on adjoining properties. Should relocation of existing industries be impractical, steps should be taken to minimise the negative impact on adjoining properties.
- .8 Each municipal council within the South Riding Mountain Planning District may enter into tax, service and cost sharing agreements for municipal infrastructure and industrial development particularly for resource and agro-related commercial/industrial developments that require inter-municipal co-operation and support to make the project viable.
- .9 All industrial uses shall make provision for water supply, sewage disposal, surface drainage and landscaping in compliance with all applicable regulations and by-laws.



#### 4.4.5 Institutional Development

- . 1 Institutional uses are those which provide a public or semi-public service including such uses as governmental, educational, residential, medical, religious, cultural and similar uses and large public open space, park and recreation uses. Institutional uses such as, but not necessarily limited to, police stations, fire halls, churches, special needs housing and financial institutions may also be permitted in other land use designations as deemed necessary.
- . 2 Large institutional uses such as schools, indoor recreation facilities, hospitals, nursing homes, etc. shall be designated “Institutional Area” and “General Development Area” in **Appendix “A” Development Plan Maps 3-7.**
- . 3 Public large open space and parks and recreation uses shall be designated “Institutional Area” and “General Development Area” in **Appendix “A” Development Plan Maps 3-7.**
- . 4 Indoor recreational and public institutional uses requiring piped municipal services should be directed to larger urban communities with piped water and/or piped sewer systems.
- . 5 The urban communities should provide for an appropriate mix of residential, commercial, industrial, public institutional and recreational lands in quantities reasonably related to demand.
- . 6 The use of landscaped buffers, sportsfields and open spaces shall be considered as a means of protecting the incorporated urban centres’ physical environment and of separating non-compatible types of land uses.
- . 7 In order to preserve the natural characteristics of the urban communities containing shorelands of rivers, streams and waterbodies and to ensure continued public access for their watercourses, a public shoreland reserve of a width suitable to Council and measured from the ordinary high water mark of a water body may be required for subdivision proposals involving shorelands. Such land may be dedicated to the Municipality without compensation to an owner.

- . 8 Areas within the urban communities which are susceptible to flooding and erosion and/or which cannot be readily serviced by sewer and water shall be given consideration whenever there is a need for outdoor recreational facilities.
- . 9 All public institutional and recreational development shall be evaluated with respect to their potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.

#### **4.4.6 Agriculture Restricted/Urban Area Development**

- . 1 Lands located in the undeveloped fringe areas of the urban communities are not immediately required for urban usage. These large tracts of land should be reserved in an un-fragmented state for future urban development. These lands are designated “Agriculture Restricted/Urban Area” and “General Development Area” in **Appendix “A” Development Plan Maps 3-7**.
- . 2 Urban reserve lands may be used for general agricultural activities such as cereal and forage crops, resource extraction or open space type uses but no new livestock operations shall be allowed.
- . 3 Non-agricultural developments, except for open spaces uses, will generally not be allowed within these areas until such time as an overall plan has been prepared illustrating the layout of future roadways, building lots and servicing systems (sewer, water, hydro, telephone, gas) and until the area has been redesignated and rezoned for development.

#### **4.4.7 Seasonal Recreation Area Development**

The seasonal recreation policies found in the Rural Policy Areas, Subsection 3.3.6, that are relevant to Sandy Lake shall apply to the urban community of Sandy Lake.

## **4.5 The Local Urban District (LUD) of Elphinstone**

### **4.5.1 Introduction**

Elphinstone is the smallest urban community within the South Riding Mountain Planning District and contains a number of homes, store and community hall.

### **4.5.2 General Development Policy Area**

- .1 Residential, commercial and industrial uses have not developed sufficiently to exhibit distinct areas, and no such designations will be made in **Appendix “A” Development Plan Map 3**. Instead Elphinstone will be designated as “General Development Area”. Any new development shall occur in such manner so that adjoining land uses are compatible, and potential conflict between uses is minimised.
- .2 Where there are a reasonable number of suitable vacant lots available and existing in Elphinstone, no further subdivision of land should be allowed adjacent to it.
- .3 All sewage and other waste disposal shall comply with the regulations under the *Public Health Act* and *Environment Act*, and surface water quality shall be protected by adherence to the guidelines of the *Manitoba Surface Water Quality Objectives*.
- .4 Undeveloped lands within Elphinstone will be restricted to low intensity agricultural uses such as cereal and forage crops or open space uses but not for livestock operations except as provided in **PART 4: 4.6**.

## **4.6 Livestock Operations Policy for Urban Areas**

The keeping of livestock in the principal urban communities may be considered by each Municipal Council in their Municipal Zoning By-laws subject to limited animal types, limited number of animal units (up to nine (9) animal units) and minimum site area requirements specified in the Municipal Zoning By-law(s). There shall be no new livestock operations located in the urban areas.

## **PART 5: IMPLEMENTATION**

### **5.1 Basic Implementation Measures**

The policies outlined in this Development Plan will be implemented by the following measures and methods:

#### **5.1.1 Adoption of this Development Plan**

Adoption of The South Riding Mountain Planning District Development Plan by the Board by by-law will give the plan the force of law. *The Planning Act* states that once adopted no development or land use change may be carried out within the area affected by the development plan that is inconsistent or at variance with the proposals, or policies or designated land uses set out in the development plan. *The Planning Act* also states that adoption of a development plan does not require a board or council to undertake any proposal suggested or outlined in the plan.

#### **5.1.2 Adoption of Municipal Zoning By-laws**

Following adoption of the development plan, each municipality comprising The South Riding Mountain Planning District will enact zoning by-law amendments which will update their existing zoning by-laws.

Zoning by-laws provide zoned areas for certain types of development. Each municipal zoning by-law must generally conform to the policies and designated area maps outlined in the adopted South Riding Mountain Planning District Development Plan. While the Development Plan policies guide the Zoning By-laws, it may be necessary in some cases to zone a specific property for its existing use rather than for the use foreseen in the Development Plan. Permitted and conditional uses and development standards are prescribed for each zone.

The objectives and policies in the Development Plan provide guidance to a council when preparing the Zoning By-law or considering an amendment to the Zoning By-law.

### **5.1.3 Conditional Use Approvals**

Within each municipal zoning by-law, there will be provisions for the approval of various types of development as a conditional use in each zone. This process provides each council with the flexibility to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides council with the opportunity to establish conditions of approval appropriate for each proposal. In utilizing the conditional use process, council will have an opportunity to influence the location of some types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community. The policies and objectives contained in The South Riding Mountain Planning District Development Plan provide guidance for the conditional approval process. Further guidance for determining viability of a location for a conditional use proposal is found in Section 106(1) of *The Planning Act*.

### **5.1.4 Variation Orders**

*The Planning Act* enables each municipal council to issue variation orders for the purpose of varying or altering the application of its zoning by-law. The various ways that a zoning by-law may be varied are outlined in *The Planning Act*. Council may attach conditions to a variation order in order to maintain the intent and purpose of the Development Plan or the Zoning By-law. Council may authorize the Development Officer of The South Riding Mountain Planning District to grant or refuse a minor variation as set out in *The Planning Act*. Further guidance for determining viability of a location for a variation order proposal is found in Section 97(1) of *The Planning Act*.

### **5.1.5 Development Permits**

New development generally requires a development permit issued by The South Riding Mountain Planning District Board.

Before a development permit is issued, proposals should be reviewed to determine their conformance with the Development Plan and relevant Municipal Zoning By-law.

### **5.1.6 Development Officer**

Council may authorize the Development Officer of The South Riding Mountain Planning District to issue development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to the requirements of a zoning by-law.

### **5.1.7 Subdivision Approvals**

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving the relevant municipal council and Planning District Board, utility companies and certain provincial government departments as specified in *The Planning Act*.

This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the development plan. The proposal must be consistent with the Development Plan policies and land use designations.

A subdivision proposal cannot proceed without the approval of municipal council and the provincial approving authority.

Council and/or the provincial approving authority may attach conditions to a subdivision approval in accordance with provisions of *The Planning Act*.

### **5.1.8 Development Agreements**

Municipal approval of subdivisions and zoning amendments can be conditional on development agreements which will protect both the applicant and the municipality. The development agreement on subdivisions deals with the responsibilities of the applicant and the municipality in providing services and facilities to the land in question. A development agreement on a zoning amendment may deal with the use of the land, the siting of buildings, the installation of services, provision of open space, etc.

### **5.1.9 Review & Amendment**

The South Riding Mountain Planning District Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the Planning District. The Board has set an eight year deadline for a detailed review of its Development Plan. The Development Plan may be amended at any time when considered appropriate or necessary by the Board.

## **5.2 Additional Measures**

In addition to the measures outlined above, the Planning District may also utilize the following additional measures:

### **5.2.1 Acquisition & Disposal of Land**

The municipality/planning district/community development corporation may acquire an interest in land or sell, lease or otherwise dispose of land for the purpose of implementing the Development Plan.

### **5.2.2 Adoption of Other By-laws**

Each Municipality comprising the Planning District has the capability to adopt and administer other by-laws concerning the use, development and maintenance of land. This would include measures such as the adoption of a building by-law, property maintenance by-laws, access or encroachment agreements and other types of by-laws affecting the use of land.

### **5.2.3 Special Studies**

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required for development proposed for lands affected by flooding hazards, endangered species, potential for groundwater/surface water pollution, and general risk to health and the environment. Other examples of such studies include professional evaluation of extension of municipal services and their efficiency or capacity to support additional development, conceptual layout designs for servicing subdivisions and traffic studies.

### **5.2.4 Public Works**

The capital works program and public improvements of each municipality comprising the planning district should conform to the policies set out in this development plan. This is an important implementation tool since a municipality may influence the rate and direction of growth through the provision of municipal services to land.

### **5.2.5 Capital Expenditure Program**

Council(s) should consult the development plan when revising the annual five (5) year capital expenditure program.



### **5.2.6 Strategic Plans for Economic Development**

As outlined in *The Municipal Act*, municipalities may adopt a strategic plan for economic development. Strategic plans should be consistent with the development plan. Communities should also take into account and build upon existing or proposed community vision statements and action plans prepared as part of the community round table process to ensure consistent objectives, policies and programs.

### **5.2.7 Integrated Watershed Management Plans**

*The Planning Act* requires the Planning District Board to consider the application of any watershed management plan or regulation approved under *The Water Protection Act* when preparing, amending or re-enacting a development plan by-law. The Little Saskatchewan Conservation District is serving as the Water Planning Authority in the preparation of integrated watershed management plans for the Little Saskatchewan River Watershed.. While the early versions of these management plans have focused on “best management practices”, The Board and Councils are aware such plans relate to land use within the Planning District. Currently all subdivision applications for lands within The South Riding Mountain Planning District are circulated on a regular basis to the Conservation District Board for their comments.

### **5.2.8 Municipal Co-operation**

Implementation of The South Riding Mountain Planning District Development Plan may benefit from or require cooperation between one or more municipalities. *The Municipal Act* provides for tax sharing agreements, service sharing agreements and cost sharing agreements between municipalities.

### 5.2.9 Other District Studies

There are some additional areas that warrant more detailed planning and study beyond the scope of this Development Plan. These may include:

- (a) a long term plan and implementation program for municipal infrastructure upgrading which may include roads, bridges, sewer and water lines, water plants, lagoon, solid waste disposal sites,etc;
- (b) development of recreation carrying capacity studies for identified recreation lakes;
- (c) continued development of computerized GIS land use mapping in a format that may readily be upgraded from time to time;
- (d) expansion and development of the tourism and recreation sectors of the economy of the District which may include promotion and additional cottage development along the shores of the recreation lakes of the District;
- (e) Further action plans identified by the Round Tables and District development groups and organizations to:
  - (i) increase local involvement of youth in both business and volunteerism;
  - (ii) increase networking between community organizations and groups;
  - (iii) business retention through identification of skilled and unskilled labour as well as provide assistance and direction for skill development; and
  - (iv) increase technology capacity.

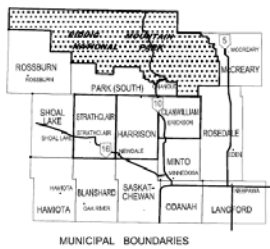
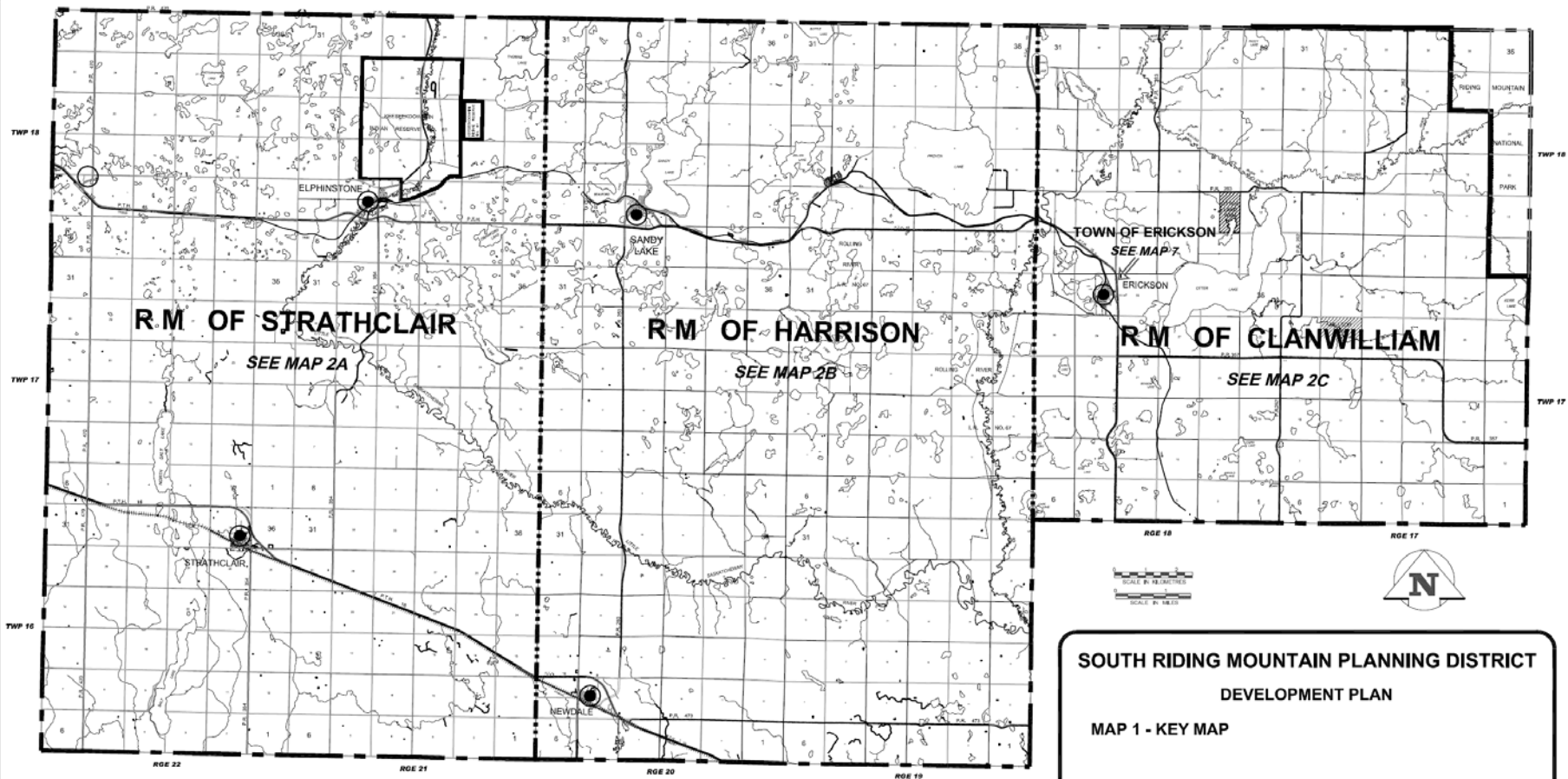
### **5.3 Interpretation**

Words and expressions used in this development plan have the meanings ascribed to them in *Provincial Land Use Policies and Planning Act* unless the context requires otherwise.

