

THE WINNIPEG RIVER PLANNING DISTRICT

DEVELOPMENT PLAN

BY-LAW NO. 68/10

BEING a By-law of the Winnipeg River Planning District to adopt a Development Plan;

WHEREAS Section 40(1) of *The Planning Act* provides the authority for a board of a planning district to prepare a development plan for the entire district;

AND WHEREAS Section 45 of *The Planning Act* provides authority for a board to adopt a development plan for the planning district by by-law;

AND WHEREAS, pursuant to Section 51 of *The Planning Act*, the Minister approved the Winnipeg River District Development Plan on the 24th day of December A.D. 2010;

NOW THEREFORE the District Board of The Winnipeg River Planning District, in meeting duly assembled, enacts as follows:

- (1) That the Winnipeg River Planning District Development Plan By-law 14/90 and all amendments thereto is hereby rescinded.
- (2) That the Winnipeg River Planning District Development Plan, attached hereto and marked as Schedule "A", is hereby adopted.
- (3) That the Winnipeg River Planning District Development Plan shall take force and effect on the date of Third Reading of this By-Law.

DONE and **PASSED** at the R.M. of Alexander Municipal Office in Manitoba this 26th day of January A.D. 2011.

Original Signed by
Chairperson

Original Signed by
Secretary-Treasurer

READ A FIRST TIME THIS 15th Day of June A.D. 2010

Resolution No. 48/10

READ A SECOND TIME THIS 27th Day of July A.D. 2010

Resolution No. 59/10

READ A THIRD TIME THIS 26th Day of January A.D. 2011

Resolution No. 10/11

SCHEDULE "A"



WINNIPEG RIVER PLANNING DISTRICT DEVELOPMENT PLAN

Table of Contents

Part 1: Introduction

1.1	Planning Context.....	7
1.2	Planning History.....	7
1.3	Plan Basis	7
1.4	Plan Format and Interpretation.....	8
1.5	General and Non-Conforming Uses	9

Part 2: General Objectives and Policies

2.1	Introduction	10
2.2	General Objectives.....	10
2.3	General Policies	11
2.4	Hazardous Uses.....	11
2.5	Natural Areas	11
2.6	Flooding and Erosion	11
2.7	Water & Shoreland.....	12
2.8	Heritage Resources.....	13
2.9	Outdoor Recreation Resources	13
2.10	Aggregate & Mineral Resources.....	13
2.11	Utilities and Municipal Services	14
2.12	Provincial Transportation Policies.....	15

Part 3: Natural Resource Area

3.1	Introduction	18
3.2	Natural Resource Area Objectives	18
3.3	Natural Resource Area Policies.....	18
3.4	Natural Resource Area Zoning	21

Part 4: Rural Area

4.1	Introduction	22
4.2	Rural Area Objectives	22
4.3	Rural Area Policies.....	22
4.4	Livestock Operation Policies	23
4.5	Livestock Operation Siting Requirements.....	24
4.6	Livestock Operation Approval Process	25
4.7	Rural Area Subdivision Policies.....	27
4.7	Rural Area Zoning	27

Part 5: Residential Area

5.1	Introduction	28
5.2	Residential Area Objectives	29
5.3	Residential Area Policies.....	29
5.4	Residential Area Zoning	33

Part 6: Rural Commercial Area

6.1	Introduction	34
6.2	Rural Commercial Area Objectives.....	34
6.3	Rural Commercial Area Policies	34
6.4	Rural Commercial Area Zoning	36

Part 7: Winnipeg River Corridor Area

7.1	Introduction	37
7.2	Winnipeg River Corridor Area Objectives	37
7.3	Winnipeg River Corridor Area Policies.....	37
7.4	Winnipeg River Corridor Area Zoning	38

Part 8: Parks, Open Space and Institutional Area

8.1	Introduction	39
8.2	Parks, Open Space and Institutional Area Objectives.....	40
8.3	Parks, Open Space and Institutional Area Policies	40

Part 9: Community Area

9.1	Introduction	41
9.2	Community Area Objectives	41
9.3	Community Area Policies	41

Part 10: Urban Area

10.1	Introduction	42
10.2	Residential Area.....	42
10.3	Residential Area Objectives.....	42
10.4	Residential Area Policies.....	43
10.5	Types of Housing	43
10.6	Home Occupation.....	44
10.7	Commercial Area.....	44
10.8	Commercial Area Objectives	44
10.9	Commercial Area Policies	45
10.10	Transitional Area	46

10.11	Transitional Area Objectives.....	46
10.12	Transitional Area Policies	46
10.13	Parks/Recreational, Open Space and Institutional Areas.....	46
10.14	Parks/Recreation, Open Space, and Institutional Area Objectives.....	47
10.15	Parks/Recreation, Open Space and Institutional Area Policies	48
10.16	Comprehensive Urban Development Area	49
10.17	Comprehensive Urban Development Area Objectives.....	49
10.18	Comprehensive Urban Development Area Policies	49
10.19	Comprehensive Urban Development Area Zoning.....	50
10.20	Industrial Area	50
10.21	Industrial Area Objectives.....	50
10.22	Industrial Area Policies	51
10.23	Industrial Area Zoning	51

Part 11: Implementation

11.1	Adoption, Review and Amendment	52
11.2	Zoning By-laws.....	52
11.3	Subdivision Approvals	52
11.4	Development Agreements	52
11.5	Development Permits	52
11.6	Development Officer.....	53
11.7	Acquisition & Disposition of Land	53
11.8	Adoption of other By-laws.....	53
11.9	Special Studies & Concept Plans	53
11.10	Public Works	53
11.11	Capital Expenditures Program.....	53
11.12	Strategic Plans for Economic Development.....	53
11.13	Municipal Cooperation.....	54
11.14	Interpretation.....	54

Appendices: Winnipeg River Development Plan Land Use Maps:

- Appendix A: General Location Map.
- Appendix B: Aggregate Resources
- Appendix C: Winnipeg River Planning District: Land Use.
- Appendix D: Town of Powerview-Pine Falls: Land Use.

GLOSSARY

AGGREGATE: Sand and gravel or crushed rock.

AGRO-COMMERCIAL/AGRO-INDUSTRIAL USES: Certain commercial or industrial operations involving the handling of farming-related materials, such as seed cleaning plants and fertilizer storage and mixing plants, which are better located in rural areas.

BACK-TIER LOTS OR DEVELOPMENT: Building sites or development beyond the shoreline area which is intended to rely on the water body as a source of recreation.

BOARD: The Winnipeg River Planning District Board.

BONAFIDE HORTICULTURAL AND MARKET GARDENING ACTIVITY: Legitimate commercial operations involving the cultivation and sale of ornamental plants, vegetables, fruits and other such produce.

BUFFER: An area of land intended to separate one land use activity from another.

CIVIC: Refers to the belonging to, association with, use or benefit of, the municipal and communal elements of community life, public realm and citizenship.

COMPATIBLE LAND USE: Land use activities which are able to co-exist without creating undesirable effects or interference.

CONDITIONAL USE: The use of land or a building which may be permitted in any particular zone as provided for in the Zoning By-law.

COUNCIL: Means the Council of the Rural Municipality of Alexander or the Council of the Town of Powerview-Pine Falls.

DETRIMENTAL: Undesirable or harmful as determined by the Winnipeg River Planning District Board.

DEVELOPMENT: The carrying out of the construction, erection or placing of any building or excavation or other operation on, over or under land, or the making of any change in the use or intensity of use of any land or building or premises.

DEVELOPMENT AGREEMENT: An agreement between the Municipality and the owner or the person entitled to be registered as owner of the land, building or structure covering such matters as outlined in The Planning Act.

DEVELOPMENT PERMIT: A permit issued under a planning scheme or Zoning By-law, authorizing development, and may include a building permit.

EROSION: The process by which the earth's surface is worn away by the action of wind or water.

EXTENSIVE RECREATIONAL USES: Those recreational activities normally land/water oriented and not confined within a building or structure including such uses as hunting, trail activities, canoeing and camping.

FARMSTEAD: The land area used by the farm operator for residence, animal shelters, and buildings used for farm operation, normally in a single cluster.

FULL RANGE OF FARMING ACTIVITIES: Any farming activity within the laws of the Province of Manitoba including all types and sizes of farming fields, including livestock production operations.

LIVESTOCK OPERATIONS: means a permanent or semi-permanent facility or non-grazing area where at least 10 animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart.

INTENSIVE RECREATIONAL USES: Site intensive recreational uses including cottage developments, mobile home subdivision and park developments, and other such uses.

MAJOR PROVINCIAL HIGHWAY: Any limited access highway which has been so designated under The Highway Protection Act.

PARCEL: The aggregate of all land described in any manner in a certificate of title.

PLAN OF SUBDIVISION: A plan prepared in accordance with The Real Property Act.

PLANNED UNIT DEVELOPMENT: A land development project planned as an entity in accordance with a unitary site plan which permits flexibility in siting of buildings, mixture of housing types and land uses, usable open space and the preservation of significant natural features.

PRIME AGRICULTURAL LAND: Land composed of mineral soil determined by Manitoba Agriculture to be of dryland Agricultural Capability Class 1, 2 or 3 and includes a land unit of one quarter section or more or a river lot, 80% or more of which is comprised of land of dryland Agricultural Capability Class 1, 2 or 3. In certain circumstances, land composed of organic soil determined by Manitoba Agriculture to be of dryland Agricultural Capability Class O1, O2 or O3 or land determined by Manitoba Agriculture to be of Irrigation Suitability Class 1A, 1B, 2A or 2B may also be considered prime agricultural land.

PROVINCIAL CROWN LAND PLAN: A land use plan classifying Crown Land under the jurisdiction of the Province of Manitoba for present and future use.

PROVINCIAL PARK: A park designated as such under the authority of *The Provincial Parks Act*.

PUBLIC OPEN SPACE (PUBLIC SHORELAND RESERVE): Parcels of land that are available for the use by the public, dedicated or set aside in accordance with the applicable sections of The Planning Act.

QUARRY MINERALS: Means the following minerals obtained by quarrying: shale, clay, peat, silica rich sand, dolomite, limestone or any other quarry minerals, as defined in Manitoba Regulation 65/92.

RURAL RESIDENTIAL DEVELOPMENT: The establishment of rural non-farm residences on small acreage lots excluding cottages or resort type developments.

SHORELAND: Land within 1000 feet of the ordinary high water mark of a lake, sea or inlet thereof; or land within 300 feet of the ordinary high water mark of a river, stream, watercourse, creek, spring or other body of water.

SPECIALIZED AGRICULTURAL OPERATION: A commercial agricultural operation which generally produces higher value, lower volume agricultural products and due to its nature does not require a large land parcel size (for example, commercial fruit or vegetable production, greenhouses or apiaries). Generally these types of operations sell products directly to the consumer. This can take a variety of forms such as roadside stands or farm stores, u-pick operations, farmers' markets, and direct sales to restaurants or retail outlets.

SUBDIVISION: The division of a parcel by an instrument including a plan of subdivision, conveyance, deed or mortgage.

SUBSIDENCE: The vertical settlement, lowering or faltering of the earth's surface.

TRANSIENT ACCOMMODATION FACILITY: Destination areas which are intended to serve the travelling public including travel trailer parks, tourist camps, wayside parks and other such facilities.

VIABLE LOWER CLASS AGRICULTURAL LAND: Land that is not prime agricultural land but that is used for agriculture or has the potential to be used for agriculture.

WATER STORAGE/WATER POWER RESERVE LANDS: Shoreline areas owned and administered by Manitoba Hydro and/or the Province of Manitoba, whose primary function is to create reservoirs for water power developments.

WAYSIDE PARK: A park area with related passive and active recreational amenities designed and situated to serve the travelling public.

ZONING BY-LAW: A by-law passed by the Council of a Town / Municipality as per *The Planning Act*.

Part 1: INTRODUCTION

1.1 Planning Context

On February 3, 1983 the Winnipeg River Planning District (WRPD) was formed by Order in Council No.116/83, which took effect upon publication in the Manitoba Gazette on February 19, 1983. The WRPD is comprised of the Rural Municipality of Alexander and the Town of Powerview-Pine Falls. The WRPD is located approximately 80 miles north east of Winnipeg, and is bounded as follows: on the north by the Rural Municipality of Victoria Beach and unorganized territory; on the south and west by the Rural Municipalities of St. Clements and Lac du Bonnet; on the east by unorganized territory / Whiteshell / Nopiming Provincial Parks. The WRPD exhibits a variety of land uses, including agricultural, seasonal residential / recreational and natural resource extraction, among others. The area is traversed by an extensive network of rivers, lakes and streams. Two provincial forests, as well as two provincial parks can be found within its boundaries. The general location of the district is as shown on *Appendix A: General Location Map*.

1.2 Planning History

Administratively, the Rural Municipality of Alexander was known as a Local Government District (LGD) from January 1, 1945 until January 1, 1997, when it became a municipality. The Village of Powerview was officially incorporated as a municipality on January 1, 1951. Powerview and Pine Falls were amalgamated on May 1, 2005. Planning documents relevant to the District include the following:

- Development Plan By-Law 14/90, adopted: O.I.C No.754 / 1992, August 19, 1992.
- The Rural Municipality of Alexander Zoning By-law No. 08 / 98 adopted on October 14, 1998
- The Village of Powerview Zoning By-law No. 250 / 00 adopted April 11, 2000
- Powerview - Pine Falls amalgamation: May 1, 2005

A formal review of policies contained within the Winnipeg River Planning District Development Plan By-law 14/90 was undertaken in January 2004 as the plan had not undergone a statutory five year review since adoption in 1992. As much of the analysis and information that supported the initial plan policies dated from the late 1980's, it was determined that an updated plan by-law would be prepared, which, upon adoption, will supersede By-Law 14/90 and repeal this bylaw. All necessary amendments to each affected Zoning By-law in the District will also be undertaken subsequent to the adoption of this plan.

1.3 Plan Basis

Municipal land use planning has its basis in *The Planning Act of Manitoba*, which makes provision for the preparation and adoption of Development Plans and Zoning By-laws to guide growth within municipalities and planning districts. A Development Plan is a statement of objectives and policies designed to promote the orderly physical, social, economic and environmental condition of a municipality or planning district. It consists mainly of text accompanied by appropriate mapping of the planning district and its settlement centres. A Development Plan is an expression of intent for future development and land use and is based on the best information available at the time it is adopted.

1.4 Plan Format and Interpretation

The WRPD Development Plan is comprised of two major elements, namely, the written text and conceptual land use plans. The Development Plan is organized as follows:

- Part 1:** Introduction and Background Information
- Part 2:** A Statement of General Objectives and Development Policies
- Part 3:** Natural Resource Area
- Part 4:** Rural Area
- Part 5:** Residential Area
- Part 6:** Rural Commercial Area
- Part 7:** Winnipeg River Corridor Area
- Part 8:** Parks Open Space and Institutional Area
- Part 9:** Community Area
- Part 10:** Urban Area
- Part 11:** Administration and Implementation

Appendix 1: Winnipeg River Planning District Development Plan Land Use Maps

The Development Plan is intended to provide guidelines for the conservation and use of the community's resources and for the orderly and sustainable development of the District. The text sections of the WRPD Development Plan consist primarily of development objectives and policies, supported by maps correlating designated areas to the corresponding policies. Detailed development and land uses that are compatible with the spirit and intent of the Development Plan can be given further consideration. Development and land use proposals not in conformance with Development Plan policies and maps cannot be implemented unless accommodated through an official amendment to the Development Plan. The Development Plan can be amended on an as-required basis or after subsequent reviews, expected to be required every seven years, provided the amendments are in conformance with the balance of the Development Plan document, reflect sustainable land use planning practices, and do not contravene any of the Provincial Land Use Policies.

1.5 General and Non Conforming Use

Where land is designated in the Development Plan and differs from the existing use, and where such use is not deemed to be undesirable by virtue of safety hazard, traffic or pollution, or where such use is not detrimental to fulfilling the general intent of this Document, the property may be zoned in the subsequent Zoning By-law to reflect its existing use. Any land use change, however, must be in conformity with the Plan.

PART 2: GENERAL OBJECTIVES AND POLICIES

2.1 Introduction

This section of the Development Plan outlines the general objectives and policies that apply to the Winnipeg River Planning District.

2.2 General Objectives

1. To prepare and adopt a Development Plan that is a user-friendly document and to ensure that the use and development of land is consistent with the vision the community has regarding its future.
2. To encourage community economic development initiatives that utilize the land base in a manner that contributes positively to the physical, social and economic vitality of the Winnipeg River Planning District.
3. To promote and diversify agriculture, recreational development, commercial and industrial development, and tourism as viable and vital components of the district economy.
4. To ensure that land use and development conflicts are minimized to the fullest practical extent and that, where appropriate, district policies and strategies are harmonized on a region wide basis.
5. To ensure that development does not occur on unsuitable lands, unless appropriate mitigation measures are taken to reduce any potential negative impacts or enhance the capability of the land to support the proposed development.
6. To minimize risks to people and property that are associated with natural hazards such as flooding, slope instability and erosion.
7. To promote wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils, water and fisheries.
8. To ensure that development does not have a detrimental effect upon the quality or quantity of water resources.
9. To ensure the sustainability of the environment, and promote compatible relationships between the environment, resources and the use of the land.
10. To preserve and enhance areas characterized by natural beauty, scenic value, recreational potential, historic and cultural significance.
11. To ensure that new developments are compatible with existing and anticipated land uses by minimizing the risks to quality of life, public health and safety.
12. To provide a measure of protection for 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.

2.3 General Policies

The *Provincial Land Use Policies*, as set out in the regulations to *The Planning Act*, will be utilized as broad policy guidelines when undertaking amendments or statutory reviews of the Winnipeg River Planning District Development Plan.

2.4 Hazardous Uses

1. Hazardous uses refer to facilities or developments, exclusive of railways and highways, which manufacture, handle, store or distribute hazardous materials.
2. Wherever possible, new hazardous use facilities should be separated from communities and urban centres, and lands or buildings used primarily for human occupation.
3. Where development of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges, the nature of outside storage, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses and human activities.

2.5 Natural Areas

1. Natural areas and habitats should be protected from incompatible or potentially incompatible uses where rare or endangered flora and fauna have received federal or provincial designation and protection under the federal *Species at Risk Act* or the provincial *Endangered Species Act*; lands have received provincial designation and protection under the Protected Area Initiative; lands have been identified as Wildlife Management Areas; lands identified as Provincial Park; or private lands have been voluntarily protected by landowners under *The Conservation Agreements Act*.
2. 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.
3. Within natural areas, there shall be minimal impacts of development on aquatic ecosystems, wetland environments and riparian areas.
4. To ensure their sustainability, Provincial Crown lands that have been designated as provincial park, wildlife management area, ecological reserve or protected area shall be recognized and protected from unwarranted uses or any other use that may unduly or materially compromise the integrity of the area.

2.6 Flooding, Erosion & Slope Stability

1. Development is prohibited in hazard areas susceptible to flooding, erosion or slope instability without a proper geo-technical, geo-physical or environmental assessment that defines the nature and extent of the hazard and the required measures or actions necessary to eliminate or mitigate the hazard. Additional or alternative requirements may be included in development agreements which address specific subdivision development, and may require engineering investigation to determine appropriate limits.
2. Development will generally be directed away from lands subject to a 100 year flood, or by a recorded flood exceeding the 100 year flood; and 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.

3. It may not be practical or desirable to restrict certain development in hazard areas. Developments should, however, be carefully planned to ensure that the hazard has been eliminated, mitigated or protected against. In these instances, proposed developments should not obstruct, increase or otherwise adversely alter water and flood flows and velocities. Additionally, there should be no added risk to life, health or personal safety, and all structures and services should be protected against damage and be fully functional during hazard conditions.
4. Activities that alter existing slopes and may accelerate or promote erosion or bank instability should be prohibited unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability. Existing tree and vegetation cover should be preserved where appropriate to reduce erosion and maintain bank stability.

2.7 Water & Shore Land

1. The preservation and rehabilitation of native vegetation will be given priority in sensitive environmental areas such as the riparian zones associated with the shorelines of lakes, rivers, creeks and streams in order to stabilize banks, filter run-off and to promote better surface water quality.
2. For development proposals requiring the diversion of water, the proponent will be required to investigate the need for a Water Rights License. Development approval may be withheld until such time as a development authorization or groundwater exploration permit is issued.
3. A minimum 30 metre wide buffer of undisturbed native vegetation from the ordinary high water mark may be retained for the protection of the wetland aquatic ecosystem, water quality and provide wildlife cover. Where indicator fish species (walleye, pike, suckers etc.) are present or the watercourse provides spawning, nursery, feeding or migratory habitat, a 30 metre buffer from the ordinary high water mark will be encouraged. Within these buffer areas, it is recommended that shoreline alterations for public use such as pathways, docks etc., shall be no more than 25% of the total area. Alteration within this public reserve, including the removal of near shore or stream aquatic habitat, will not occur unless the activity conforms to a Department of Fisheries and Oceans Canada Operational Statement or the activity is reviewed by the Department of Fisheries and Oceans;
4. Riparian areas adjacent to waterways shall be protected in support of maintaining and enhancing fish and aquatic habitat. To maintain the quality and quantity of wetland habitats to ensure continued protection of class 3 to 5 seasonal, semi-permanent and permanent wetlands, for the filtering of incoming fertilizers, pesticides and sediment, for the slowed release of storm water into waterways therefore mitigating flooding effects, and for the continued protection of waterfowl and wildlife habitat
5. Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas and major surface water bodies such as Lake Winnipeg, the Winnipeg River and its tributaries. Where this is not feasible or practical, development may be considered in these environmental sensitivity areas provided it can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the potable water supply or that appropriate precautionary measures have been or will be taken to sufficiently safeguard the potable water supply and surface waters.
5. All proposed developments adjacent to waterways and water bodies or having the potential to impact waterways and water bodies must be forwarded to Manitoba Water Stewardship Water Quality Management Section and Fisheries Branch, and Fisheries and Oceans Canada for review.

2.8 Heritage Resources

1. Heritage resources should be protected from incompatible or potentially incompatible land uses that may threaten their integrity or operation.
2. 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.
3. Sites and groupings of sites with heritage potential will be considered for designation as municipal heritage sites under *The Heritage Resources Act*.

2.9 Outdoor Recreational Resources

1. Existing recreational uses and areas should be protected from incompatible or potentially incompatible land uses that may threaten the ongoing viability of these areas as recreational developments.
2. Proposed recreational development should not unduly restrict the access to, and the use of, natural resources such as rivers, lakes and streams.
3. Proposed recreational developments will be evaluated with respect to balancing the scale and intensity of an intended recreational use with the capability of the land base to support the proposed use in a sustainable manner.
4. Abandoned railway lines should be protected from developments and land uses that may negatively impact their recreational capability. Should any transportation or utility corridor become redundant, consideration could be given to converting such lands to public uses that may include or support multi-use recreational trail development.
5. Festival sites and recreational facilities will be required to address and/or provide remediation regarding any environmental and servicing issues as a condition of future expansion and development.

2.10 Aggregate and Mineral Resources

1. Areas of significant aggregate potential and valid mineral disposition are identified on *Appendix B: Aggregate Resources*. Conflicting uses will be allowed based upon the value of the aggregate area as depicted on *Appendix B: Aggregate Resources*. Development proposals in these areas under the authority of *The Mines and Minerals Act* shall be reviewed according to ensure the following:
 - a. Protection of those aggregate deposits of high value;
 - b. Integration of the extraction and reclamation of aggregate deposits into the overall planning process to minimize land use and environmental conflicts, to reduce safety hazards and to enhance the potential for alternate land uses after extraction;
 - c. The best intended use of land underlain by non-renewable aggregate resources.
2. In accordance with the Goals and Objectives of the Development Plan, medium and high quality aggregate and mineral resources are to be protected from conflicting surface land uses and protected for present and future exploration, development and extraction.