# APPENDIX

"A"

## DEVELOPMENT PLAN MAPS



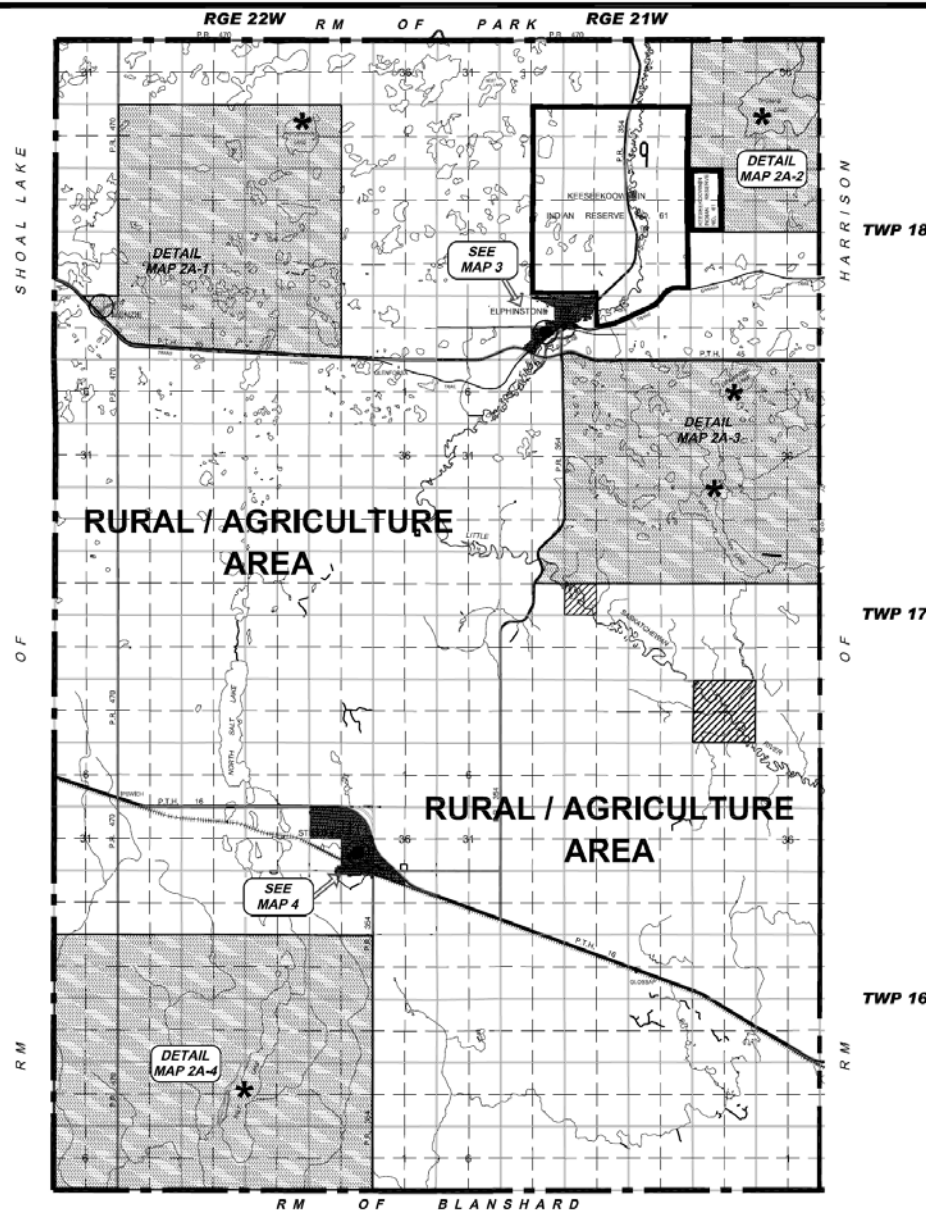
**SOUTH RIDING MOUNTAIN PLANNING DISTRICT**  
**DEVELOPMENT PLAN**

**MAP 1 - KEY MAP**

- LIMITS OF PLANNING DISTRICT
- - - RURAL MUNICIPAL BOUNDARIES
- PRINCIPAL URBAN COMMUNITIES
- SECONDARY SETTLEMENT CENTRES

MARCH, 2010

**MAP 1**



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT DEVELOPMENT PLAN

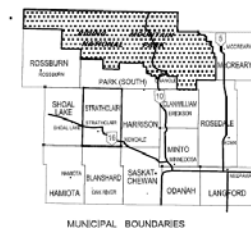
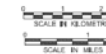
### MAP 2A - RURAL POLICY AREA RURAL MUNICIPALITY OF STRATHCLAIR

- PLANNING DISTRICT BOUNDARY
- RURAL MUNICIPAL BOUNDARY
- MAP LIMITS
- PRINCIPAL URBAN COMMUNITIES
- SECONDARY RURAL SETTLEMENT CENTRE
- \* RECREATION LAKES
- WILDLIFE MANAGEMENT AREA

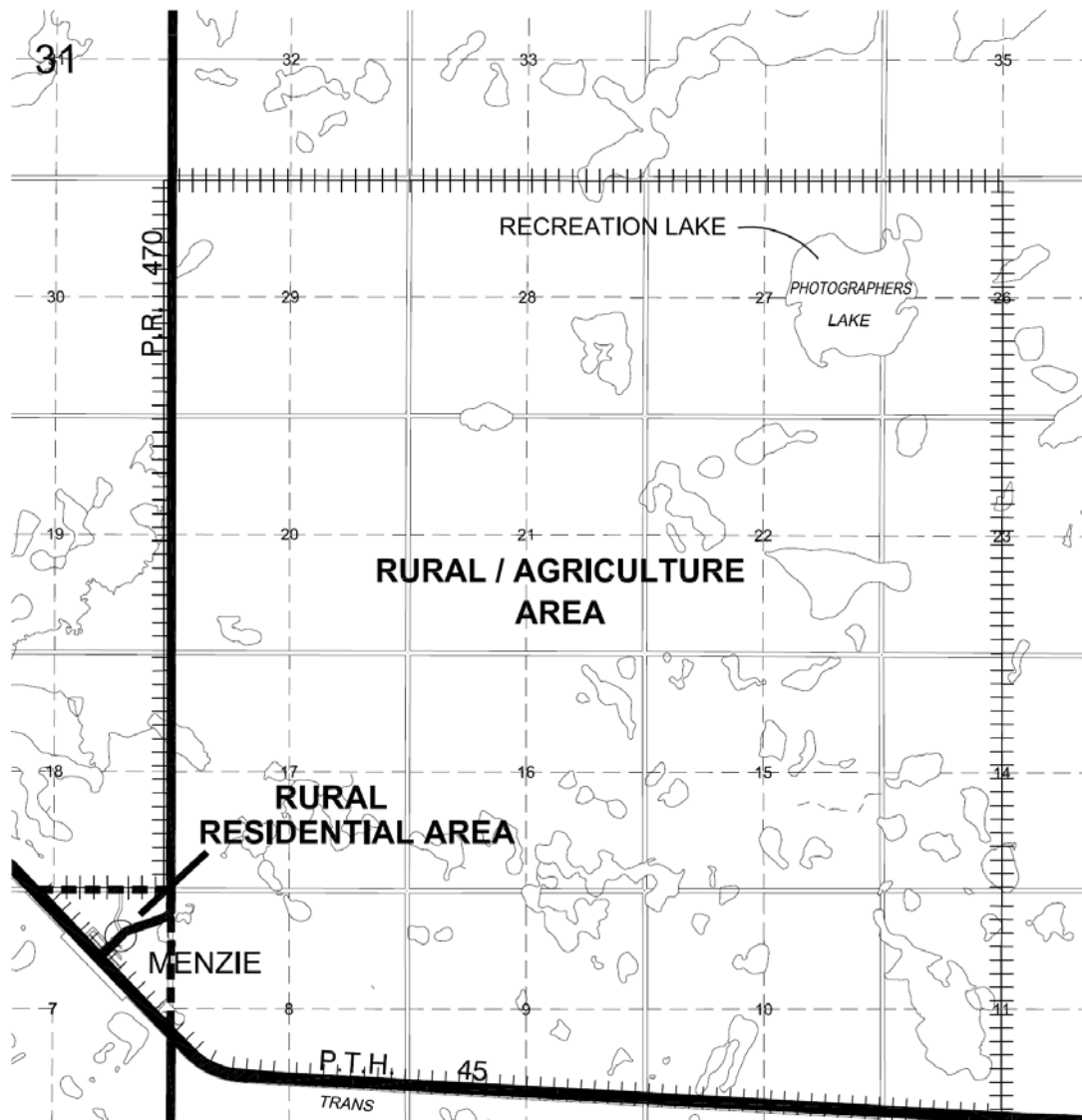
DESIGNATION:  
**RURAL / AGRICULTURE AREA**

Note:  
For livestock operation capacity levels in various parts of the Planning District see Part 3: Rural Policy Areas - Section 3.3,4 and Part 4: Urban Policy Areas - Section 4.6

MARCH, 2010



# MAP 2A



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

#### MAP 2A-1 - DETAIL MAP - PHOTOGRAPHERS LAKE AREA

#### MENZIE AREA

#### RURAL MUNICIPALITY OF STRATHCLAIR



MAP LIMITS



DESIGNATION BOUNDARIES



SECONDARY RURAL SETTLEMENT CENTRE

#### DESIGNATIONS:

**RURAL / AGRICULTURE AREA**

**RURAL RESIDENTIAL AREA**

MARCH, 2010

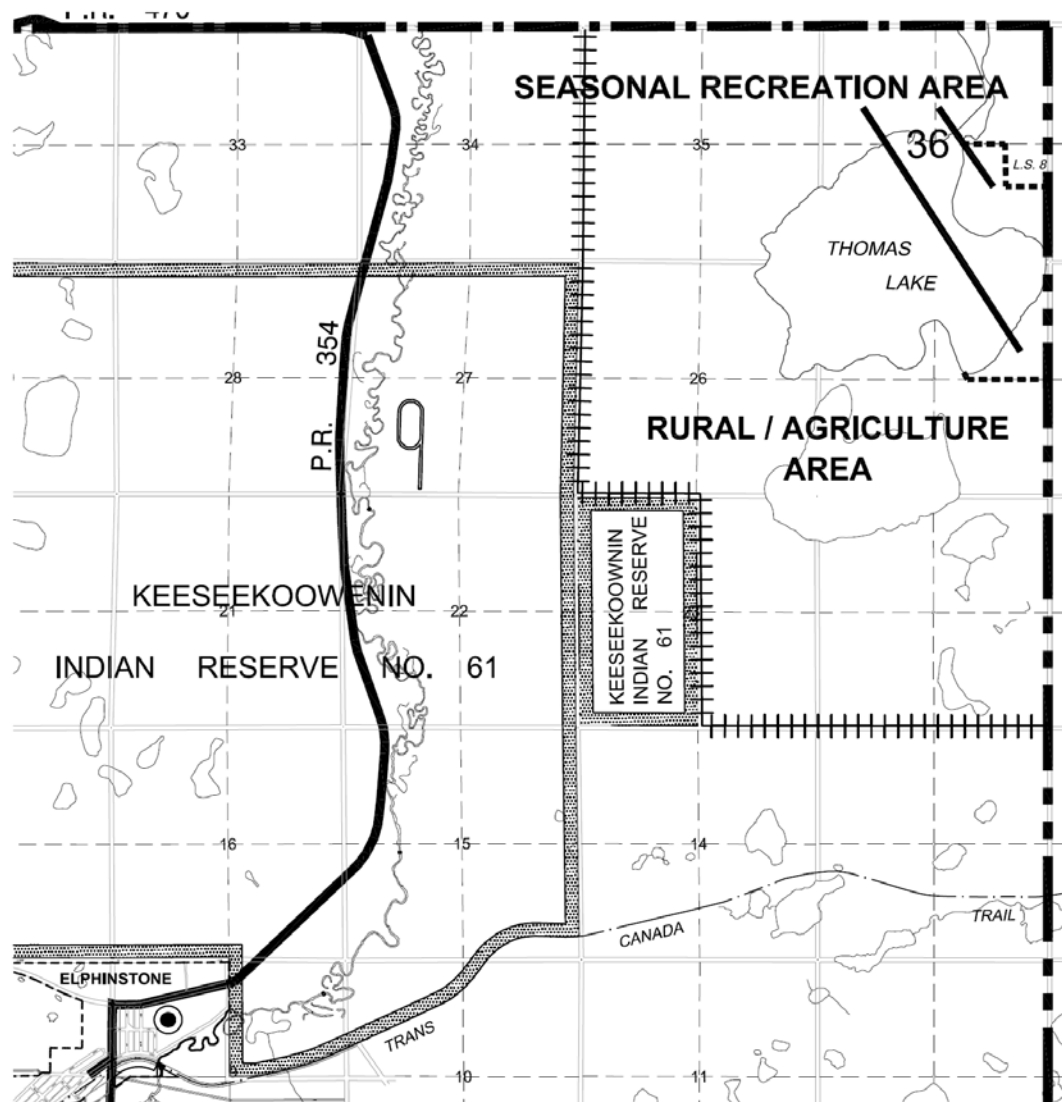


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MUNICIPAL BOUNDARIES

**MAP 2A-1**



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

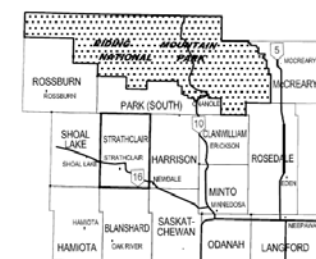
#### MAP 2A-2 - DETAIL MAP - THOMAS LAKE AREA RURAL MUNICIPALITY OF STRATHCLAIR

- +++++ MAP LIMITS
- PLANNING DISTRICT BOUNDARY
- .-.- MUNICIPAL BOUNDARY
- .-.- DESIGNATION BOUNDARY
- PRINCIPAL URBAN COMMUNITY  
ELPHINSTONE - SEE MAP 3
- Indian Reserve No. 61