3. Land uses associated with High or Medium aggregate potential shall be limited to general agricultural practices, and may be identified accordingly in the subsequent Zoning By-law until such time as the resource has been exhausted and subsequently rehabilitated.
4. Pursuant to the Zoning By-law, a permit will be required prior to aggregate resource extraction in the District. The permit will require and ensure the rehabilitation of the site after resource extraction has been completed, ensuring the land is left in a useful condition, reduce health and safety hazards and prevent the lowering of adjoining property values. Enforcement of the regulations will be achieved through the conditional use process identified in the Zoning By-law. Aggregate extraction will be allowed in all designated areas and will be listed as a conditional use in the appropriate zones.
5. In areas where an aggregate deposit lies adjacent to an existing development which would be sensitive to the impact of extraction (including noise, dust or traffic), site planning controls such as suitable buffers, and/or additional setback requirements in order to limit the extent of the operation, may be enacted in consultation with appropriate government bodies. Site planning controls intended to alleviate undue land use conflicts and environmental impacts shall be implemented through subsequent zoning by-laws.
6. Land uses that are sensitive to and conflict with the inherent characteristics of aggregate extraction shall not be allowed within an appropriate distance of the existing anticipated limits of the extraction operation. Such a distance(s) shall be determined through consultation with the Mines Branch in the zoning by-law.

2.11 Utilities and Municipal Services

1. Essential activities of government and public and private utilities may be allowed in any land use designation subject to requirements of the appropriate Zoning By-law. Such uses should be located and developed in a manner that will minimize any incompatibility with neighbouring land uses. Special consideration will be given to reviewing siting requirements associated with such uses as communications towers and maintenance compounds to ensure no adverse impacts on land uses.
2. Cooperation will be encouraged with appropriate utility companies to ensure the sustainable provision of services.
3. Existing public and private utilities should be protected from incompatible or potentially incompatible land uses that may threaten or adversely affect their operation.
4. In order to minimize exposure to the undesirable effects of wastewater stabilization ponds and solid waste disposal sites, development in the vicinity of these facilities will be limited to agricultural, industrial and specific open space or recreational uses that would not be adversely affected by these facilities.
5. Where municipally operated water or wastewater services are provided within any developed area, new developments shall be required to connect to these services in accordance with applicable Provincial Regulation. .
6. Where piped water or sewer services are not available in larger settlement centres, development should be planned so as to be able to accommodate efficient and economical piped water and sewer services in the future.

7. The extension and/or improvement of piped water and wastewater services should be implemented so as to efficiently and economically service proposed development areas. Development patterns shall be established, and developments approved in a manner that supports regional solutions to water and wastewater service delivery.
8. All development shall protect drinking water sources within the district area.
9. Water supply and wastewater management systems, where provided, must be developed and operated in accordance with *The Environment Act*, *The Public Health Act* and *The Drinking Water Safety Act*.
10. The establishment of wind power facilities shall be promoted within the District. The Zoning By-law may provide for wind power facilities as a conditional use and contain appropriate siting requirements.
11. Development is prohibited in areas where essential services such as potable water supply, wastewater collection and disposal, stormwater and drainage systems, public roadway access and communications cannot be provided or extended in a sustainable manner.
12. The level of servicing and infrastructure provision shall not disrupt or adversely impact natural systems, habitat or the environment.
13. The Planning District shall support land use patterns and development concepts that promote sustainable infrastructure provision.
14. Where new development is proposed, additional analysis may be required to determine the impact of development on existing and future infrastructure systems and related servicing requirements. This analysis may include, but is not limited to, storm water management plans, drainage study, soil suitability analysis, water modeling and treatment analysis, sewer capacity and / or sewage lagoon capacity analysis.

2.12 Provincial Transportation Policies

1. A safe, convenient, efficient and economical road transportation system will be promoted in the Winnipeg River Planning District for the movement of people and goods by aiming to ensure the nature and location of development takes into account the availability of suitable transportation facilities and is sensitive to the constraints imposed by the safe and efficient operation of transportation facilities.
2. The primary function of Provincial Trunk Highway No. 59 and Provincial Trunk Highway No. 11 is the high speed movement of traffic. Access is to be limited accordingly in a manner which consolidates local traffic at major points of entry.
3. The design and organization of development shall minimize disruptions to the flow and to the present or potential capability of the adjoining highway to carry traffic safely and efficiently.
4. Local road or street networks associated with approved developments shall be designed to be compatible with both the existing and planned road and street patterns and networks of the neighbouring areas.
5. Notwithstanding the provisions of this Development Plan, development adjacent to, and access onto, a Provincial Trunk Highway (P.T.H.) and / or Provincial Road (P.R.) shall comply with provincial

regulations adopted under *The Highways and Transportation Act* and *The Highways Protection Act*. Municipal roads are subject to the regulations and standards adopted by the member municipalities of the District.

6. Where development is proposed to be linked to the provincial highway system, additional studies may be required to identify the need for improvements to accommodate the proposed development. All costs related to a development are to be borne by the proponent;
7. Permits are required from Manitoba Infrastructure and Transportation for any structure or construction proposed within the control area adjacent to provincial roads and any new, modified or relocated access. Permits are required from the Highway Traffic Board for any structure or construction proposed within the control area adjacent to a provincial trunk highway and for any new, modified or relocated access, including a change in use of an existing access or land. A change in use of an existing access or land is only required when proposed adjacent and onto a provincial trunk highway.
8. For all land uses and proposed development allowed in close proximity to the provincial highway system, the following development, design and siting criteria shall be applied:
 - a. Where a developed area is bordered on one side by a major transportation corridor such as a highway or railway, new development should (where appropriate) be directed to the same side to avoid the need for local traffic to cross the highway;
 - b. Strip development along the highway, whereby direct connections to the highway are continuously relied upon for providing access to abutting properties, will not be permitted;
 - c. Development that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently, shall not be permitted unless adequate measures, to the satisfaction of Manitoba Infrastructure and Transportation, are undertaken to remedy the problem and a conceptual plan has been prepared for the area;
 - d. The local road or street network associated with any type of proposed development must be designed to be in accordance with both the existing and planned road and street system of neighbouring areas;
 - e. Developments and related uses that may generate hazards, such as anhydrous ammonia storage, are prohibited within 100 metres (328 feet) from the edge of a right-of-way of a provincial highway;
 - f. New development is to be sited as to have legal access onto an all weather road, or where the road is not of all weather status, the affected member municipality may require the developer to enter a development agreement to construct the road to municipal standards. In addition, where the level of road maintenance and / or standard must be increased as a result of increased traffic load generated by aggregate or peat extraction, topsoil removal or major construction activity, the company or agency contributing to said increase may be required to contribute wholly, or in part, to the increased cost;
 - g. Subdivision and development will not be approved in areas designated for highway widening or expansion unless provisions suitable to Manitoba Infrastructure and Transportation are made to accommodate the future widening or expansion;

- h. It is the responsibility of the landowner / developer to obtain approval from Manitoba Infrastructure and Transportation to utilize the highway ditch system as a means of providing storm drainage for adjacent development. Drainage and storm water flows shall be encouraged to remain at pre-development flow rates. The cost of any revisions required to the existing drainage system, which are directly associated with the development, is the responsibility of the developer; and
- i. The kind of land use and development that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently, will not be permitted unless adequate measures are undertaken to remedy the problem and a conceptual plan has been prepared for the area. The proponent may be required to provide traffic analysis or traffic impact study to the appropriate Provincial Departments to determine any traffic safety and operation issues and what, if any, mitigating measures are to be incorporated into the proposed development to alleviate noted concerns;
- j. Highway commercial / industrial uses shall be directed to areas within or in the immediate vicinity of existing settlement centres or to specific areas designated as RURAL COMMERCIAL AREA in this plan. The following development criteria, in addition to those above, shall apply in reviewing applications for commercial / industrial developments:
 - i. Commercial and industrial development shall be clustered to take advantage of existing development patterns including points of access / egress, land grading and existing municipal services where applicable;
 - ii. Commercial and industrial development shall be supportive of other land uses and demands of the area as to promote the viability of the district in general;
 - iii. Highway commercial uses include services stations, roadside restaurants, motels and hotels and uses of like character that provide essential services to users of the Provincial Highway system.

PART 3: NATURAL RESOURCE AREA

3.1 Introduction

The Planning District contains extensive natural environment areas and wildlife and fisheries habitat which are important resource bases for recreational activities. Maintenance of the District's forest land base is important because of its proximity to one of the major wood users (Tembec) in Manitoba at Powerview-Pine Falls. The forestry resource is significant in that more than 30% of the labour force is employed in forest industries. The significance of the forestry resource in the District is recognized by the establishment of the Belair and Brightstone Sandhills Provincial Forests. These Provincial Forests also contain the District's primary aggregate and quarry mineral resources.

The District Board recognizes that many natural areas are capable of sustaining outdoor recreational activities such as trail activities and wayside parks. In this and subsequent sections of this plan such uses may be referred to as extensive recreational uses.

Eastern areas of the District are characterized by extensive marshland and bedrock outcrop interspersed with agricultural and forested lands. The provision of an adequate drainage and road system and the impact on the forestry resource is a major consideration in developing additional lands for agricultural production in these areas. The same is true for areas surrounding the Provincial Forests where agricultural and recreational activities are slowly approaching the forest reserve boundaries.

The Natural Resource Area designation identifies those rural lands in the District exhibiting a high capability for wildlife, natural resource activities and possibly extensive recreational uses. Many such areas are owned by the Crown and are inaccessible by all-weather roads. The Natural Resource category is also a transition and multi-use designation and will include areas where agricultural activities, natural forest and wet land areas are interspersed. It is further recognized that Natural Resource areas contain parcels with water frontage or a particular environmental or landscape aesthetic that may have potential for future intensive recreational use development.

3.2 Natural Resource Area Objectives

The primary objectives of the Natural Resource Areas are to:

1. Maintain lands in their isolated, undeveloped or natural state until needed and proven suitable for future development;
2. Retain natural lands as to enhance the natural aesthetic, environmental quality and appeal of the countryside; and
3. Allow for the conversion of lands from natural state to a subsequent use once the necessary municipal infrastructure is developed and the lands are proven suitable for development.

3.3 Natural Resource Area Policies

The following policies are outlined to guide in the siting, use and development of Natural Resource Areas:

1. Lands designated as Natural Resource Area are depicted on *Appendix C: Winnipeg River Planning District: Land Use*;

2. The majority of land designated Natural Resource Land is owned by the Crown. Crown lands will be developed by policies contained in the Provincial Crown Land Plan until such time as they become privately owned or leased. When reviewing proposals for use of Crown land, the District Board may recommend that the "permitting or leasing" of Crown land be in accordance with the objectives and policies of the District Plan;
3. Developments and the use of land adjacent to designated provincial parks, wildlife management areas or other protected areas will be referred to Manitoba Conservation for review to ensure that future development or changes in land use patterns will not adversely affect the sustainability of the area or the resident flora and fauna. Land uses within and adjacent to existing Natural Areas shall be patterned and established as to ensure compatibility with designated provincial parks, wildlife management areas or other protected areas;
4. The primary function of regenerating trees in the Belair and Brightstone Sand Hills Provincial Forests shall be maintained. No intensive residential, industrial or commercial developments other than resource related uses are to be permitted on privately owned land adjacent to the forest reserve boundary. The retention of tree cover is encouraged as a means of maintaining the natural appeal of the countryside and protecting wildlife habitat;
5. Activities such as forestry or agricultural operations are primary uses in Natural Resource Areas with extensive recreation occurring as a compatible secondary use, and can include uses such as golf courses and travel trailer parks. Similar recreational uses may be appropriate for exhausted mineral extraction sites where the site is not to be rehabilitated;
6. As a majority of the Natural Resource Areas are comprised primarily of lower class soils, treed areas, provincially designated forests, wetlands, shore lands and Crown owned lands, farming activities shall be restricted to grazing and limited crop production. To prevent potential land use incompatibilities, new and expanding livestock production operations are not permitted within areas designated as Natural Resource;
7. The expansion of agricultural activities onto unimproved Crown Lands may be recommended in suitable locations subject to the provisions of the Crown Land Plan. The following criteria, in accordance with the Provincial Crown Land Plan, shall be considered in evaluating applications for agricultural expansion:
 - a. Lands shall exhibit high capability for agricultural use, including shallow peat soils;
 - b. Municipal services, such as roads and drains, shall be readily accessible or can be provided by way of a logical extension of the existing system at a reasonable cost (see Section 2.11); and
 - c. The resultant agricultural use shall be compatible with resource related and other neighbouring land uses. Where an agricultural use is proposed in proximity to a Residential Area, the provisions of Section 4.3 herein shall apply.
8. Where resource-related activities are proposed in proximity to designated Residential Areas and there is a potential conflict with these neighbouring land uses, the resource developer is required to maintain suitable buffering by means of setbacks and/or vegetation cover;
9. Development proposals and subdivision of land in the Natural Resource areas is to be considered only where municipal services, such as roads and drains, are available to the site. Development of natural areas will require an appropriate land use re-designation and shall only be permitted where it is

demonstrated that the area is best suited for the intended use of the land;

10. Single lot subdivisions for residential purposes may be permitted where it is demonstrated that the use will not have a detrimental effect on adjacent land uses and resource related or agricultural activities. Proponents may be required to justify site suitability prior to receiving conditional approval for subdivision. All residential subdivisions will be required to meet setbacks from existing livestock operations established in the Zoning Bylaw, based on enhanced setback requirements outlined in *Manitoba Regulation no. 184 / 94* and other provincial acts and regulations;
11. With the exception of subsection 10 above, land divisions shall be limited to parcels of at least 80 acres within these areas. Certain activities, such as aggregate extraction sites may require a site area less than 80 acres. Bulk requirements for these uses will be reflected in the appropriate Zoning By-law;
12. Natural Resource Areas may contain shoreline areas that are capable of sustaining intensive recreational uses, including cottaging. Where intensive recreational or rural residential developments are proposed, the subject area will require amendment of the Development Plan to permit such development;
13. Remaining wooded lands will be developed in a manner consistent with their wildlife potential, particularly in the areas adjacent to wildlife management areas, provincial parks, ecological reserves or any other sensitive or notable ecological areas;
14. The Development Plan will protect environmentally sensitive lands, natural areas and natural habitats from incompatible or potentially incompatible land use activity and development where:
 - a. There exists potential for human activities to stress the environment;
 - b. 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*;
 - c. Lands have been designated as Protected under the *Protected Areas Initiative*;
 - d. Lands have been identified as wildlife management area, provincial park, ecological reserve, or wildlife refuge;
 - e. Other sensitive wildlife, wetland or aquatic habitats, or other ecologically significant areas have been identified; and
 - f. Private lands have been voluntarily protected by landowners under *The Conservation Agreements Act*.
15. As required, natural functioning riparian areas may be maintained adjacent to surface waters to help protect water quality. Riparian areas shall be 30 metres for the larger and fish bearing surface water features and 15 metres for smaller and non fish bearing features unless it can be demonstrated otherwise that smaller areas are feasible and practical. Alterations within the riparian area shall be kept to less than or equal to 25% unless it can be demonstrated that larger alterations are needed to maintain riparian health;
16. Proposed developments located near waterways and water bodies that have the potential to alter, disrupt or destroy aquatic habitat, including the riparian area, will be referred to Manitoba Conservation, Manitoba Water Stewardship and the Department of Fisheries and Oceans for review;

17. Where privately initiated habitat conservation land leases or land transfers are proposed, Manitoba Conservation will be encouraged to consult with the Planning District prior to approving the designation of a private habitat conservation area;
18. The District Board shall seek advice from the appropriate provincial department on proposals to drain or fill major waterfowl wetland areas;
19. Inter-municipal co-operation will be encouraged to protect the Planning District's natural environment resources; and
20. Both the development plan and zoning by-law shall support and identify land uses designated by order-in-council and/or regulation by the province.

3.4 Natural Resource Area Zoning

Lands designated as Natural Resource Areas shall be zoned in a subsequent Zoning By-law for uses as outlined in this Section. Extensive recreational activities, recreational uses such as golf courses, festival sites and travel trailer parks, limited farming activities and aggregate extraction operations may be listed as conditional uses in the Zoning By-law. The by-law may also contain provision to permit certain uses, such as sewage disposal lagoons and garbage disposal sites that may not conflict with resource or agricultural uses. Sewage disposal lagoons shall not be allowed on Canada Lands Inventory Class 6 and 7 or on unimproved organic soils.

PART 4: RURAL AREA

4.1 Introduction

Rural areas are predominately comprised of prime agricultural lands supporting large-scale farming activities with minimal land fragmentation. As such, those areas designated as Rural Areas are predominantly larger parcels of land that are used for agriculture related activities. *Appendix C: Winnipeg River Planning District: Land Use* shows all areas designated as Rural Areas.

4.2 Rural Area Objectives

The primary objectives of the Rural Areas are to:

1. Encourage, protect and sustain agricultural development within the Planning District in keeping with the specific policies of this Development Plan;
2. Maintain and enhance the important role of agricultural activities within the Planning District;
3. Minimize the unnecessary fragmentation of large land parcels as a means of preserving the agricultural viability and rural character of the Planning District; and
4. Recognize the distinct differences and required management practices between livestock production operations, small scale animal and livestock related uses consisting of less than 10 animal units, mixed farms as well as specialized agricultural operations and to make provision for their continued viability.

4.3 Rural Area Policies

The following policies are outlined to guide the siting, use and development of Rural Areas:

1. Lands designated as Rural Area are depicted on *Appendix C: Winnipeg River Planning District: Land Use*;
2. Lands identified as Rural Areas will be organized in a manner that will preserve farmland, protect existing farmlands from encroachment of incompatible uses and maintain the open space and rural character of the countryside;
3. In order that the business and economic initiatives of the residents are not unreasonably discouraged, home occupations, non-offensive light manufacturing activities and small businesses may be permitted as a secondary use, in addition to the principal use, on a site in the Rural Policy Areas. To accommodate the limited demand for such uses, the Zoning By-law shall provide for these uses, subject to the following criteria:
 - a. The proposed use shall be consistent with Part 2 of this Development Plan;
 - b. There shall be an established residential / agricultural use on the affected land holding;
 - c. The proposed use is intended to primarily serve the rural population, including, but not limited to: farm-related machinery and auto repair, welding, carpentry and other trades;
 - d. The establishment of this use would not lead to land use conflicts by creating excessive dust, noise, vibration, smoke, odour, litter or pose a physical or environmental hazard or nuisance;

- e. The site provides for sufficient on-site parking and loading areas for all vehicles associated with the use, including the principle use; and
- f. All necessary permits shall be obtained from the Manitoba Infrastructure and Transportation when the affected land is adjacent to a Provincial Road or a Provincial Trunk Highway.

4. Non agricultural development in Rural Areas will be encouraged to locate in a manner which does not create potential land use conflicts with existing rural and agricultural developments or impact negatively on any existing or proposed urban developments. Non agricultural development shall be directed away from prime agricultural land, viable lower class land, and existing or approved livestock operations;
5. Rural Areas shall be preserved for a full range of agricultural activities on prime agricultural land and viable lower class land where there are no significant limitations on the ability of the land base to sustain such operations, or where there are no restrictions of the development of high quality aggregate resources;
6. To support the ongoing viability of agricultural operations in Rural Areas, all prime agricultural lands and viable lower class lands classified should be maintained in large parcel sizes of generally 80 acres in size except as provided herein;
7. Small-scale commercial or specialized agricultural operations may be considered on smaller land parcels provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is warranted for the intended use; and
8. Existing agricultural activities, particularly livestock production operations, shall be protected from any developments that might unduly interfere with their continued operation and viability. Specifically, non-farm related development, including the construction of dwellings, shall meet separation distances that are ten percent (10%) greater than those defined in applicable Provincial regulation.

4.4 Livestock Operation Policies

Developed and developing land uses outside of urban and community areas within the Winnipeg River Planning District are primarily residential and recreational in nature. Land use patterns and development priorities have been planned to accommodate and support these uses. The support of new or expanded livestock operations must be addressed accordingly as to not compromise the vitality of the district through the introduction of incompatible land uses.

The Winnipeg River Planning District recognizes the important role that agriculture and the livestock industry have on the economic well being of both the Planning District and the Province of Manitoba. The Planning District also recognizes the potential land use conflicts that may arise between the livestock industry and urban, recreational, residential and tourism related uses. To ensure the long term economic and environmental sustainability of the Planning District and to minimize the potential for land use conflict, a series of policies, including siting requirements for livestock production operations in the Planning District, have been identified in this Section. These include the following:

1. Based on predominately residential, recreational and related land uses, soil and topographic variability, common instances of land fragmentation and the existing limited demand and land base for livestock operations, new and expanding Livestock Operations will only be permitted in designated Rural Areas. Within areas designated Rural Areas, the following livestock related uses shall be allowed:

- a. New livestock operations and the expansion of existing livestock operations shall be governed by existing and applicable provincial regulations and the policies of this Development Plan;
- b. New livestock operations are required to meet the mutual separation distances from single residences and designated residential areas as established in the Zoning By-law, based upon separation distances ten percent (10%) higher than those identified in the applicable Provincial regulation.
- c. Expansion of existing livestock operations will be required to meet mutual separation distances from a single residence and designated residential areas as established in the Zoning By-law, based upon separation distances identified in the applicable Provincial regulation.

2. Minor variations to the above noted requirements listed in the Zoning By-law, to a maximum of ten percent (10%), may be considered based upon unique circumstances to an individual application, or as otherwise permitted in *The Planning Act*. Council may consider variations above ten percent (10%) for livestock operations and residential uses where specific conditions warrant more flexibility as permitted by provincial acts and regulation;

3. Livestock operations will not be permitted to establish or expand within the corporate limits of any Urban Area or Community Area;

4. Livestock operations will not be permitted to establish or expand within designated Residential Areas;

5. The limited keeping of livestock on a hobby farm basis of less than 10 Animal Units (AU) is not considered a livestock operation pursuant to *The Planning Act*; and

6. Typical agricultural uses including grazing, shall not be restricted by livestock operation policies herein.

4.6 Livestock Operation Siting Requirements

- 1. The siting of all new livestock operations will only be permitted in areas with access to essential services such as power, potable water and all-weather roads;
- 2. Proposed and residual parcels resulting from the subdivision of land containing livestock operations shall be of such dimension as to maintain the minimum property boundary setbacks as required pursuant to the *Manitoba Livestock Manure and Mortalities Regulation* and other provincial acts and regulations;
- 3. New livestock operation facilities located in areas subject to flooding shall be sited, protected and constructed to provide flood risk mitigation in conformance with provincial acts and regulations, and provisions of this Development Plan pertaining to flood hazards;
- 4. The siting of all structures or facilities associated with a new livestock operation in the vicinity of Lake Winnipeg, the Winnipeg River and Catfish Creek must maintain a setback of 1,000 feet from the Ordinary High Water Mark (OHWM). Structures in the vicinity of other designated waterways shall maintain a setback of 328 feet from the OHWM;
- 5. The expansion of existing livestock structures and or facilities shall maintain a setback of 328 feet of the OHWM of Lake Winnipeg, the Winnipeg River and Catfish Creek;

6. New and expanding livestock operations shall maintain a minimum setback of 328 feet from all other major water bodies / rivers and from all surface watercourses including roadside ditches and drains;
7. New and expanding livestock production operations are prohibited on soils with a dry land agricultural capability rating of Class 6, Class 7 and unimproved organic soils based on detailed soil surveys (at a scale of 1:50,000 or better);
8. If detailed soil survey information is unavailable for the land on which a new or expanded livestock operation is proposed, the application may be required to provide a detailed soil survey for the site, at a scale of 1:50,000 or better, as required by the approving authority;
9. Proponents, owners and operators of livestock production operations will be required to site and develop their facilities and conduct their operations in a manner that minimizes offensive odours and the potential for pollution of soils, groundwater and surface water. All new and expanding livestock production operations, as of the date of the adoption of this Plan, may be required to incorporate the following:
 - a. Where warranted or suitable shelter belts, established according to standards recommended by Manitoba Agriculture, Food and Rural Initiatives;;
 - b. If recommended by the Province of Manitoba through a report of the Technical Review Committee, the most current odour reducing techniques approved and recommended by the Department of Agriculture, Food and Rural Initiatives available at the time of application; and
 - c. Confirmation of separation distances and setbacks by a Manitoba Land Surveyor, if determined necessary by Council; and
 - d. Confirmation of receipt of all applicable Provincial approvals prior to development of the livestock operation.