#### DESIGNATIONS:

- RURAL / AGRICULTURE AREA**
- SEASONAL RECREATION AREA**

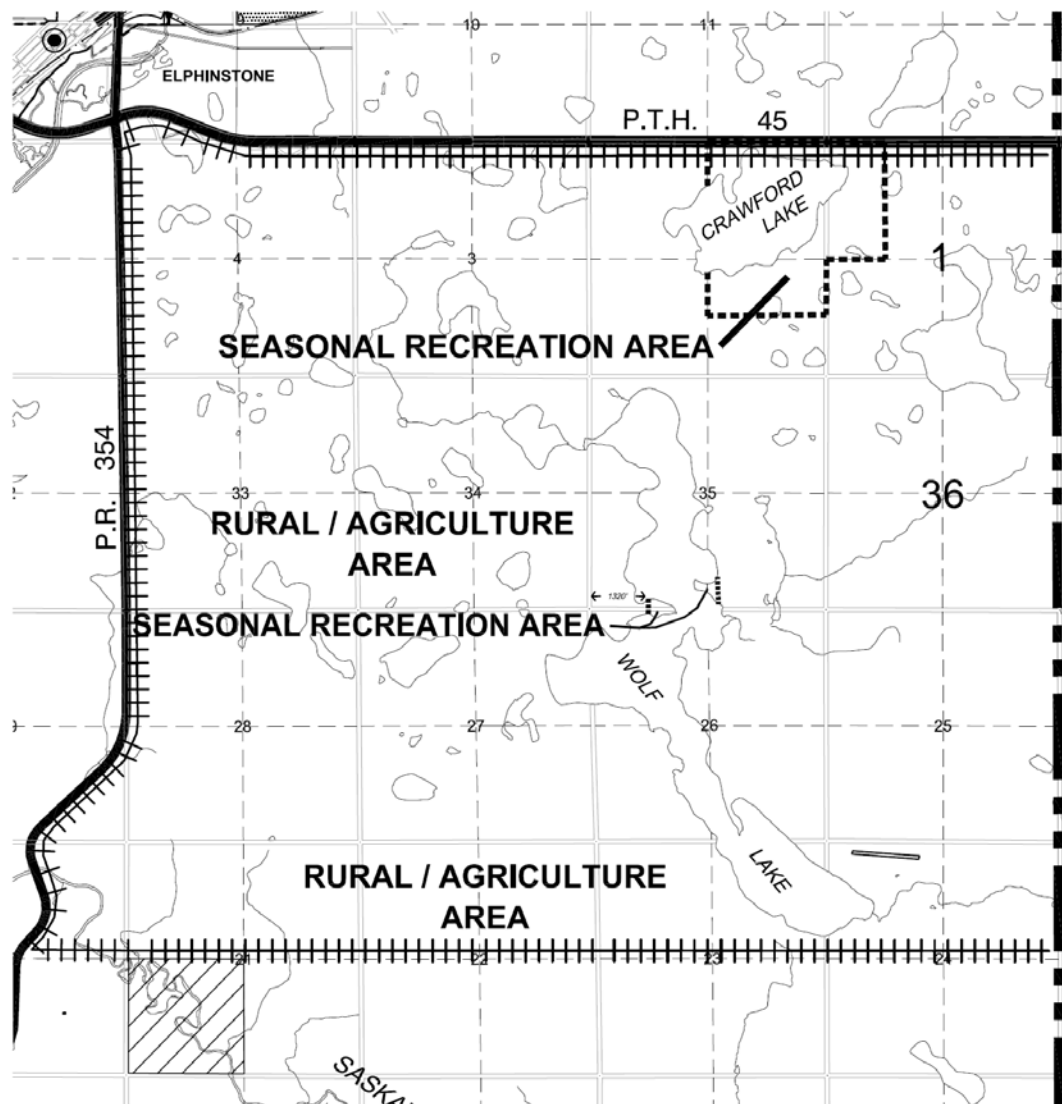
MARCH, 2010



MUNICIPAL BOUNDARIES

**MAP 2A-2**





## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

#### MAP 2A-3 - DETAIL MAP CRAWFORD LAKE AREA WOLF LAKE AREA

#### RURAL MUNICIPALITY OF STRATHCLAIR

- +++++ MAP LIMITS
- - - - - MUNICIPAL BOUNDARY
- ..... DESIGNATION BOUNDARY
- PRINCIPAL URBAN COMMUNITY  
ELPHINSTONE - SEE MAP 3
- ▨ WILDLIFE MANAGEMENT AREA

#### DESIGNATIONS:

**RURAL / AGRICULTURE AREA**

**SEASONAL RECREATION AREA**

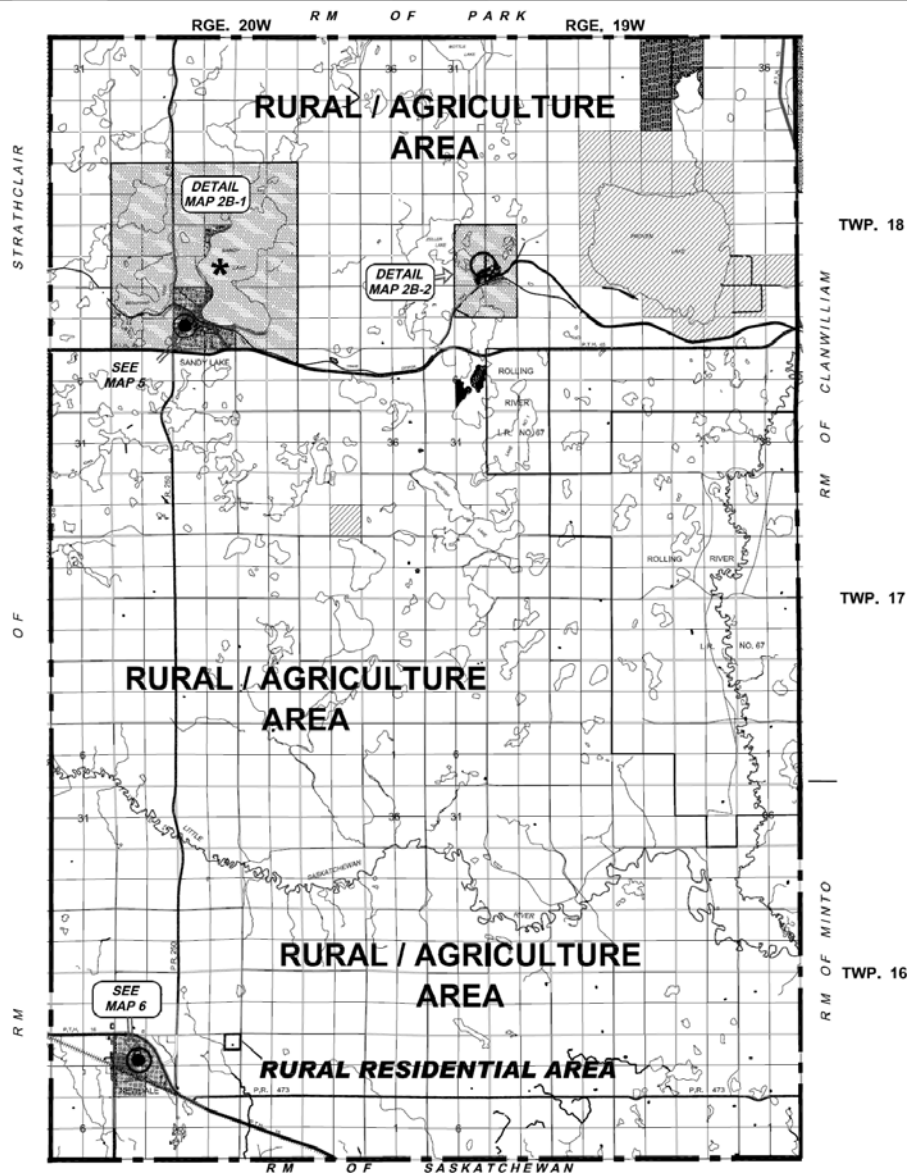
MARCH, 2010



MUNICIPAL BOUNDARIES

**MAP 2A-3**





## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

#### MAP 2B - RURAL POLICY AREA RURAL MUNICIPALITY OF HARRISON

- PLANNING DISTRICT BOUNDARY
- - - RURAL MUNICIPAL BOUNDARY
- MAP LIMITS
- PRINCIPAL URBAN COMMUNITIES
- SECONDARY RURAL SETTLEMENT CENTRE
- \* RECREATION LAKE
- ▨ CROWN LAND
- ▤ WILDLIFE MANAGEMENT AREA

#### DESIGNATIONS:

**RURAL / AGRICULTURE AREA**  
**RURAL RESIDENTIAL AREA**

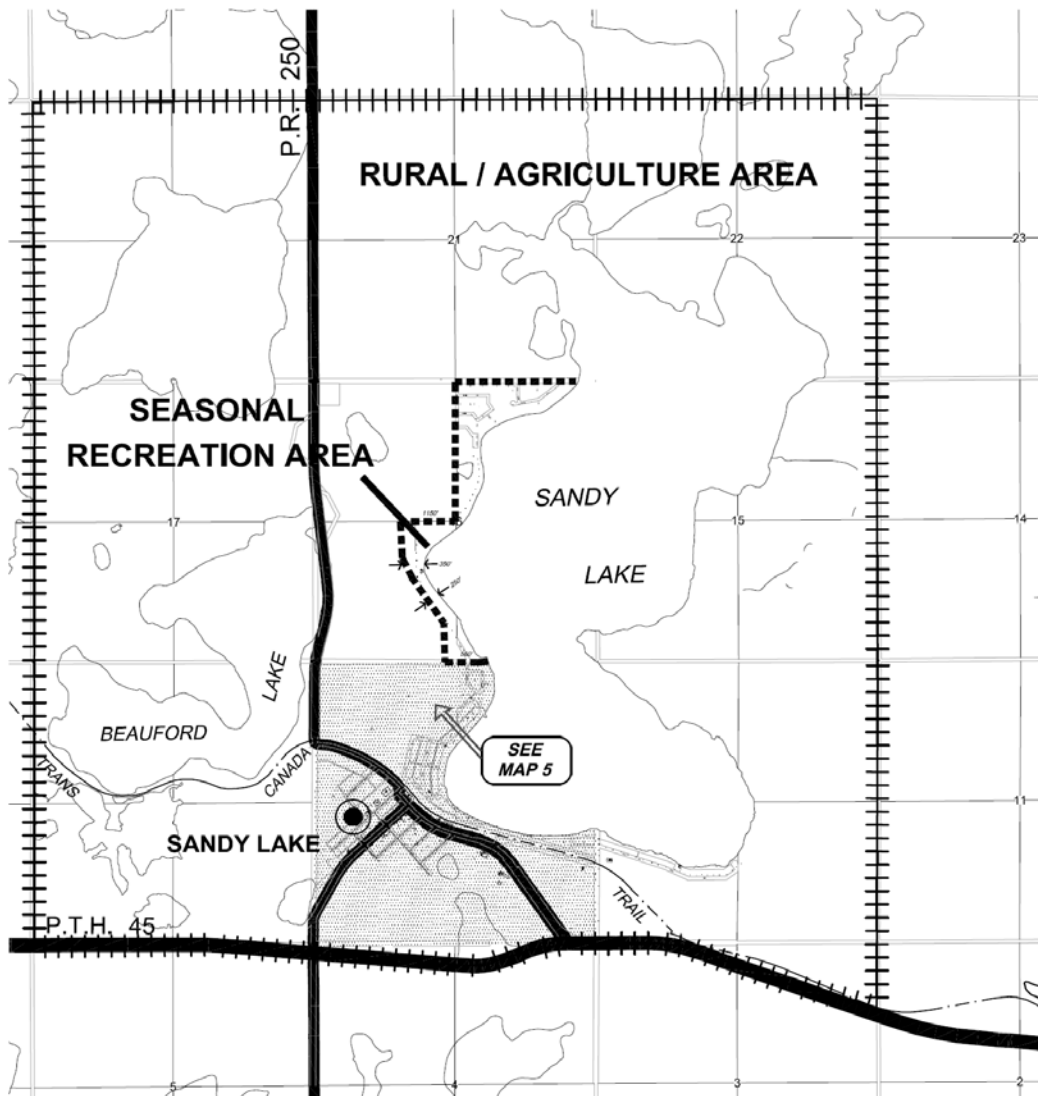
#### Note:

For livestock operation capacity levels in various parts of the Planning District see Part 3: Rural Policy Areas - Section 3.3.4 and Part 4: Urban Policy Areas - Section 4.6

MARCH, 2010



**MAP 2B**



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

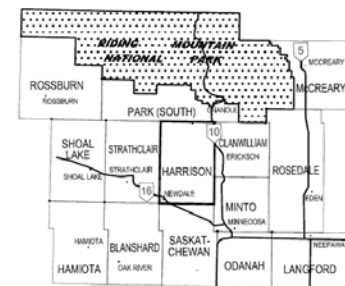
#### MAP 2B-1 - DETAIL MAP - SANDY LAKE AREA RURAL MUNICIPALITY OF HARRISON

- +++++ MAP LIMITS
- DESIGNATION BOUNDARY
- PRINCIPAL URBAN COMMUNITY  
SANDY LAKE - SEE MAP 5

#### DESIGNATIONS:

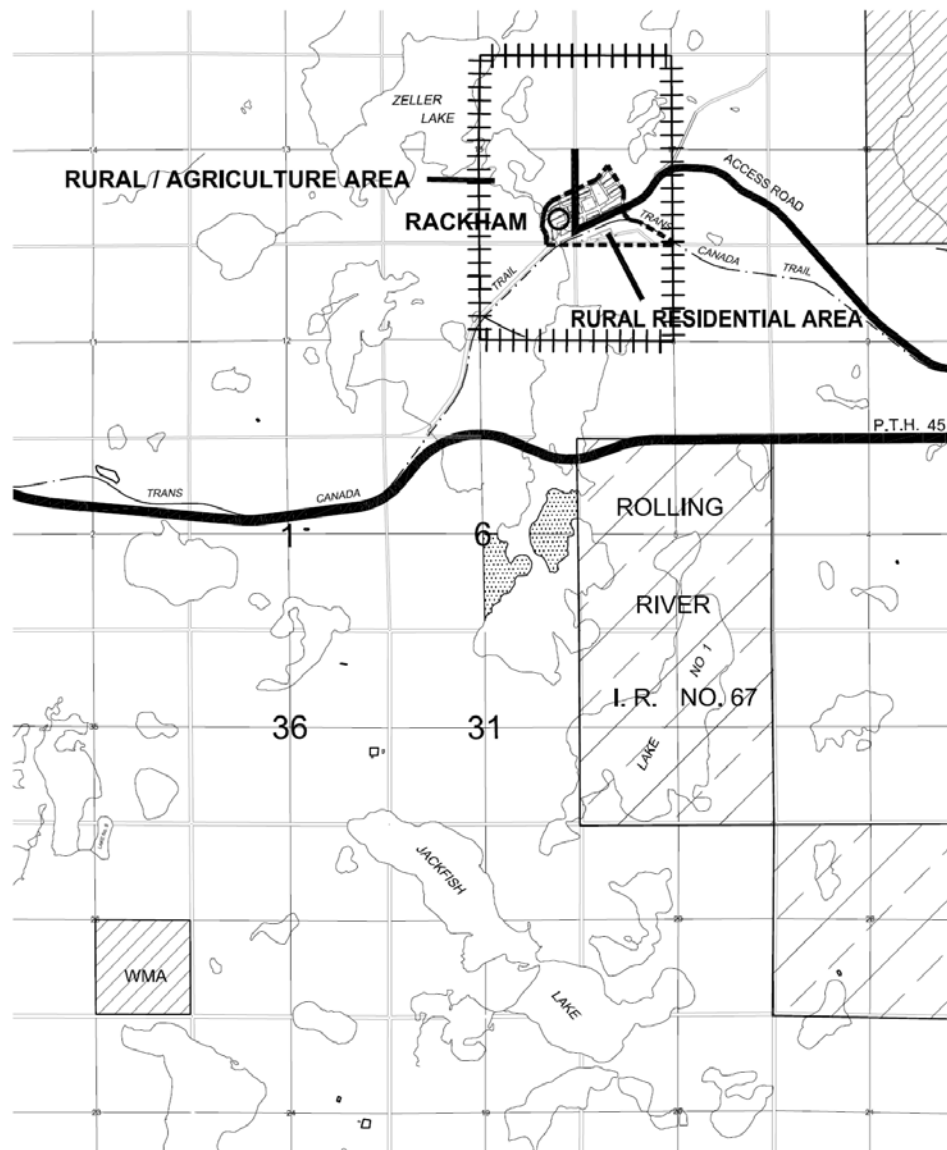
- RURAL / AGRICULTURE AREA**
- SEASONAL RECREATION AREA**

MARCH, 2010



MUNICIPAL BOUNDARIES

## MAP 2B-1



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

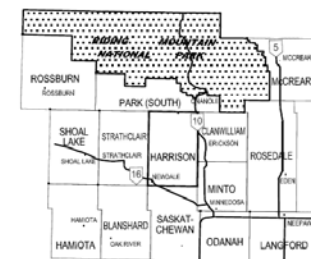
#### MAP 2B-2 - DETAIL MAP OF RACKHAM RURAL MUNICIPALITY OF HARRISON

- +++++ MAP LIMITS
- DESIGNATION BOUNDARY
- SECONDARY RURAL SETTLEMENT CENTRE  
RACKHAM
- ▨ CROWN LAND
- ▨ WILDLIFE MANAGEMENT AREA
- ▨ INDIAN RESERVE NO. 67

#### DESIGNATIONS:

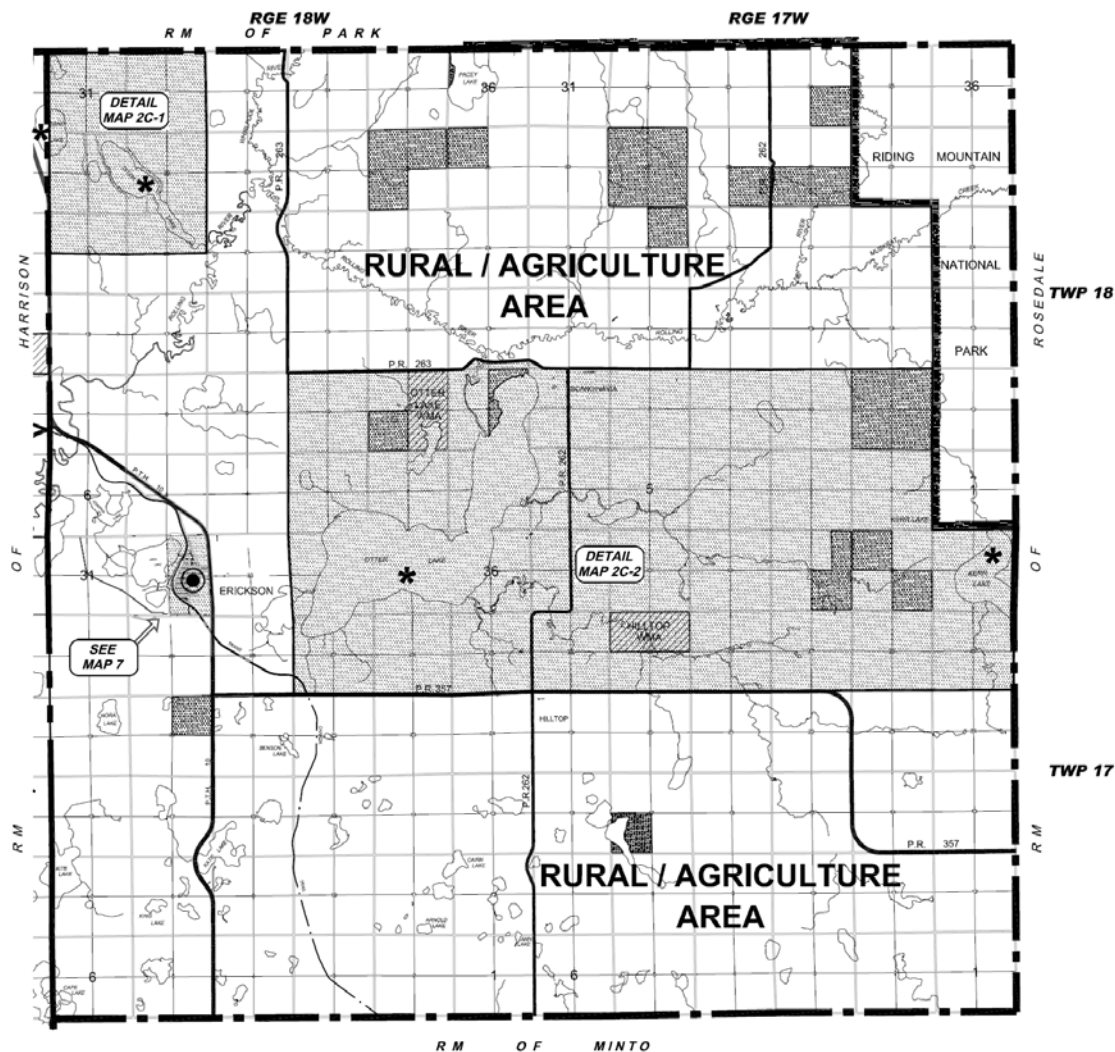
**RURAL / AGRICULTURE AREA**  
**RURAL RESIDENTIAL AREA**

MARCH, 2010



MUNICIPAL BOUNDARIES

**MAP 2B-2**



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

#### MAP 2C - RURAL POLICY AREA RURAL MUNICIPALITY OF CLANWILLIAM

- PLANNING DISTRICT BOUNDARY
- RURAL MUNICIPAL BOUNDARY
- MAP LIMITS
- PRINCIPAL URBAN COMMUNITY
- \* RECREATION LAKES
- ▨ CROWN LAND
- ▨ WILDLIFE MANAGEMENT AREA

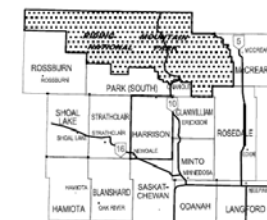
#### DESIGNATIONS:

##### **RURAL / AGRICULTURE AREA**

#### Note:

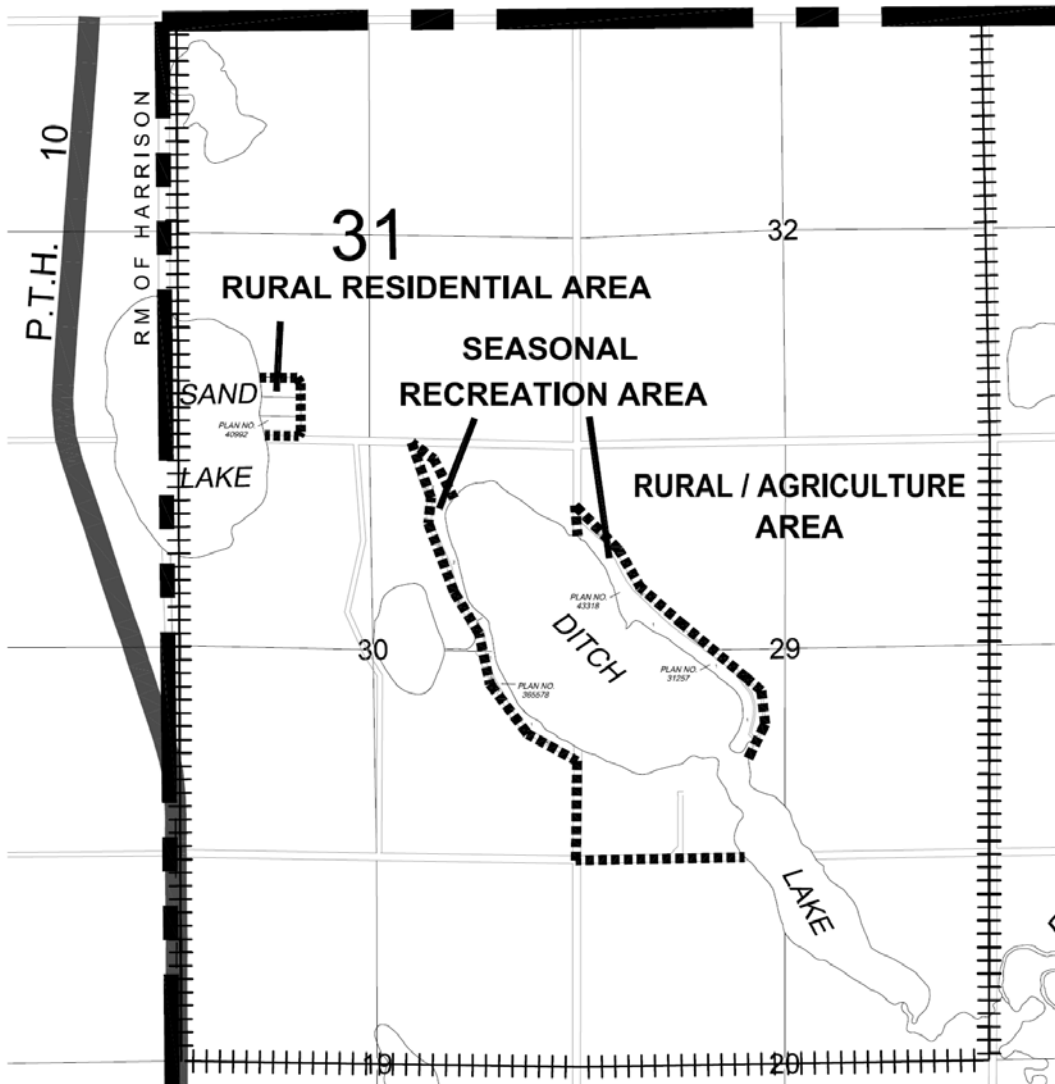
For livestock operation capacity levels in various parts of the Planning District see Part 3: Rural Policy Areas - Section 3.3.4 and Part 4: Urban Policy Areas - Section 4.6