4.6 Livestock Operation Approval Process

1. All new and expanding livestock operations to a level of less than 300 A.U. that meet respective siting, setback and separation requirements will be allowed to establish as a permitted use without the need for a Technical Review;
2. All new and expanding livestock operations to a level of 300 A.U. or greater shall be listed as a conditional use in the respective Zoning By-law and shall require a review and report by the Technical Review Committee. Should this review identify additional specific requirements, as per requirements of the Planning Act, these shall be satisfied prior to the issuance of a Development Permit and be included as part of a Development Agreement that may be required by the Municipality;
3. As part of the conditional use process and when considering approval of a new livestock operation or the expansion of an existing livestock operation, Council will consider the following:
 - a. Review details of a proposed operation – provided by the applicant – that outline the size of operation, number and type of animals to be produced, location and acreage of lands available for the application of manure produced by the operation;

- b. For new or expanding operations over 300 A.U., the need for additional conditions that may be recommended by a Technical Review Committee, the general public or as required pursuant to *The Planning Act*, as part of the conditional use order;
- c. The need for a Development Agreement, which may be required by the Municipality as permitted by the Planning Act and other provincial acts and regulations, to ensure compliance with the infrastructure needs, including but not limited to: establishment and planting of a shelter belt, requirements for a cover, special siting requirements (including landscaping and fencing), drainage works, access and road construction requirements (including upgrading);
- d. The provision, by the proponent, of copies of all required and approved permits from the Province of Manitoba prior to issuance of a Development Permit or the necessity of provisions or caveats pending issuance of required approvals and permits; and
- e. The location of facilities within the boundaries of a property to maximize natural features and to mitigate nuisance issues such as noise, odour etc.

4.7 Rural Area Subdivision Policies

- 1. The subdivision of land for specialized agricultural operations on parcels as small as 10 acres in area will be allowed in the Rural Area providing it does not conflict with other policies contained herein. Specialized agricultural operations include but are not limited to tree nurseries, apiaries, strawberry farms, market gardens and other bona fide agricultural practices. Specific requirements will be listed in the Zoning By-law.
- 2. Subdivision for the purpose of realignment of property boundaries may be permitted provided that no new certificates of title and no additional parcels are created. The change in parcel size shall be appropriate in relation to the intended use of the lands and shall maintain the overall intent of the Rural Area policies as stated herein..
- 3. Consolidation of smaller land holdings into larger parcels shall be encouraged. Where parcels are consolidated, the subdivision of land may be considered providing that there is no increase or a net reduction in the potential number of lots being created through the consolidation and subdivision process.
- 4. In the Rural Area, the subdivision of land for farm residential purposes may be permitted in accordance with the following criteria:
 - a. A retiring farmer who wishes to retain the farm residence;
 - b. For farm business purposes, such as incorporation or mortgaging, it is necessary to establish a separate residential site for the existing farm residence;
 - c. Where a residence is required for an individual who has significant and on-going participation in the farming operation;
 - d. A bona fide farmstead site that has been rendered surplus due to a consolidation, amalgamation or purchase of another farm. The continued existence of the surplus farmstead should not have a negative impact on adjacent agricultural lands and must have contained a legitimate farm residence, is located within a well-defined yard site or shelter belt and is not

larger than required to meet the needs of a non-farm residential lot;

- e. Land division for farmsteads should be physically suited to such a use and shall be directed away from prime agricultural lands. Farmstead sites shall be confined to a defined shelter belt, be large enough to support the intended use and shall not include farmland. New farmstead sites should be located along an existing all-weather road and have legal access, be serviced to a rural standard, and not be subject to flooding or erosion;
- f. In the case of a subdivision adjacent to a water body, appropriate public reserve may be required as a condition of approval;
- g. Where lands have been physically separated and are otherwise unsuitable for agricultural use due to existing public utilities and lands or provisions for municipal infrastructure such as roads, waterways, drains and so forth; and

4.8 Rural Area Residential Uses

1. All residential dwellings constructed in the designated Rural Areas after the date of adoption of this Development Plan shall:
 - a. Be setback from adjacent livestock production operations facilities not owned by the proponent, including barns and manure storage structures. Minimum separation distances will be established in the Zoning By-law, based upon separation distances ten percent (10%) higher than those identified in the applicable Provincial regulation.
 - b. Be listed as a conditional use in all subsequent rural and/or agricultural zones in the corresponding Zoning By-law.

4.9 Rural Area Zoning

Rural Areas shall generally be zoned for the broadest range of agricultural and related uses. The Zoning By-law may also contain provisions to allow limited non-agricultural uses, such as aggregate extraction operations, aircraft landing facilities, vacation farms, sewage disposal lagoons, waste disposal sites, cemeteries, seed cleaning plants, fertilizer storage, mixing plants and grain handling facilities, which may be considered as permitted or conditional uses in the Zoning By-law. Sewage disposal lagoons and septic fields shall not be allowed on Canada Lands Inventory Class 6 and 7 or on unimproved organic soils.

PART 5: RESIDENTIAL AREA

5.1 Introduction

The Winnipeg River Planning District has been subject to a substantial amount of recreational and rural residential development since the adoption of the Development Plan in 1990. New seasonal recreational uses are transitioning into more permanent uses. Non seasonal residential development, on the other hand, has been largely limited to the creation of single lots for family members or the small-scale clustering of rural residential uses throughout the District. The exception to this is the area between the Town of Powerview-Pine Falls and St. Georges, which has seen some larger developments.

Three distinctly different types of residential development are prevalent throughout the non-urban areas of the District:

1. Residential development dependent on and focused on the (recreational) water resources in the District. The proximity of the District to major population sources, easy accessibility, its location adjacent to Lake Winnipeg and other major waterways, general topography and vegetation cover, make it a very popular outdoor recreation area. Those areas subject to the greatest recreational demand include:
 - a. Areas adjacent to the shores of Lac du Bonnet;
 - b. The Bird River area;
 - c. Areas adjacent to Lake Winnipeg, including Traverse Bay;
 - d. The Pinawa Bay and Lee River area; and
 - e. Areas along the Winnipeg River, excluding the urban areas of Powerview-Pine Falls and the Winnipeg River Corridor area.
2. "Back Lot" residential / recreational development not focused primarily on a water resource; and,
3. Rural residential uses not dependent on recreational resources.

It is recognized that residential development also provides a significant economic return to the District through outdoor recreation opportunities and related support services for a large portion of the resident population and therefore must be maintained. Land uses sustaining the residential areas, including essential commercial, light industrial and, parks and institutional shall be contemplated as supportive to lands designated as Residential and shall be located accordingly.

Significant amounts of undeveloped shoreline with recreational and residential potential are available in the District to accommodate additional residential development. Pinawa Bay (as part of the Lee River system) and the Bird River areas are facing increasing land use demands as recreational and shore land development continues. Land use demand is associated with capacity issues related to recreational water use due, in part, to reaching development limits as prescribed in the original Winnipeg River Planning District Development Plan.

5.2 Residential Area Objectives

The primary objectives of the Residential Areas are to:

1. Allow for limited residential and seasonal residential use opportunities outside of community areas and urban areas;
2. Provide for and support residential uses based upon the unique environmental and rural qualities and capabilities of the district; and,
3. Ensure that the environmental capability and character of residential areas is not compromised by increasing land use demands and development pressures.

5.3 Residential Area Policies

The following policies are outlined to guide the siting, use and development of Residential Areas:

1. Lands designated as Residential Area are depicted on *Appendix C: Winnipeg River Planning District: Land Use*;
2. All residential development in the rural area, including rural residential and seasonal / cottage residential, have been accommodated under the RESIDENTIAL AREAS designation, which provides areas for residential development in both the rural setting and for higher density development associated with the water or other resource / recreational features, as an alternative to the more compact fully serviced form of urban residential development;
3. In 1988 a comprehensive recreational study of the Lee River was undertaken by the Lac du Bonnet Planning District. Based on water area boat counts, and boat limit capacity, the study identified a further capacity of 806 recreational / residential dwelling units along the Lee River. Of the 806 units, 130 units were allocated to the Rural Municipality of Alexander based on the ratio of land suitable for development. The study recommended that of the total 130 units, 17 units could be accommodated in Pinawa Bay and 113 along the Lee River to the north.

A subsequent review of subdivision activity in relation to the comprehensive study supports the following:

- a. The maximum number of additional recreational units permitted along the Lee River-Pinawa Bay shall be limited to 66 units as follows:
 - i. 7 units to be developed in the Pinawa Bay Area; and
 - ii. 59 units to be developed in the Lee River area north of Pinawa Bay.
4. The ability of the Bird River area to sustain additional development was originally assessed in 1977 through a comprehensive review of the recreational potential of the river. The study indicated that the density of cottage development along the Bird River placed substantive demand on the waterway resource and that the area had exceeded its carrying capacity threshold. A subsequent assessment of the carrying capacity of the Bird River was conducted between 2007 and 2008. The updated assessment reiterated that existing cottage densities had exceeded the recreational carrying capacity of the waterway. As such, no further development shall be approved along the Bird River.

5. Residential lot sizes will vary as determined by the intended character of the use. Cottage and recreational based residential uses are intended to develop in a planned manner on smaller lots to a maximum density of 3 units per acre. Rural Residential uses are to develop on larger land parcels with a maximum development density of 1 unit per acre. Parcel sizes and resultant development densities may vary depending upon the geo-physical and environmental conditions of a specific site or area.
6. Septic fields may only be permitted for residential uses that are 2 acres in size or greater. All other residential uses with a site area less than 2 acres in size are to be serviced via pump out holding tank. The use of septic fields along waterways such as the Winnipeg River, Bird River and Lee River is strongly discouraged.

Where on-site servicing is proposed, engineering studies may be required to determine suitability of systems on a particular site and take into consideration existing soil conditions, drainage and the effect on adjacent water bodies. As well, an engineering review of existing sewage lagoons may be required to confirm the ability of the existing Infrastructure to accommodate additional loads and to determine costs attributable to servicing of new developments;
7. Residential development is not to restrict the logical expansion of community centres and urban areas, where the priority will be with contiguous and infill development and linkages to the existing infrastructure systems;
8. Residential development shall be located in areas so that:
 - a. Intended residential use is compatible in function and character with adjacent uses;
 - b. Services such as school bussing, snow removal, fire protection and like services can be provided with reasonable efficiency and without undue cost to the District;
 - c. Social, recreational and commercial facilities are available in proximity to the proposed development;
 - d. Normal agricultural activities will least interfere with the enjoyment of the residential area; and
 - e. The presence of a development does not interfere with or restrict the agricultural uses of the surrounding agricultural areas. Residential uses and related development shall meet required separation distances to a livestock production operation which will be prescribed in the Zoning Bylaw, based upon separation distances ten percent (10%) higher than those identified in the applicable Provincial regulation. .
9. All residential developments shall have or make suitable arrangements for an adequate supply of potable water;
10. Residential developments are to be designed as to: provide for future expansion / connectivity of roads, walkways, open space with adjacent lands or development; ensure that adequate internal and external drainage systems are provided; and ensure the construction of year-round infrastructure meets municipal standards as determined by appropriate development agreements. The internal road system is to be integrated with the existing municipal road system so that, where practical, there shall be at least two (2) points of access;

11. Where development is proposed to be linked to the provincial highway system, additional studies may be required to identify the need for improvements to accommodate the proposed development. All costs related to a development are to be borne by the proponent;
12. Development in areas subject to hazards such as flooding, slope instability or shoreline erosion is prohibited unless the hazard has been removed or mitigated;
13. Components of residential development will include, but not be limited to, condominium developments, bare land condominiums, planned unit development, freehold development, semi-detached and multiple family dwellings and planned unit developments;
14. Land uses directly related to, compatible with, or providing limited commercial / social and civic services to residential development may be permitted to locate within designated residential areas and shall be prescribed through the Zoning By-law;
15. Residential development focused on the water resource shall be consistent with the recreational capability of the land and the ability of the water resource to be able to sustain the proposed development;
16. It is the responsibility of the developer to demonstrate that the land is suited for the purpose for which the development is intended. The following criteria are to be used by the District in evaluating the suitability of specific sites for residential development:
 - a. Accessibility to the shoreland and water body;
 - b. All-weather road access;
 - c. Shoreline constraints;
 - d. Topographic restraints, including soil and bedrock features;
 - e. Vegetation cover;
 - f. Soil and bedrock features;
 - g. Surface drainage;
 - h. Presence of wildlife and fisheries habitat;
 - i. Presence of archaeological and / or historical sites; and
 - j. Compatibility with adjacent land uses. New developments shall adhere to separation distances to existing livestock operations outlined in the applicable Provincial Regulation being 10% greater than listed distances.;
17. Pursuant to *The Planning Act*, a public open space reserve dedication may be required as a condition of approval of subdivision development in order to:
 - a. Preserve the natural environment and protect wildlife and high quality

fisheries habitat;

- b. Provide space for recreational opportunities such as playgrounds, tennis courts, sports fields, etc.;
- c. Support a network of open spaces, trails and natural corridors that enhance the environmental character and well being of the district; and
- d. Provide suitable buffer zones between intensive recreational development and neighbouring land uses, roadways, etc. The District Board may require the preparation and submission of designs for the development of park and open space areas as part of any new development.

18. Where lands containing shoreland are to be subdivided, the following may be required:

- a. Public shoreline reserve, measured from the top of the bank, being a minimum of 125 feet and either have additional land to accommodate the 50 year erosion rate or include the provision of acceptable shoreline protection to prevent erosion; and / or
- b. Provision for access to the shoreline at suitable locations in the proposed development;
- c. As deemed necessary by the Planning District Board, Council and relevant Provincial Departments, establish and maintain a public reserve of 30 metres, with undisturbed native vegetation from the high water mark adjacent to all surface waters. A purpose of the public reserve is to establish a functioning riparian area of undisturbed native vegetation which helps stabilize banks, provides aquatic and wildlife habitat and protects water quality. In circumstances where native vegetation is limited or absent, re-establishment of this vegetation shall occur through natural succession or assisted through planting vegetation that is native to the area.
 - i. Alteration within this public reserve is limited to a maximum of 25% of the shoreline length of each lot for accessory or incidental uses such as boat houses, pathways, docks etc.
 - ii. Alteration within this public reserve, including the removal of near shore or stream aquatic habitat, shall not occur unless an activity conforms to a Department of Fisheries and Oceans Canada Operational Statement or an activity is reviewed by the Department of Fisheries and Oceans Canada.

19. Lands abutting water storage plans are deemed to be lands containing shoreline. Water storage lands may be included for purposes of measuring the width of shoreline reserves; however, these are not to be construed as being part of said reserve. Manitoba Hydro or, in some cases, the Province of Manitoba, remains the registered owner and use of these lands is subject to the owner's approval in consultation with Council. To prevent unplanned development, provisions with respect to development on Water Storage Lands adjacent to shoreline subdivisions shall be included in the development agreement, to be registered against all lots within the subdivision and applying to all future owners of the subject property.

20. Consideration of areas for residential development not identified on the Development Plan Land Use Maps shall require an amendment to the Development Plan.

5.4 Residential Area Zoning

Areas developed for residential use shall be zoned accordingly in the Zoning By-law, and shall contain appropriate zones to accommodate densities noted in the policies. Limited commercial uses ancillary to residential development will also be listed as permitted / conditional uses in the appropriate zones. A commercial recreational zone may be established to accommodate higher level commercial uses, such as marinas, motels tourist courts, travel trailer parks and tourist camps.

PART 6: RURAL COMMERCIAL AREA

6.1 Introduction

In recognition of the diversity of the District, commercial land uses shall be designated within Rural Areas. The intent of these areas is to support and enhance the sustainability of the District's Commercial fabric. This section recognizes and provides for non-agricultural commercial uses that are more conducive to rural areas than Urban Areas or Community Areas.

Whereas the intent of directing commercial uses and activities to Urban and Community Areas is to ensure that those areas retain their regional, civic and community prominence, the context for rural commercial uses is recognized as being much different. In rural areas, there is need to accommodate commercial uses and light industrial uses that are incompatible with urban and community land uses; require larger sites than typically available in urban or community centres; or are necessary to enhance the social, economic and recreational sustainability of rural areas within the District.

6.2 Rural Commercial Area Objectives

The primary objectives of encouraging strong Rural Commercial areas are to:

1. Foster and enhance the sustainability, character and sense of place in rural areas through land use diversification;
2. Provide opportunity for diverse economic and social activities outside of Urban and Community areas within the District;
3. Locate Rural Commercial uses throughout the district in a manner that does not compete with or infringe upon the orderly expansion of Urban Areas or Community Areas;
4. Direct Rural Commercial uses to locate in appropriate locations adjacent to major roadways to ensure accessibility, visibility and viability. Direct access to provincial highways will be discouraged. Access to provincial highways should be via the municipal road system;
5. Provide for light industrial uses on a limited basis to allow for diverse and mixed land use pattern throughout the district; and
5. Ensure that Rural Commercial Uses, including limited light industrial uses, are compatible with and supportive of existing and planned uses in Rural Areas.

6.3 Rural Commercial Area Policies

The following policies are outlined to guide the siting, use and development of Rural Commercial Areas:

1. Lands designated as Rural Commercial Area are depicted on *Appendix C: Winnipeg River Planning District: Land Use*;
2. Rural Commercial Uses are to provide Rural Areas with a cohesive fabric that supports the travelling public and the economic, social activities in the district. The regional importance of the Rural Commercial Areas is predicated on the ability to compliment existing agricultural, rural residential and

recreational uses strengthening the sustainability of the District through mutually beneficial land use diversification;

3. In order to enhance the sustainability of Rural Commercial Areas, the following policies shall be pursued:

- a. Rural Commercial Areas are to develop in harmony with surrounding land uses. The Rural Commercial Area should by nature, compliment agricultural, rural residential and recreational uses within the Rural Areas of the District;
- b. Rural Commercial Areas shall not impede on the Urban Areas and Community Areas as prominent locales for commercial, civic and community activities. Rural Commercial Areas are to be sited in areas that do not detract from the orderly expansion of adjacent communities;
- c. Rural Commercial Areas shall be clustered in the vicinity of major transportation corridors so that they are mutually supportive and reduce their impact on other land uses. Development within these areas shall be encouraged to locate in proximity to the highway corridors such as Provincial Trunk Highway no. 59, Provincial Trunk Highway no. 11 and Provincial Route no. 304 where deemed compatible with surrounding land use designations and where the functionality and safety of the Provincial road network can be protected. Direct access to provincial highways will be discouraged. Access to provincial highways shall be via the municipal road system;
- d. Rural Commercial uses along major transportation routes shall be designed and located in a manner that does not compromise the safety of the highway system. Rural Commercial Areas shall provide for alternative modes of site access and circulation through the use of service roads and internal roadway networks. Direct access from major transportation routes shall be discouraged;
- e. Rural Commercial Areas shall be directed away from prime agricultural lands, viable lower class lands, and existing or approved livestock operations. While this policy is meant to provide clear direction with regard to development, some flexibility in the application might be considered where the land in question and surrounding area is heavily treed and has not been improved for agricultural purposes;
- f. Prior to approval of a rural commercial use, the proponent may be required to prepare a site plan showing conceptual design, landscaping, servicing requirements, potential land use conflicts as well as consult with the appropriate government department to determine the need for traffic studies and appropriate improvements to the highway system to accommodate the proposed use;
- g. Although industrial uses will not be generally be permitted within designated, or zoned "Rural Commercial" areas, the District recognizes that there may be unique circumstances where an industrial use may be appropriate. Industrial uses will be supported on a limited basis where the use is warranted and supports the policy intent of the Rural Commercial Area. Industrial uses are to only be allowed where deemed compatible with existing and planned uses throughout the district. To accommodate this limited demand, the affected site will require a rezoning to an appropriate industrial category as may be established in the Zoning By-law;
- h. New residential uses will not be permitted in "Rural Commercial" areas unless intended for the owner / operator of the related commercial establishment. Existing residential uses may be

zoned as residential in the implementing Zoning By-law until such time as the area is converted to commercial use; and

- i. The servicing of Rural Commercial areas via piped water distribution and sewage collection systems is preferred, where possible and / or accessible. In areas where only private services are available, the land shall be proven suitable for a supply of potable water and the establishment of an acceptable method of on-site sewage disposal.

6.4 Rural Commercial Area Zoning

Rural Commercial Areas as identified in this Section may generally be zoned for the broadest range of commercial uses that are relevant to agricultural, recreational and rural residential areas within the District. The Zoning By-law may also contain provisions to permit certain non-commercial uses, such as aggregate extraction operations, aircraft landing facilities, golf courses, vacation farms, sewage disposal lagoons, waste disposal sites, cemeteries, seed cleaning plants, fertilizer storage, mixing plants and grain handling facilities, which may be considered as permitted or conditional uses in the Zoning By law. Sewage disposal lagoons and septic fields shall not be allowed on Canada Lands Inventory Class 6 and 7 or on unimproved organic soils.

Part 7: Winnipeg River Corridor Area

7.1 Introduction

The Winnipeg River Corridor is generally described as the area lying between the Town of Powerview-Pine Falls and Great Falls, excluding lands within the Town of Powerview-Pine Falls and community areas of St. Georges and Great Falls. The Winnipeg River Corridor is best characterized by a general mix of land uses comprised of variable residential uses, and some limited commercial and light industrial uses.

7.2 Winnipeg River Corridor Area Objectives

The Winnipeg River Corridor Area is to be characterized as a mixed use, general community development area. Due to the varied and ongoing development occurring in this area, the Winnipeg River Corridor area shall support a full range of mixed uses including commercial, parks and institutional, residential and light industrial as it is the intention of the Municipality to supply this area with municipal services. The Winnipeg River Corridor is to provide an environment that supports mixed uses for the general travelling public in addition to local residents and business, linking the settlement centres and urban areas along the west side of the Winnipeg River.