MARCH, 2010



MUNICIPAL BOUNDARIES

# MAP 2C



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### DEVELOPMENT PLAN

MAP 2C-1 - DETAIL MAP SAND LAKE AREA

DITCH LAKE AREA

RURAL MUNICIPALITY OF CLANWILLIAM

- +++++ MAP LIMITS
- PLANNING DISTRICT BOUNDARY
- .-.- MUNICIPAL BOUNDARY
- DESIGNATION BOUNDARY

#### DESIGNATIONS:

**RURAL / AGRICULTURE AREA**

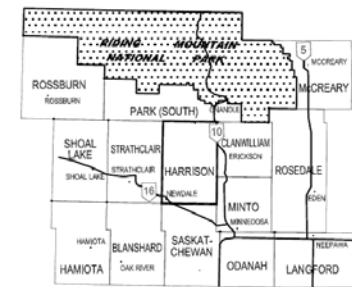
**SEASONAL RECREATION AREA**

**RURAL RESIDENTIAL AREA**

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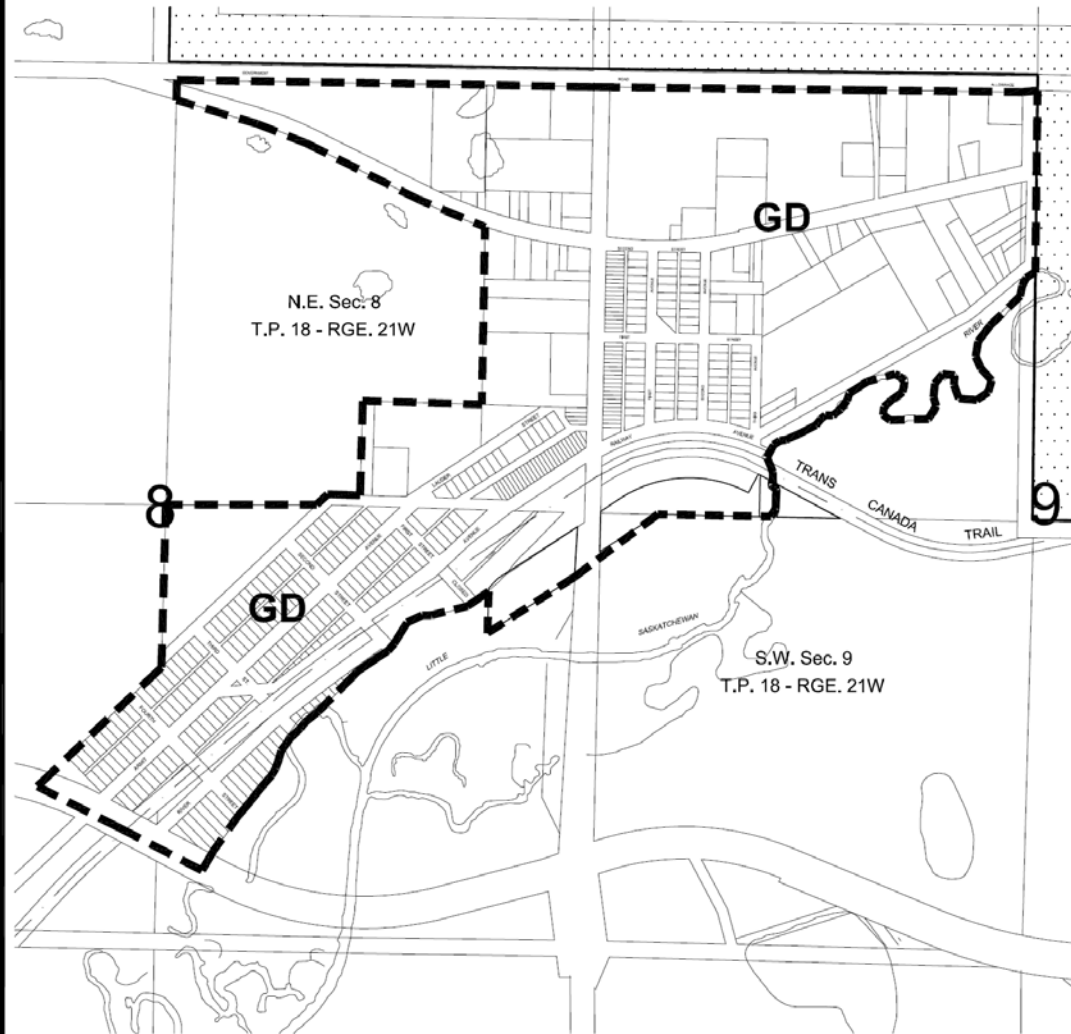


MUNICIPAL BOUNDARIES

**MAP 2C-1**







## SOUTH RIDING MOUNTAIN PLANNING DISTRICT DEVELOPMENT PLAN

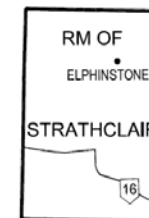
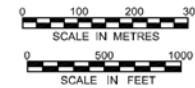
### MAP 3 - URBAN POLICY AREA LOCAL URBAN DISTRICT (LUD) OF ELPHINSTONE

--- DESIGNATION BOUNDARIES  
GD GENERAL DEVELOPMENT AREA

MARCH, 2010

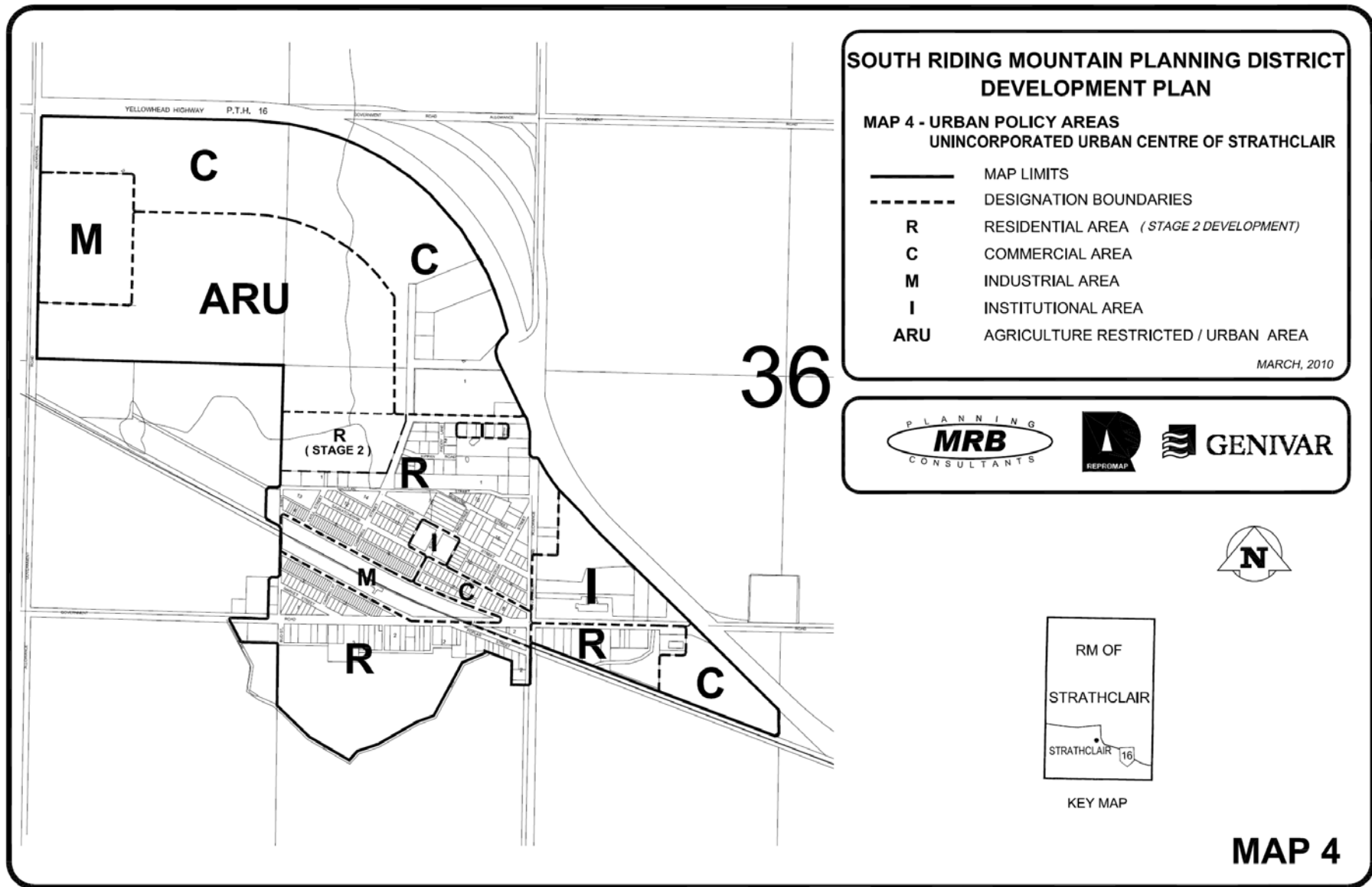


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KEY MAP

**MAP 3**



# **SOUTH RIDING MOUNTAIN PLANNING DISTRICT DEVELOPMENT PLAN**

## **MAP 5 - URBAN POLICY AREAS LOCAL URBAN DISTRICT (LUD) OF SANDY LAKE**

	MAP LIMITS
	DESIGNATION BOUNDARIES
<b>R</b>	RESIDENTIAL AREA
<b>SR</b>	SEASONAL RECREATION AREA
<b>C</b>	COMMERCIAL AREA
<b>M</b>	INDUSTRIAL AREA
<b>I</b>	INSTITUTIONAL AREA
<b>ARU</b>	AGRICULTURE RESTRICTED / URBAN AREA

MARCH, 2010



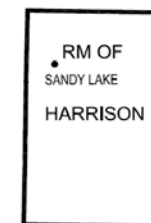
**GENIVAR**



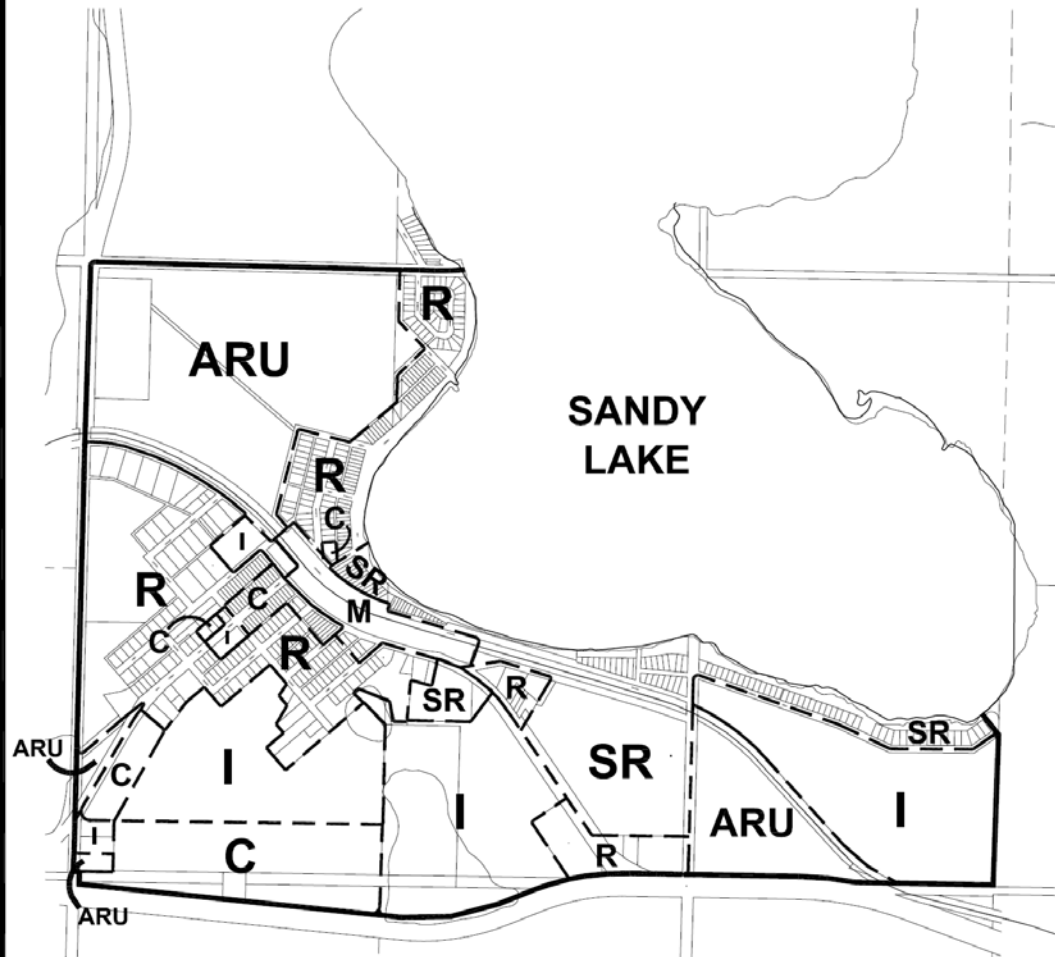
SCALE IN METRES



SCALE IN FEET

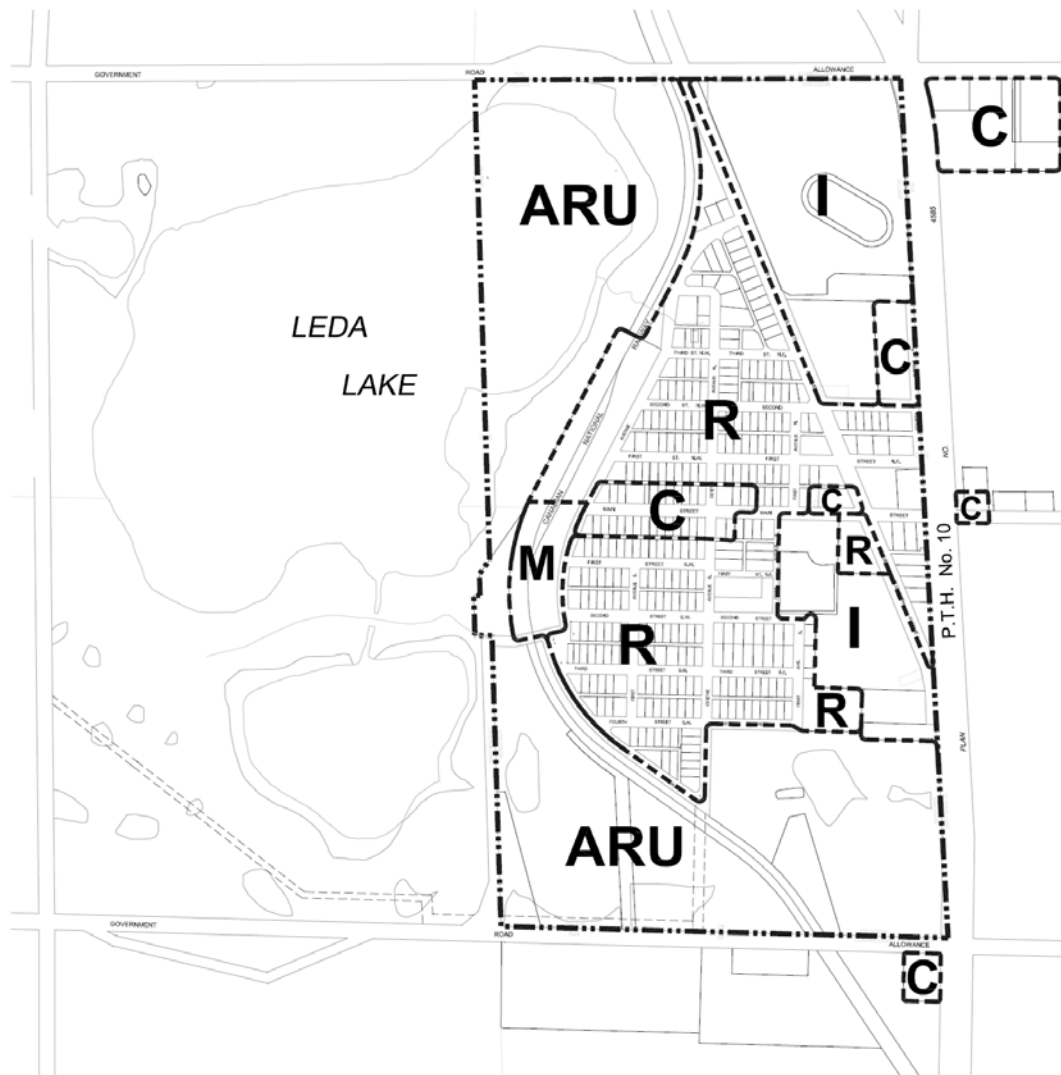


KEY MAP



**MAP 5**



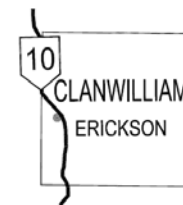
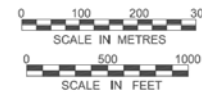