7.3 Winnipeg River Corridor Policies

The following policies are outlined to guide the siting, use and development of Winnipeg River Corridor Areas:

1. Areas designated as the Winnipeg River Corridor Area are shown on *Appendix C: Winnipeg River Planning District: Land Use*. Specific land uses are to be prescribed within the respective Zoning By-law in accordance with the policy intent of the Winnipeg River Corridor Area land use designation;
2. Land uses shall be comprised of a mix of residential, commercial, open space and institutional, and light industrial uses. Land use patterns are to be a general mix of uses in the Winnipeg River Corridor area, continuing the existing development pattern in the area;
3. Development shall occur in a manner that adjoining land uses are compatible and potential conflict between uses is minimized. The use of screens or buffers may be required to minimize land use conflicts;
4. Minimum lot sizes shall be appropriate to their needs. The lots shall be of adequate size to accommodate the on-site requirements for sewage disposal and potable water. However, in order to maintain the character of the area, the density of development will be regulated. As a general rule, residential lots less than 1 acre in size will not be allowed. Smaller lots may be allowed within the Winnipeg River Corridor Areas in order to infill vacant properties. It is the Districts intent to provide Municipal sewage collection and water distribution services in this area. When these become available the lot sizes for development will be adjusted accordingly;
5. Development within the Winnipeg River Corridor Area should be encouraged on an infill basis and in circumstances where municipal infrastructure, such as roads, shallow utilities, sewage collection and water distribution services, are available or can be reasonably extended;
6. The preparation of conceptual plans may be a condition of approval to ensure the provision of a safe and efficient transportation pattern including effective access at a minimum number of entry points on a

provincial road or highway; and

7. Densities and minimum lot sizes for all uses located within the settlement centre shall be detailed on a site specific basis within the Zoning By-law.

7.4 Winnipeg River Corridor Area Zoning

The Winnipeg River Corridor area will be zoned for mixed land uses as determined in the respective Zoning By-law. The area may generally be zoned for a full range of Residential uses. The establishment of any other land use will require an appropriate rezoning. Residential designations are considered appropriate for mixed-use areas with permitted and conditional uses as per the Zoning By-law.

PART 8: PARKS, OPEN SPACE AND INSTITUTIONAL

8.1 Introduction

Providing park, open space and institutional areas is an important element of creating liveable and complete communities for those areas situated outside of community areas and urban locales. Parks, Open Space and Institutional Areas are intended to enhance the social, cultural, and environmental wellness of the district. Institutional land uses may fall within one of the following groups:

1. Large institutions such as civic, medical, educational or religious;
2. Social and cultural establishments such as community buildings, churches and cemeteries; and,
3. Personal community services such as day care centres and senior citizen centres.

Parks and Open Space Areas will be encouraged to enhance and support the liveability and character of the District. The difference between parks and open spaces are as follows:

1. Open Space Areas are considered to be those areas whose size, shape, location or physical characteristics are such that their primary use is restricted to passive activities or visual effects. These include environmental areas, buffer strips separating and providing visual barriers between conflicting land uses, and other incidental amenity areas. Open spaces may be appropriately landscaped or left in a "natural" state. Open Space Areas can include:
 - a. **Buffer Strips:** Open space strips of land separating incompatible land uses should be incorporated in future developments. In existing areas, attempts will be made to secure such buffer strips, where needed, as opportunities arise. The purpose of these strips, in addition to visual considerations, is to protect each use from the potential adverse effects of the other and to prevent encroachment of one class of land use into another land use district.
Size and other requirements will be established at the time of design of an area or during the review process of an application for development / subdivision.
 - b. **Rights-of-way:** These include areas such as public streets and utility rights-of-way, easements, walkways and other incidental open spaces. These areas may or may not be publicly owned. The size and standard of development for each of these areas would be determined at the design stage. For example, landscaping in some walkways may be desirable. However, some utility easements may need to be kept open and unobstructed.
 - c. **Natural Waterway Corridors:** These areas will be kept to maintain the integrity of the natural river system, parts of the river will be kept as open space to protect and enhance the aesthetic qualities of the waterways.
2. Parks are those open spaces which are primarily used for accommodating a variety of activities and may include some passive recreational pursuits. In order to be identified as a park, an area would have to be developed as such. Thus, an open space or buffer would not be considered as a park unless designated as such and developed for park purposes.

8.2 Parks, Open Space and Institutional Area Objectives

The primary objectives of the Parks, Open Space and Institutional Areas are to:

1. Strive to meet the civic, social, cultural, and environmental needs of the Planning District;
2. Preserve those lands which have aesthetic value and scenic and environmental characteristics for the enjoyment of present and future residents of the district;
3. Utilize open space and landscaped buffer areas as a means of separating incompatible land uses, thereby protecting each use from potential adverse and undesirable effects;
4. Ensure that parks, open space and institutional facilities are responsive to demographic trends; and,
5. Ensure that parks, open space and institutional uses are compatible with the natural and man made environment;

8.3 Parks, Open Space and Institutional Area Policies

The following policies are outlined to guide the siting, use and development of Parks, Open Space and Institutional Areas:

1. Parks, recreational and institutional developments will be directed to the areas identified as Parks, Open Space and Institutional Areas as depicted on *Appendix C: Winnipeg River Planning District: Land Use*;
2. Parks, Open Space and Institutional uses are encouraged to cluster together in centralized areas of the district as to be supportive of each other and accessible to all residents;
3. Parks, Open Space and Institutional Areas shall be directed away from prime agricultural lands;
4. Council shall maintain an adequate level of landscaping and maintenance within both the Parks and Open Space Areas;
5. A variety of parks and open spaces will be encouraged so that a variety of recreational activities can be supported; and
6. Institutional uses are to be located in the areas in which they are intended to serve; and
7. Site area development requirements shall be established in the Zoning By-law where practical. Where it is deemed impractical to establish such requirements, provision should be made for reviewing the impact on municipal services, traffic flows and surrounding area before development is permitted;

PART 9: COMMUNITY AREA

9.1 Introduction

In conjunction with provisions contained elsewhere in this plan, this section of the Development Plan outlines objectives and policies for the Community Areas of St. Georges, Belair, Great Falls and Stead. The Community Areas are conceptualized as communities of mixed residential, commercial, open space and institutional uses.

These communities have developed as small settlements, characterized by on-site water and wastewater systems. Minimal development pressures and variable land use patterns are evident and therefore, the Community Areas require only a general land use designation and supporting policy direction to guide land use decision-making. As such, urban type land use designations are not warranted.

9.2 Community Area Objectives

The primary objectives of the Community Areas are to:

1. Encourage the infilling and revitalization of existing residential, commercial and industrial developments; and
2. Support compact and contiguous growth for new residential, commercial and industrial developments.

9.3 Community Area Policies

The following policies are outlined to guide the siting, use and development of Community Areas:

1. Lands designated Community Area are depicted on *Appendix C: Winnipeg River Planning District: Land Use*;
2. A mixture of residential, commercial, industrial and recreational uses will be allowed in Community Areas subject to the policies contained in this document;
3. Residential, commercial and recreational developments shall be located in such a manner as to minimize the potential for land use conflicts between adjacent uses;
4. Existing lots of record will be utilized to the fullest practical extent to accommodate residential, commercial and recreational development;
5. Lot sizes will be large enough to accommodate on-site sewer and water services in accordance with all provincial regulations. In cases where a serviced sewer environment is proposed or where an alternate form of sewage disposal can be approved, reduced lot sizes will be considered;
6. Development within Community Areas shall be encouraged on an infill basis and in circumstances where municipal infrastructure, such as roads, shallow utilities, sewage collection and water distribution services, are available or can be reasonably extended. Priority will be given to development that is contiguous with existing development in the area;
7. Community areas will be characterized as a general development area. The Zoning By-law will establish the site specific location of all uses and their respective requirements.

PART 10: URBAN AREA

10.1 Introduction

One Urban Area has been identified in the Winnipeg River Planning District, being the Town of Powerview-Pine Falls. Pine Falls was created as a paper mill town in 1925. Powerview, the younger community, was incorporated as a village in 1951. Regulation 63/2005 amalgamated the Village of Powerview and the Town of Pine Falls, creating the Town of Powerview-Pine Falls. The town is scenically located along the Winnipeg River. This ideal setting has fostered the growth of two major industries in the area; hydro electricity and pulp and paper productions. The two major employers, Manitoba Hydro and Pine Falls Paper Mill, employ a large percentage of the population. The prime river front location also attracts tourists for a variety of outdoor recreation and sports activities.

10.2 Urban Residential Area

The Town of Powerview-Pine Falls is the product of the amalgamation of the former communities of Powerview and Pine Falls. Each community was comprised of residential neighbourhoods that now fall within one corporate boundary despite some degree of geographical dispersion. Urban Residential Areas are intended to function as living environments that will form the largest component of the urban land use pattern. Residential areas are to be planned as to make sustainable use of land and infrastructure while providing the flexibility and desirability required to enhance the quality of life within the Town of Powerview-Pine Falls.

10.3 Urban Residential Area Objectives

The primary objectives of the Urban Areas are to:

1. Provide for safe, healthy, functional and aesthetically pleasing neighbourhoods which meet the housing and community needs of all present and future residents of the urban centres;
2. Maintain and enhance existing neighbourhood stability and quality;
3. Ensure there is an adequate supply of residentially designated land available to meet a variety of future housing requirements;
4. Provide for accessibility to and maintenance of adequate housing of varying forms and uses to meet the needs of all residents;
5. Encourage the design of new residential neighbourhoods based on the principal of good urban design principles;
6. Ensure the provision and maintenance of services which are supportive to and complimentary of residential development; and
7. Promote unity between the recently amalgamated Town of Powerview-Pine Falls.

10.4 Urban Residential Area Policies

The following policies are outlined to guide the siting, use and development of Urban Residential Areas:

1. Lands designated as Urban Residential Area are depicted on *Appendix D: Town of Powerview-Pine Falls: Land Use*;
2. The Urban Areas may support the maintenance and protection of existing neighbourhoods as its first priority in meeting its responsibility for housing and community needs. The infill of vacant residential lands may be encouraged as a priority;
3. New residential development in areas as shown on the attached map may be guided by the following policies:
 - a. Residential expansion should occur in a contiguous manner;
 - b. Because of the time required for proper planning and the orderly installation of municipal services, a suitable stock of serviced land should be available to satisfy future housing demands;
 - c. Priority will be given to infill development and the development of lands already serviced with trunk services; and
 - d. Where suitable vacant land is not available, new development will be encouraged to locate adjacent to built-up areas where public services, including roads, water and sewer services, power lines and other services can be efficiently and economically expanded.
4. A wide variety of housing types in an environmentally pleasant residential setting should be encouraged. Housing types should include single-family and a full range of multiple unit complexes, including planned unit developments and condominium developments (see types of housing below);
5. The Plan does not identify the allocation of land among various forms of housing. Rather, all forms of housing are grouped as "residential"; the specific of housing type will be identified in the Zoning By-law; and
6. Where undeveloped areas are being considered for future development, an overall concept plan may be requested by the Town. The concept plan may include (but not be limited to) the general arrangement of roads, building lots, open spaces, piped services, area drainage and other major features.

10.5 Types of Housing

Policy guidelines to assist the Planning District in determining appropriate locations within the Residential Policy Areas are outlined below:

- a. **Low Density:** Low density housing would typically consist of single-family detached or semi-detached houses with a dwelling on its own lot with front, rear and at least one side yard. These areas would have an average density of approximately four to six dwellings per gross acre (gross acre includes public streets and local park areas). Where possible, planning for new low density residential areas should be carried out in the context of a broader conceptual community plan rather than on a piece-

meal basis. Such broader plans are intended to help establish the special relationships of the proposed housing to other community elements such as parks and schools, and help determine a hierarchy of streets;

- b. **Medium Density:** Medium density housing would typically consist of townhouses, four-plexes and two or three storey (walk-up) apartment blocks at densities up to 20 units per net acre (net acre means land devoted to residential buildings and accessory uses such as parking areas, but excludes land for public streets and parks and non-residential uses). Location criteria for medium density housing projects would be similar to those for high density projects, or as a transition between low density and higher density, commercial or light industrial uses.
- c. **High Density:** High density housing refers to multiple-family housing, such as apartment blocks with densities of over 20 units per net acre. High density development will be directed to sites which have access to a major arterial street to mitigate potential traffic conflicts;

Where higher density development is proposed the Town may request that the developer submit a report which addresses issues of potential conflict, such as traffic impact, when applying for the appropriate land use zoning classification.