## SOUTH RIDING MOUNTAIN PLANNING DISTRICT DEVELOPMENT PLAN

### MAP 7 - URBAN POLICY AREAS TOWN OF ERICKSON

	MUNICIPAL BOUNDARIES
	DESIGNATION BOUNDARIES
<b>R</b>	RESIDENTIAL AREA
<b>C</b>	COMMERCIAL AREA
<b>M</b>	INDUSTRIAL AREA
<b>I</b>	INSTITUTIONAL AREA
<b>ARU</b>	AGRICULTURE RESTRICTED / URBAN AREA

NOVEMBER, 2009



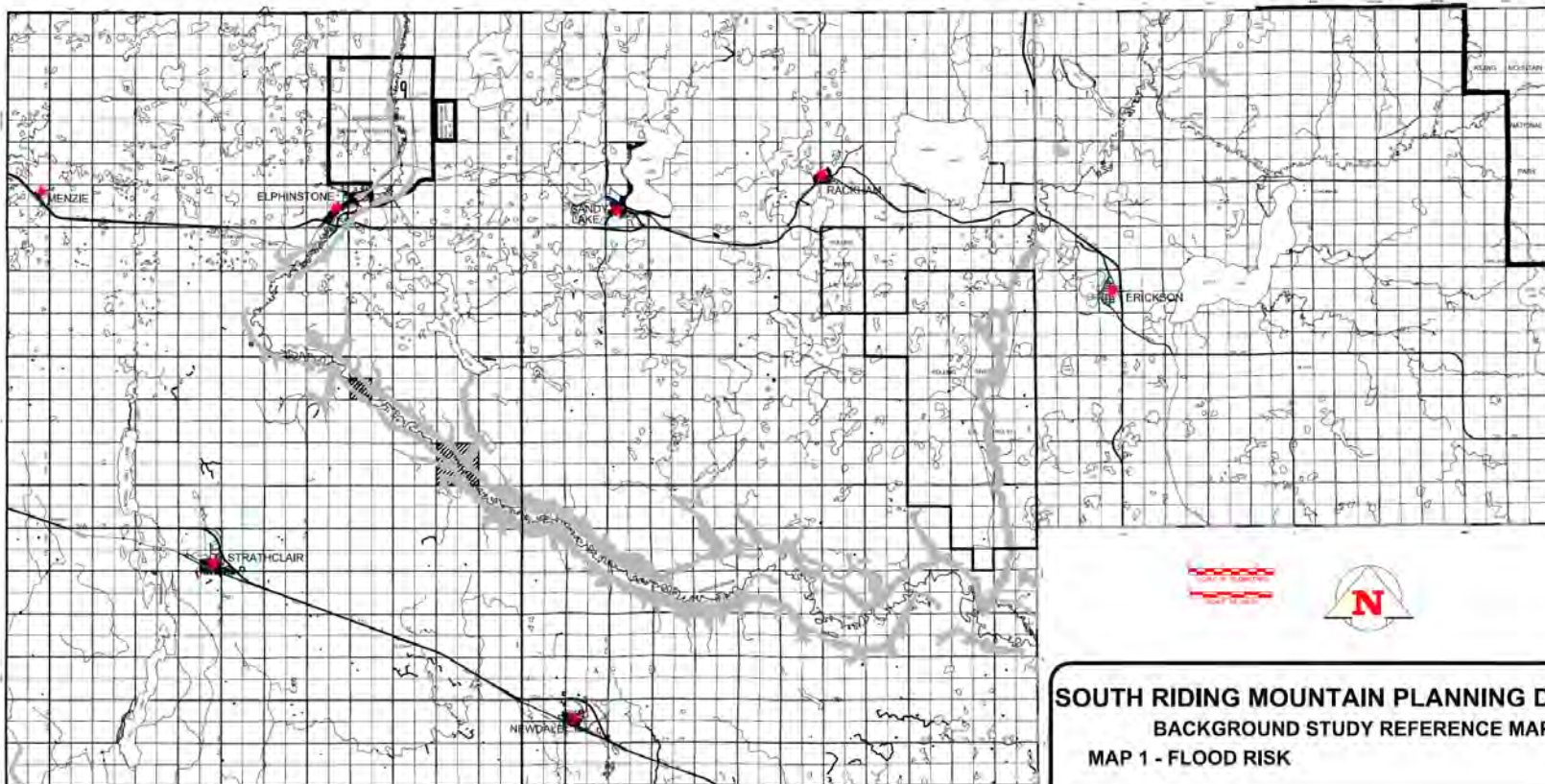
KEY MAP

# MAP 7

# APPENDIX "B"

## BACKGROUND STUDY REFERENCE MAPS

**These Reference Maps are included as attachments to this Development Plan for information purposes only and shall not be treated as Development Plan policy maps and are not intended to identify the statutory limits of any particular designated area.**



**SOUTH RIDING MOUNTAIN PLANNING DISTRICT  
BACKGROUND STUDY REFERENCE MAP  
MAP 1 - FLOOD RISK**

FLOOD RISK AREAS

(SOURCE: AGRICULTURE AND AGRI-FOOD (AAGAF) 1998)



PRINCIPAL COMMUNITIES



MUNICIPAL BOUNDARIES

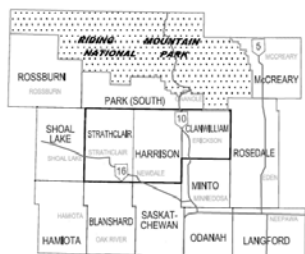
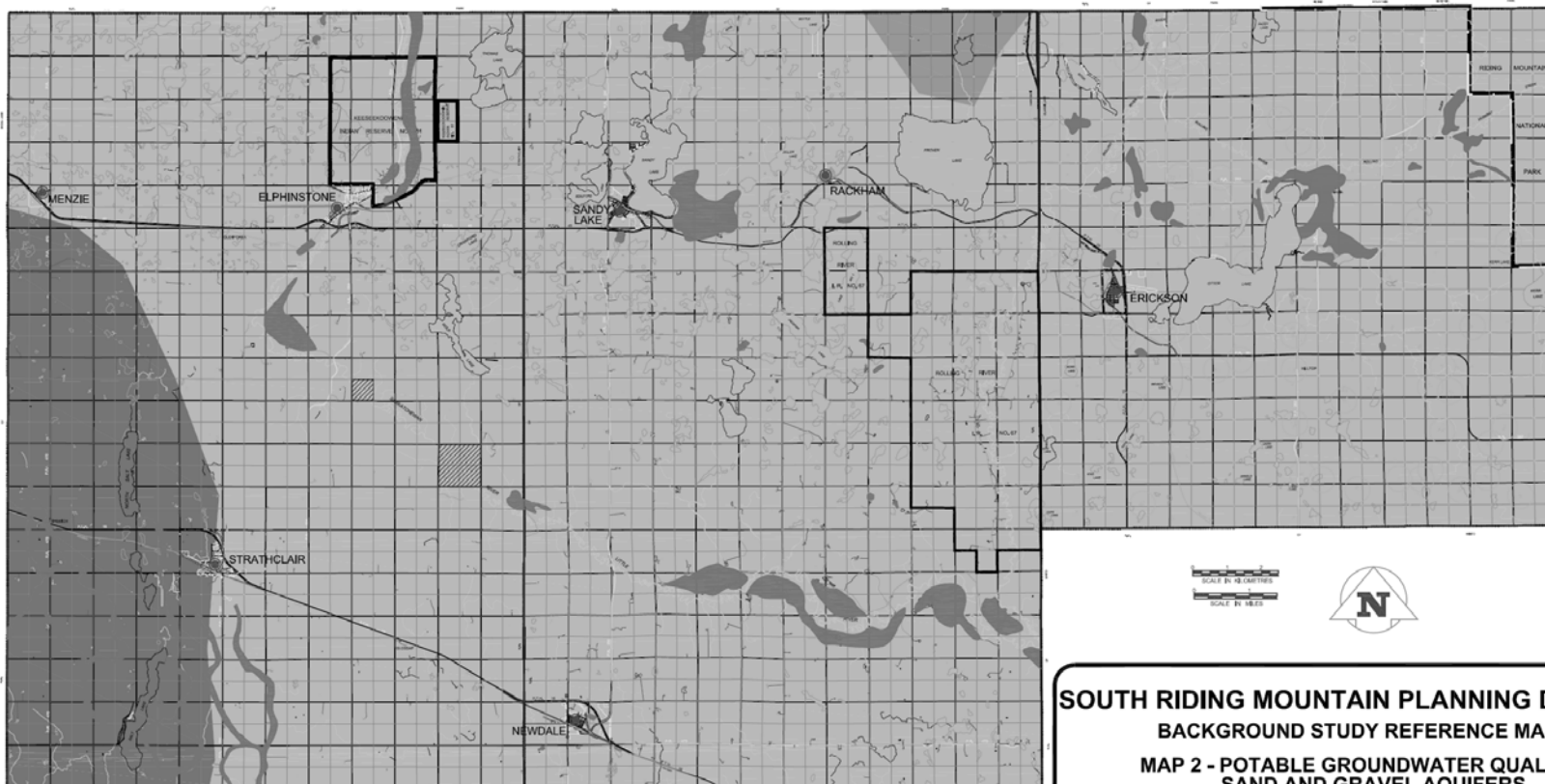


**GENIVAR**



MAY, 2009

**MAP 1**



MUNICIPAL BOUNDARIES

PLANNING  
**MRB**  
CONSULTANTS







**GENIVAR**



REPROMAP

## SOUTH RIDING MOUNTAIN PLANNING DISTRICT BACKGROUND STUDY REFERENCE MAP

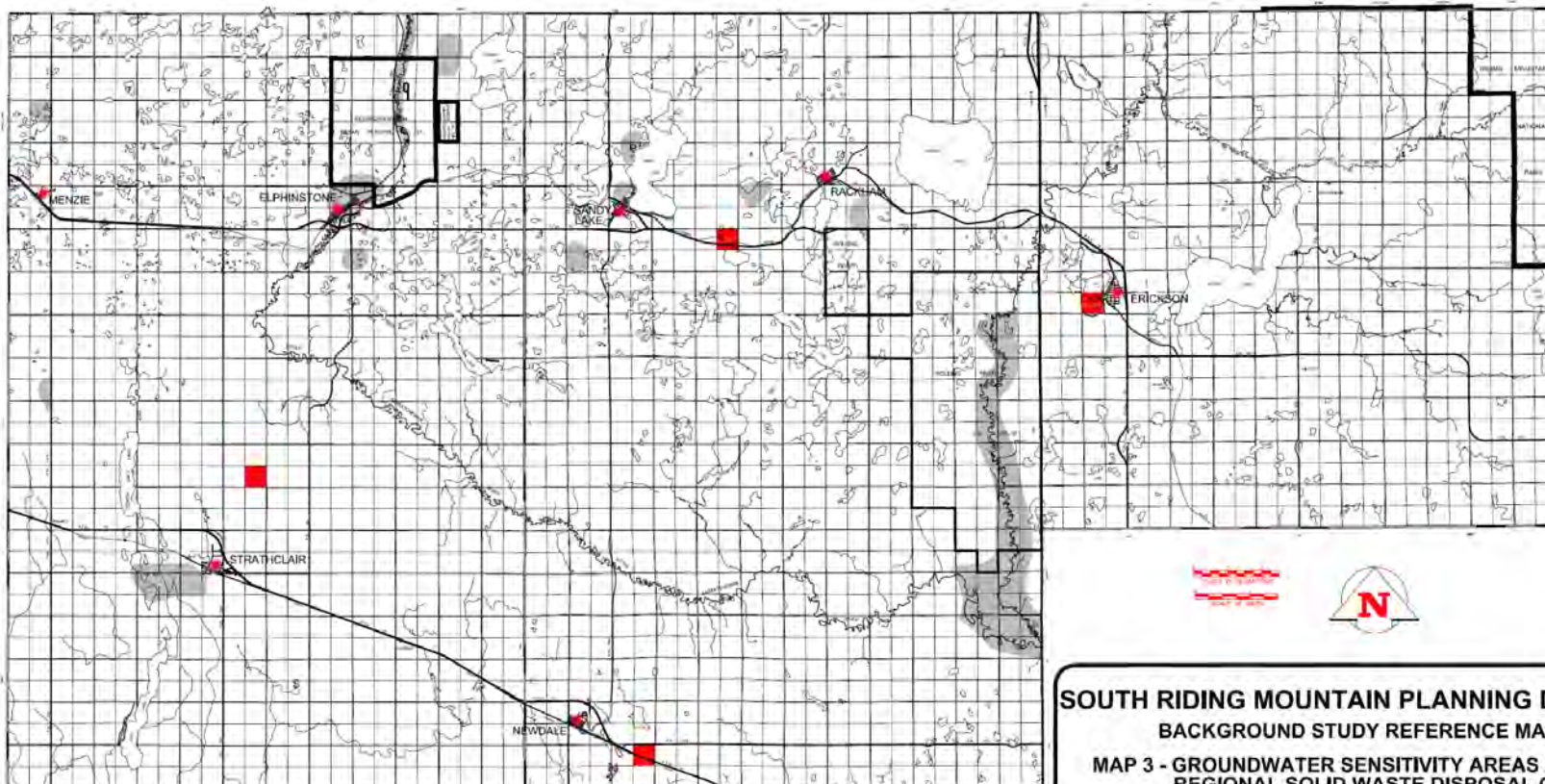
### MAP 2 - POTABLE GROUNDWATER QUALITY SAND AND GRAVEL AQUIFERS

-  LENSES OF SAND AND GRAVEL: AQUIFERS OCCUR IN TILL AND OTHER SURFICIAL DEPOSITS. DEPTH OF AQUIFER RANGES FROM A FEW METRES TO > 100 METRES. WELL YIELD RANGES FROM < 0.1 L/S TO > 10 L/S. WATER QUALITY RANGES FROM POOR TO EXCELLENT
-  MAJOR BURIED SAND AND GRAVEL: THE DEPTH TO THE AQUIFER RANGES FROM A FEW METRES TO > 100 METRES. WELL YIELD RANGES FROM 10 L/S TO > 100 L/S. WATER QUALITY RANGES FROM POOR TO EXCELLENT
-  AREAS WITH VERY FEW WIDELY SCATTERED MINOR SAND AND GRAVEL AQUIFERS; BEDROCK AT OR NEAR GROUND SURFACE OR SURFICIAL DEPOSITS CONSIST MAINLY OF LOW PERMEABILITY MATERIALS, e.g., CLAY AND TILL; UNDERLAIN BY BEDROCK AQUIFERS IN SOME AREAS. GROUNDWATER PROBLEM AREA WHERE BEDROCK AQUIFERS DO NOT EXIST.
-  PRINCIPAL COMMUNITIES

MAY, 2009

# MAP 2





MUNICIPAL BOUNDARIES



PLANNING  
**MRB**  
CONSULTANTS



**GENIVAR**



**SOUTH RIDING MOUNTAIN PLANNING DISTRICT  
BACKGROUND STUDY REFERENCE MAP  
MAP 3 - GROUNDWATER SENSITIVITY AREAS AND  
REGIONAL SOLID WASTE DISPOSAL GROUNDS**

-  GROUNDWATER SENSITIVITY AREAS  
Source: Manitoba Conservation
-  REGIONAL SOLID WASTE DISPOSAL GROUNDS
-  PRINCIPAL COMMUNITIES

MAY, 2009

**MAP 3**

# Rural Municipality of Strathclair

## BACKGROUND STUDY REFERENCE MAP

## AGGREGATE RESOURCES CAPABILITY RATING

### LEGEND:

- Low
- Medium
- High

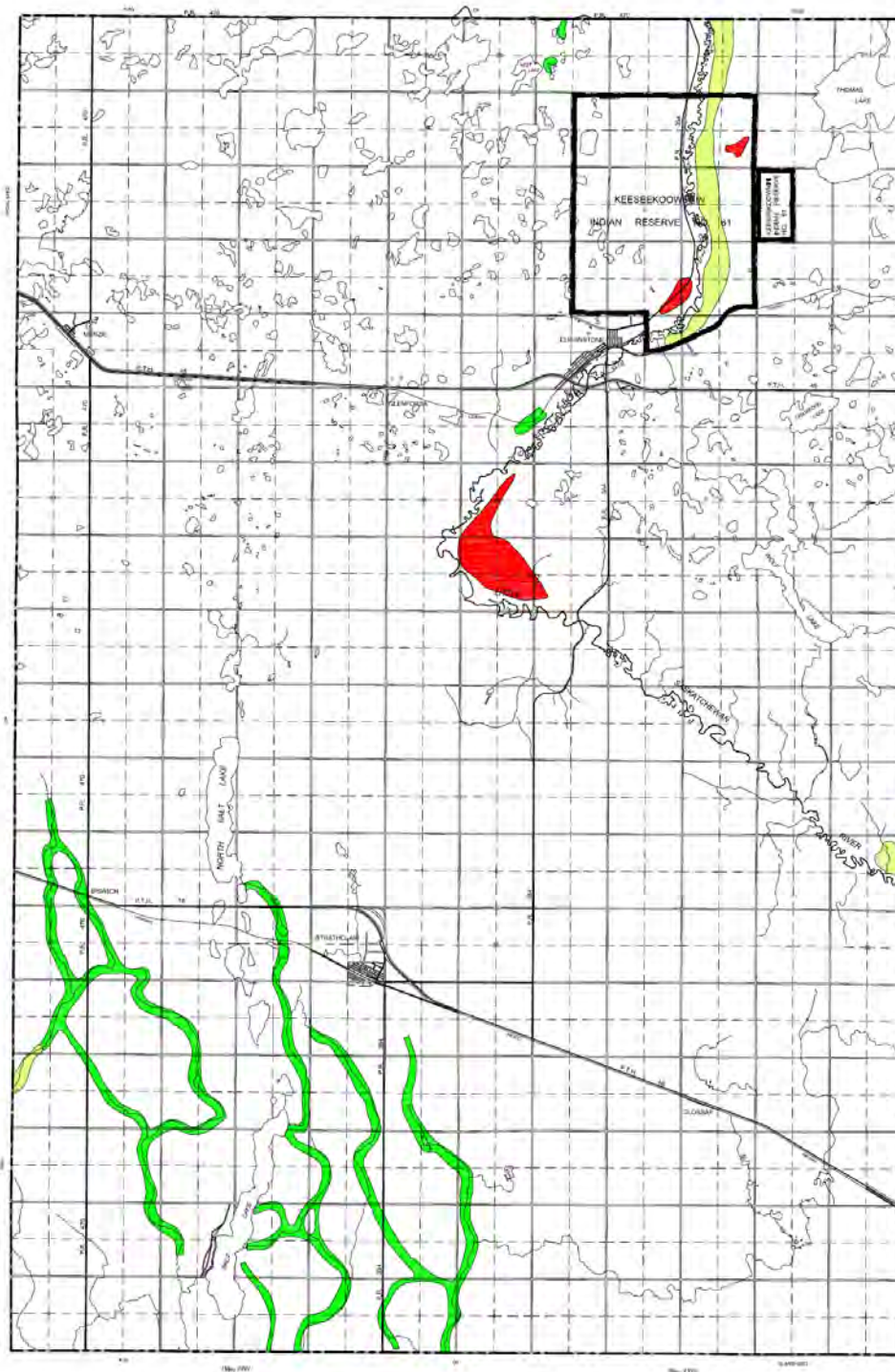
Source: Aggregate Resources  
Recommended Development  
Status - Map 2  
December, 1960

**MAP 4A**



**Manitoba**  
Intergovernmental Affairs  
Community Planning Services

DATE: 1991-09-09 DRAWN BY: J. HARTLEY  
TITLE: RURAL MUNICIPALITY OF STRATHCLAIR





# Rural Municipality of Harrison

BACKGROUND STUDY  
REFERENCE MAP

## AGGREGATE RESOURCES CAPABILITY RATING

### LEGEND:

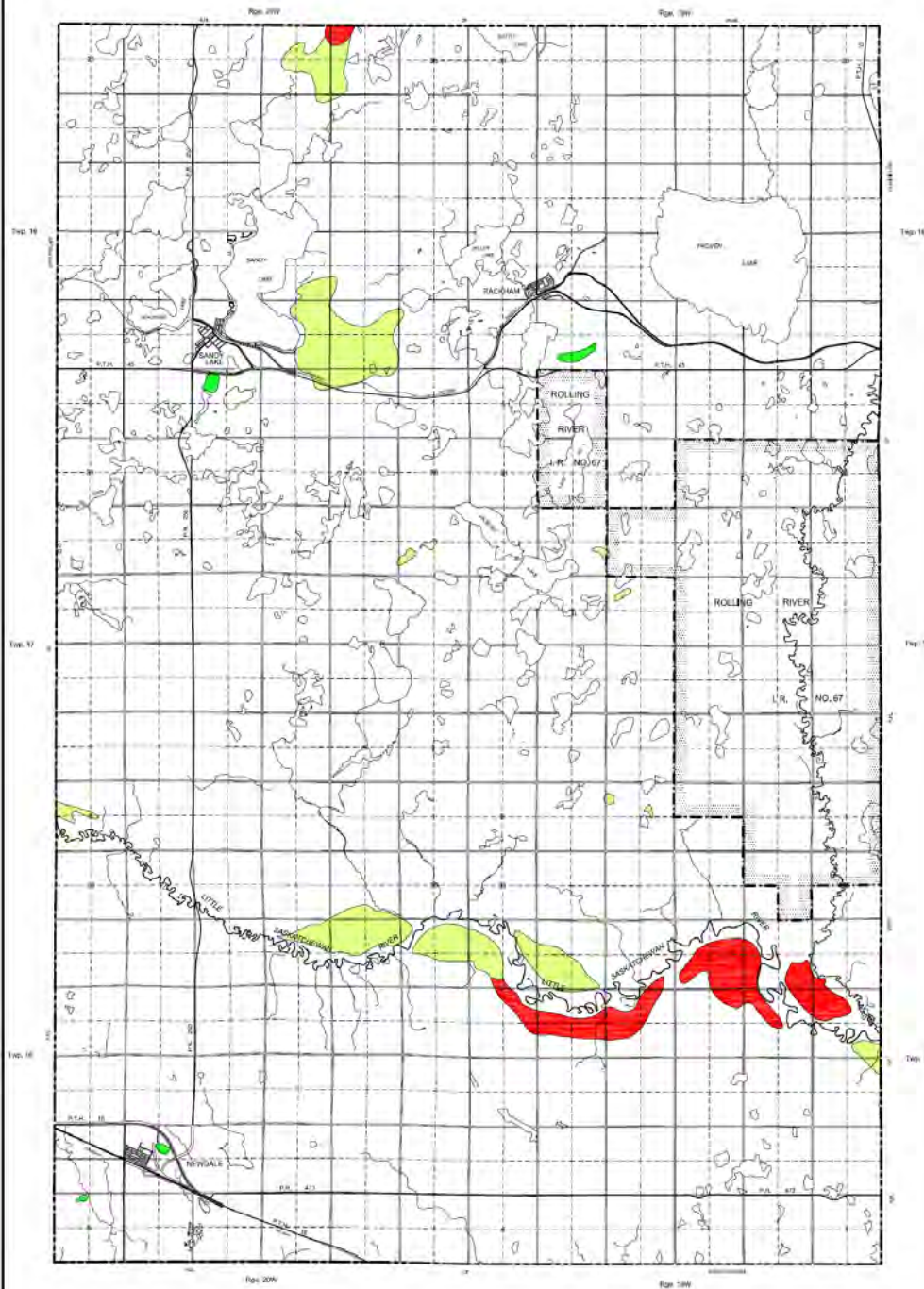
- Low
- Medium
- High

Source: Aggregate Resources  
Recommended Development  
Status - Map 2  
December, 1989

MAP 4B






**Manitoba**  
Intergovernmental Affairs  
Community Planning Services

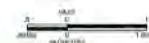


BACKGROUND STUDY  
REFERENCE MAP

**AGGREGATE  
RESOURCES  
CAPABILITY  
RATING**

 Low  
 Medium  
 High

Source: Aggregate Resources  
Recommended Development  
Status - Map 2  
December, 1980

**MAP 4C**

**Mantoba**   
Intergovernmental Affairs  
Community Planning Services

Year	May 2005	December 2005	March 2006
Location	London	London	London





## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### BACKGROUND STUDY REFERENCE MAP

#### MAP 5A - LAND CAPABILITY FOR RECREATION RURAL MUNICIPALITY OF STRATHCLAIR

##### Strathclair Recreation

##### Class Description

- 1 - Lands in this class have very high capability for outdoor recreation.
- 2 - Lands in this class have high capability for outdoor recreation.
- 3 - Lands in this class have moderately high capability for outdoor recreation.
- 4 - Lands in this class have moderately capability for outdoor recreation.
- 5 - Lands in this class have moderately low capability for outdoor recreation.
- 6 - Lands in this class have low capability for outdoor recreation.
- 7 - Lands in this class have very low capability for outdoor recreation.
- W - Water

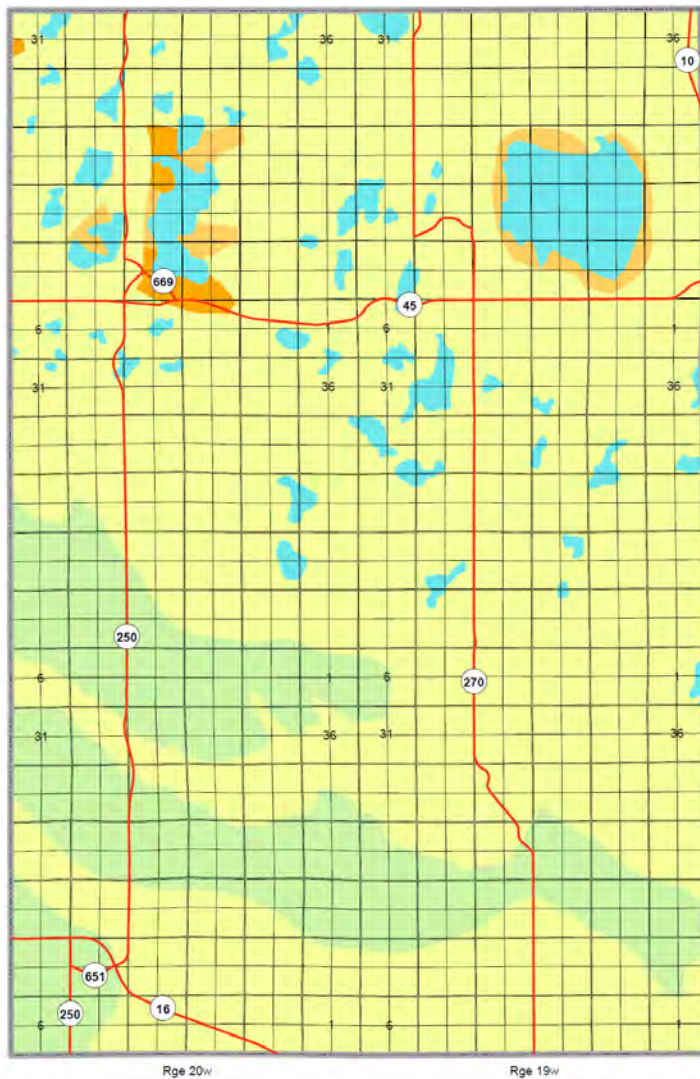
MAY, 2009



0 0.5 1 2 3 4 Miles



## MAP 5A



## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### BACKGROUND STUDY REFERENCE MAP

#### MAP 5B - LAND CAPABILITY FOR RECREATION RURAL MUNICIPALITY OF HARRISON

##### Harrison Recreation

###### Class Description

- 1 - Lands in this class have very high capability for outdoor recreation.
- 2 - Lands in this class have high capability for outdoor recreation.
- 3 - Lands in this class have moderately high capability for outdoor recreation.
- 4 - Lands in this class have moderately capability for outdoor recreation.
- 5 - Lands in this class have moderately low capability for outdoor recreation.
- 6 - Lands in this class have low capability for outdoor recreation.
- 7 - Lands in this class have very low capability for outdoor recreation.
- W - Water

MAY, 2009



0 0.5 1 2 3 4 Miles



**MAP 5B**

## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### BACKGROUND STUDY REFERENCE MAP

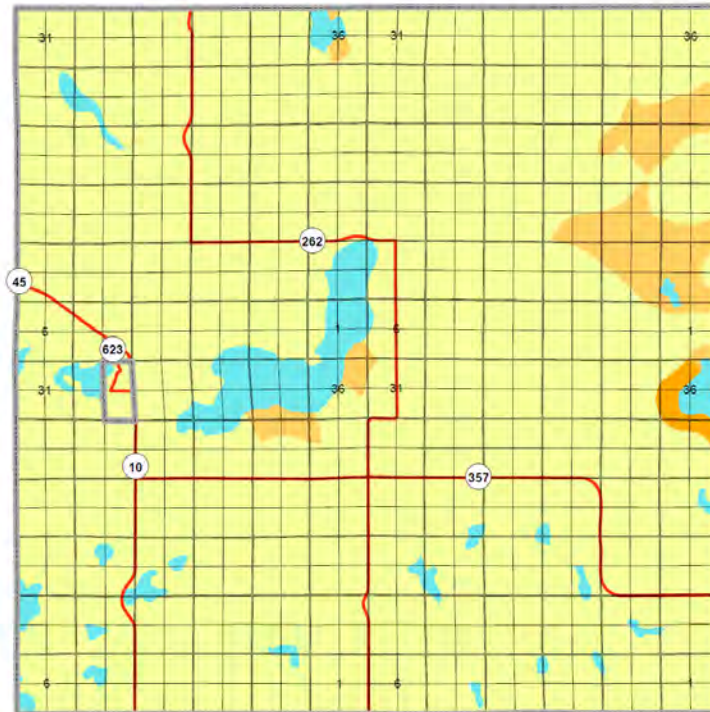
#### MAP 5C - LAND CAPABILITY FOR RECREATION RURAL MUNICIPALITY OF CLANWILLIAM

##### Clanwilliam Recreation

##### Class Description

- 1 - Lands in this class have very high capability for outdoor recreation.
- 2 - Lands in this class have high capability for outdoor recreation.
- 3 - Lands in this class have moderately high capability for outdoor recreation.
- 4 - Lands in this class have moderately capability for outdoor recreation.
- 5 - Lands in this class have moderately low capability for outdoor recreation.
- 6 - Lands in this class have low capability for outdoor recreation.
- 7 - Lands in this class have very low capability for outdoor recreation.
- W - Water

MAY, 2009



Twp 16

Twp 17

Rge 16W

Rge 17W

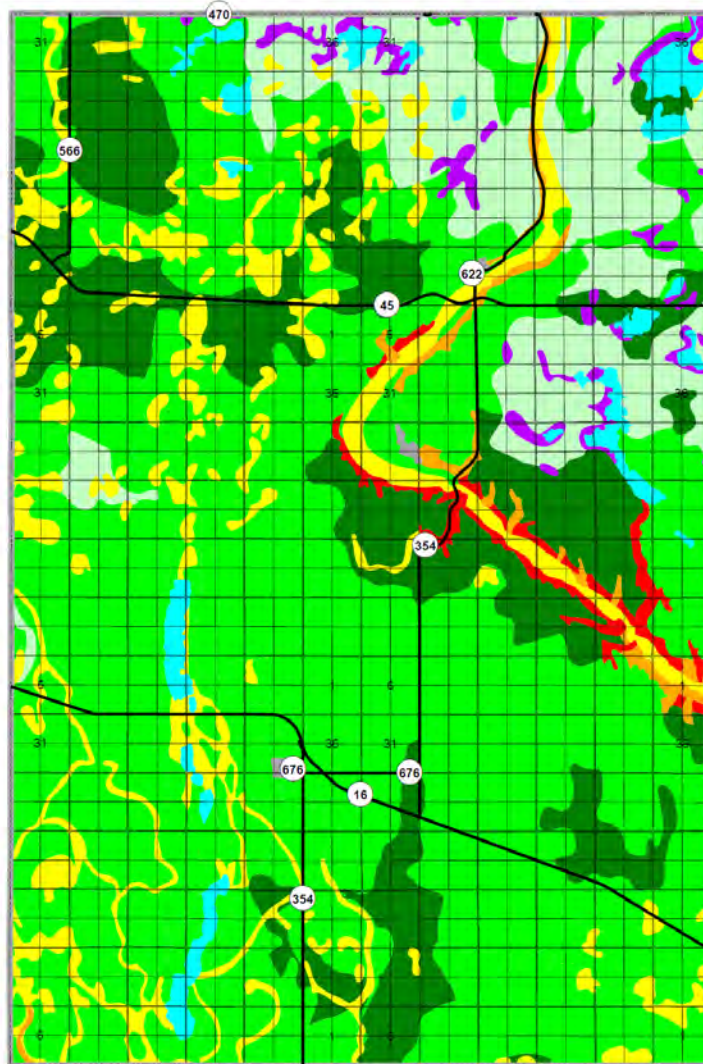


0 0.5 1 2 3 4 Miles



MAP 5C





Twp 18

Twp 17

Twp 16

Rge 22W

Rge 21W

## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### BACKGROUND STUDY REFERENCE MAP

#### MAP 6A - SOIL CAPABILITY FOR AGRICULTURE RURAL MUNICIPALITY OF STRATHCLAIR

##### Legend

##### Strathclair Soil Capability Class

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic
- Unclassified
- Water

MARCH, 2009

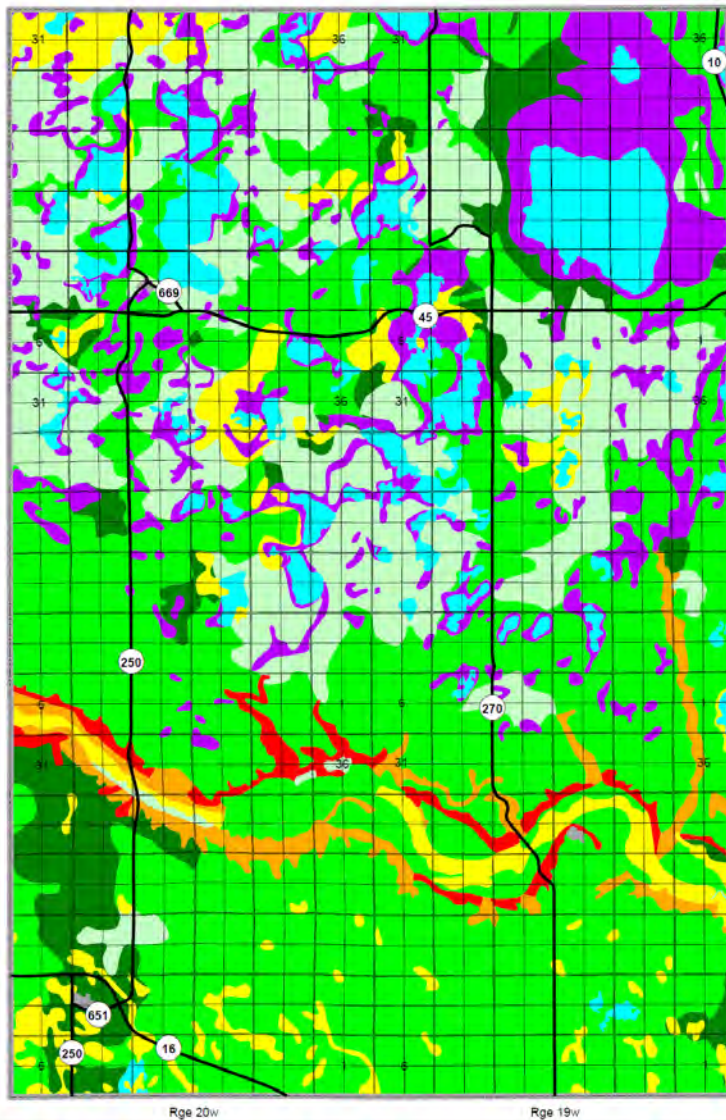


0 0.5 1 2 3 4 Miles



## MAP 6A





## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### BACKGROUND STUDY REFERENCE MAP

#### MAP 6B - LAND CAPABILITY FOR AGRICULTURE RURAL MUNICIPALITY OF HARRISON

##### Legend

##### Harrison Soil Capability Class

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic
- Unclassified
- Water

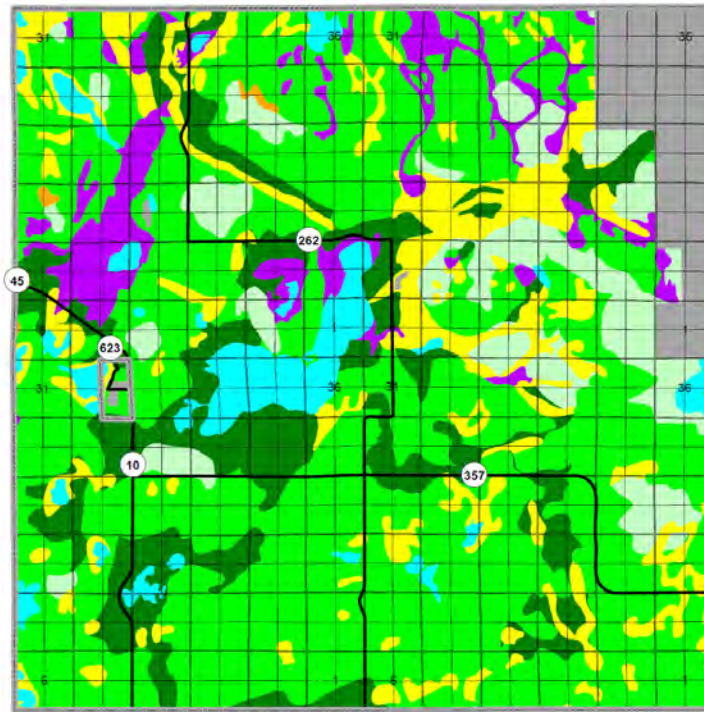
MARCH, 2009



0 0.5 1 2 3 4 Miles



**MAP 6B**



Rge 18W

Rge 17W

Twp 18

Twp 17

## SOUTH RIDING MOUNTAIN PLANNING DISTRICT

### BACKGROUND STUDY REFERENCE MAP

#### MAP 6C - SOIL CAPABILITY FOR AGRICULTURE RURAL MUNICIPALITY OF CLANWILLIAM

##### Legend

##### Clanwilliam Soil Capability Class

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic
- Unclassified
- Water

MARCH, 2009



**MAP 6C**

# APPENDIX

"C"

DIAGRAM 1

LIVESTOCK OPERATIONS CAPACITIES REQUIREMENTS WITH RESPECT TO URBAN AREAS

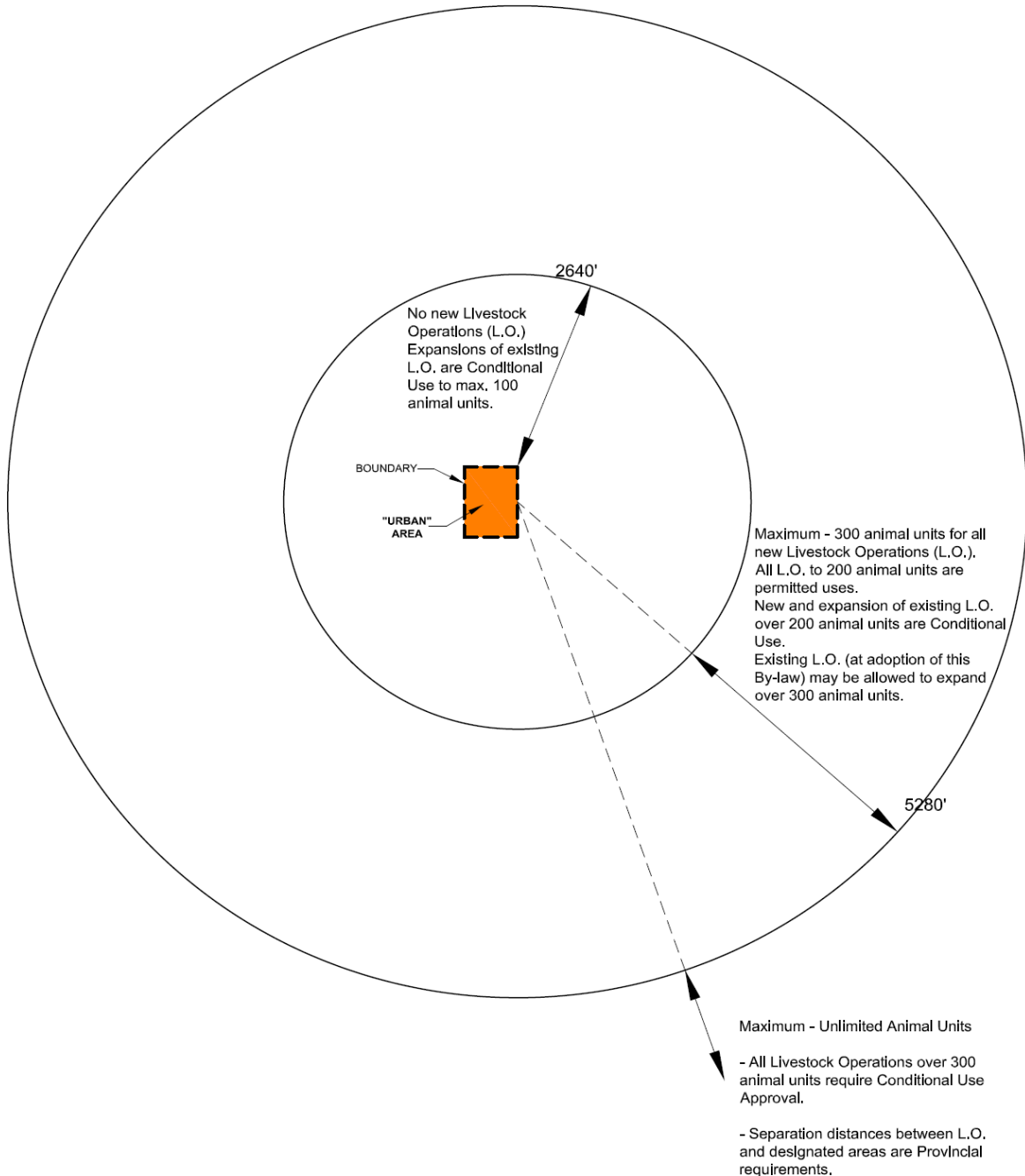


DIAGRAM 2

LIVESTOCK OPERATIONS CAPACITIES REQUIREMENTS WITH RESPECT TO RURAL  
RESIDENTIAL DESIGNATED AREAS AND SEASONAL RECREATION DESIGNATED AREAS