10.6 Home Occupations

Home occupations should be limited to operations carried on entirely within the residence in question, run by a permanent resident in the home, carry limited stock in trade, require no additional parking other than that required for the dwelling, and carry only a small sign or notice on the site identifying the business or its operation.

10.7 Commercial Area

It is recognized that the value of the Commercial Area is based upon the centrality, compact concentration and diversity of commercial and institutional functions of the Urban Areas. Because the resources of the Urban Areas are limited by its size, and there are some benefits of scale arising from grouping retail and other commercial and civic functions in proximity to each other, major commercial and business developments should be encouraged to remain or locate within the Commercial Area.

Commercial activity within the Urban Areas shall be directed to areas along major transportation routes to ensure accessibility, visibility and viability of commercial uses. The goal of these areas is to maintain and enhance a diverse, stimulating and economically sustainable Commercial Area which meets the community's expectations as the commercial and symbolic heart of the Urban Areas.

10.8 Commercial Area Objectives

The primary objectives of encouraging a strong Commercial Area are to:

1. Ensure that the Urban Areas retain their role as a regional centre for commercial, cultural and social activities;
2. Provide a central focus for the commercial, civic and community activities of the Urban Areas;
3. Provide opportunity for a blend of commercial and high density residential units; and

4. To promote commercial uses to locate where there is existing municipal infrastructure or as infill development in the commercially designated areas.

10.9 Commercial Area Policies

The following policies are outlined to guide the siting, use and development of Urban Commercial Areas:

In order for the Commercial Area to continue to form a strong focus for commercial business development within the Urban Areas, the following policies shall be pursued:

1. For planning purposes, the lands designated as Commercial Area are defined as indicated on *Appendix D: Town of Powerview-Pine Falls: Land Use..*
2. The Commercial Area should continue to be multi-functional in nature and should contain:
 - a. The main retail area of the Town;
 - b. Office buildings;
 - c. Administrative services including government offices and institutional buildings;
 - d. Major social, cultural and recreation facilities; and
 - e. Provision for higher density residential uses.
3. To maintain the aesthetic and physical environment of the Commercial Area:
 - a. Landscaped boulevards and medians, treed sidewalk areas, and small passive parks should be maintained along major transportation routes and other areas where pedestrian traffic is most concentrated within the Commercial Area; and
 - b. If possible, a beautification program should be initiated to give the Commercial Area a pleasant and attractive appearance. This could be accomplished through streetscape improvements, the rehabilitation of buildings and upgrading existing building facades.
4. The protection of historically important and architecturally significant buildings shall be encouraged; and
5. Adequate parking should be provided and an appropriate sidewalk system maintained to ensure that the Commercial Area is accessible to all users of its facilities.
6. Commercial Areas have been identified along P.T.H. no. 11 and Provincial Road no. 304. These areas are intended for services primarily focused on convenience to the travelling public and should be planned and developed in such a manner as to ensure a balance between the safety and efficiency of provincial highway facilities and providing access to commercial properties. Proposed commercial developments shall utilize existing municipal roads for access to the provincial highway facilities in order to protect the safety and efficiency of provincial highway facilities. They should be located adjacent to arterial streets and highways, primarily on the outer limits of urban development. Commercial Areas should be developed in a manner which attempts to achieve a balance between providing safe, convenient access and maintaining reasonable traffic flows along the arterial streets and highways. As such, development shall occur in a manner that utilizes existing municipal roads for access while relying on highways for the safe movement of people and goods.

10.10 Transitional Area

The Transitional Area will permit small-scale retail and service outlets intended to meet the daily needs of the immediate community within a primarily residential neighbourhood. The Transitional Area permits a combination of retail and residential uses that do not conflict with one another to occur simultaneously. This will, in turn, provide opportunities for a combination of small scale commercial and residential to co-exist and provide for the flexibility and integration of mixed uses within the urban areas.

10.11 Transitional Area Objectives

The Primary objectives of the Transitional Area are to provide:

1. Urban Areas with flexibility to encourage a variety of development;
2. Mixed use areas that best serve the needs of the communities; and,
3. Blended commercial and residential uses as opportunities for development along the main thoroughfares diminish.

10.12 Transitional Area Policies

The following policies are outlined to guide the siting, use and development of Urban Transitional Areas:

1. Lands designated as Transitional Areas are depicted on *Appendix D: Town of Powerview-Pine Falls: Land Use*;
2. A mixture of small scale commercial and residential uses are encouraged to locate within this designation to ensure the economic viability and diversification of the urban areas;
- 3.. The District shall encourage diverse, mixed use areas that provide additional flexibility and development opportunity for the Town; and
4. The zoning will reflect the land use that exists or is proposed.

10.13 Parks/Recreation, Open Space and Institutional Area

The Town of Powerview-Pine Falls is ideally situated for a variety of indoor and outdoor recreational activities. The Town contains schools, recreation facilities and numerous parks. Generally speaking, institutional uses can be defined as those uses which provide a public or semi-public service, usually on a not-for-profit basis or have some inherent cultural, social or wellness function within the community. Institutional land uses may fall within one of the following groups:

1. Large institutions such as civic, medical, educational or religious;
2. Social and cultural establishments such as libraries, community buildings, churches and cemeteries; and,
3. Personal community services such as day care centres and senior citizen centres.

Parks and Open Space Areas will be encouraged within the Urban Areas. These areas will enhance the character and quality of the Urban Areas. The difference between parks and open spaces are as follows:

1. Open Space Areas are considered to be those areas whose size, shape, location or physical characteristics are such that their primary use is restricted to passive activities or visual effects. These include environmental areas, buffer strips separating and providing visual barriers between conflicting land uses, and other incidental amenity areas. Open spaces may be appropriately landscaped or left in a "natural" state. Open Space Areas can include:
 - a. **Buffer Strips:** Open space strips of land separating incompatible land uses should be incorporated in future developments. In existing areas, attempts will be made to secure such buffer strips, where needed, as opportunities arise. The purpose of these strips, in addition to visual considerations, is to protect each use from the potential adverse effects of the other and to prevent encroachment of one class of land use into another land use district.
Size and other requirements will be established at the time of design of an area or during the review process of an application for development / subdivision.
 - b. **Rights-of-way:** These include areas such as public streets and utility rights-of-way, easements, walkways and other incidental open spaces. These areas may or may not be publicly owned. The size and standard of development for each of these areas would be determined at the design stage. For example, landscaping in some walkways may be desirable. However, some utility easements may need to be kept open and unobstructed.
 - c. **Natural Waterway Corridors:** These areas will be kept to maintain the integrity of the natural river system, parts of the river will be kept as open space to protect and enhance the aesthetic qualities of the waterways.
2. Parks are those open spaces which are primarily used for accommodating a variety of activities and may include some passive recreational pursuits. In order to be identified as a park, an area would have to be developed as such. Thus, an open space or buffer would not be considered as a park unless designated as such and developed for park purposes.

10.14 Parks/Recreation, Open Space and Institutional Area Objectives

The primary objectives of the Parks / Recreation, Open Space and Institutional Areas are to:

1. Provide for recreational activities and open space amenities for the enjoyment and benefit of all residents and visitors;
2. Preserve and enhance local natural environments;
3. Guide development of institutional uses in order to promote developments whose location and character will maximize their positive impact upon the community and the quality of life of the general public;
4. Ensure that open spaces are developed in a manner that contributes towards recreational needs and enhancement of the environment, as well as the liveability and attractiveness of the Urban Area;

5. Preserve lands for the enjoyment of present and future residents of the Urban Areas, those areas which have aesthetic value and scenic and environmental characteristics;
6. Utilize open space and landscaped buffer areas as a means of separating incompatible land uses, thereby protecting each use from potential adverse and undesirable effects;
7. Assure availability of adequate land in appropriate locations to meet the institutional needs of the town, settlement centre and the region;
8. Ensure that institutional uses are developed in a manner harmonious to the environment and in keeping with the character of the area;
9. Assure the availability of adequate land for parks, recreational and institutional uses in appropriate locations to meet the ongoing needs of the Urban Areas; and
10. Provide for and maintain a sense of identity and civic pride.

10.15 Parks / Recreation, Open Space and Institutional Area Policies

The following policies are outlined to guide the siting, use and development of Parks / Recreation, Open Space and Institutional Areas:

1. Parks, recreational and institutional developments will be directed to the areas identified as Parks/Recreational, Open Space and Institutional Areas as depicted on *Appendix D: Town of Powerview-Pine Falls: Land Use*;
2. Council shall maintain an adequate level of landscaping and maintenance within both the Parks and Open Space Areas;
3. Priority will be given to the development and / or redevelopment of existing parks over the acquisition of additional parks;
4. A variety of parks will be encouraged so that a variety of recreational activities can be supported; and
5. Neighbourhood oriented institutional facilities such as schools, churches, day care facilities and the like, shall be encouraged to locate within the neighbourhood area they serve;
6. Social and cultural institutions serving the urban area shall be encouraged to locate in areas so that these facilities are easily accessible;
7. Site area development requirements shall be established in the Zoning By-law where practical. Where it is deemed impractical to establish such requirements, provision should be made for reviewing the impact on municipal services, traffic flows and surrounding area before development is permitted;
8. Neighbourhood institutional uses which locate in residential areas should give due consideration to minimizing any adverse impact on the surrounding residential environment; and
9. The design of institutional buildings should be in keeping with the character of the area.

10.16 Comprehensive Urban Development Area

In recognition of sustainable land use patterns, the Comprehensive Urban Development Area supports a reasonable mix of compatible and integrated residential, commercial and civic land uses. The intent of the Comprehensive Urban Development Area is to enhance the urban environment, quality of life and sense of place through the integration of land uses, the intensification of development densities, and the creation of focal points around specific environmental or civic settings. Typically, Comprehensive Urban Development Areas are contemplated in relation to larger scale planned neighbourhood or village developments.

10.17 Comprehensive Urban Development Area Objectives

The primary objectives of the Comprehensive Urban Development Area are to:

1. Encourage civic development that mixes and integrates various land uses to allow for a range of built form and to accommodate a diverse population;
2. Ensure the inclusion of public and civic friendly spaces and uses in larger scale developments;
3. Provide for higher density development so amenities, land uses and existing infrastructure are optimized; and
4. Take advantage of significant environmental features such as the Winnipeg River waterfront and naturalized or developed green areas to enhance the prominence and vitality of urban areas.

10.18 Comprehensive Urban Development Area Policies

The following policies are outlined to guide the siting, use and development of Comprehensive Urban Development Areas:

1. Lands designated as Comprehensive Urban Development Area Lands are depicted on *Appendix D: Town of Powerview-Pine: Land Use*;
2. Higher density development and mixed commercial, residential and civic land uses shall be required; including a mix of low-order and neighbourhood commercial, residential and civic land uses.
3. Residential uses shall be mixed in type and density to support a mix of age and income types within the urban area; Typical residential uses would include attached dwellings, townhouses, and / or low rise apartments.
4. Civic uses shall encourage the public use of space and support the identity of the area. Uses conducive to the civic development scale would include, town squares, boardwalk areas, plazas, local parks, naturalized areas and trails.
5. Mixed use development shall provide a single, integrated site development accomplished through the following:
 - a. Developing a site specific structure in which uses are mixed; or
 - b. Developing small stand-alone use that integrates and mixes with surrounding compatible uses.

6. Public streets, building orientation, civic and open spaces shall be the main or central structuring and design elements of the community connecting compatibly and reasonably with adjacent mixed uses and neighbourhoods;
7. Building design and land use pattern shall enhance civic comfort as to provide an attractive, safe and public realm;
8. Priority shall be placed on the integration of the natural environment and the civic nature of space when contemplating mixed land use patterns, subdivision and urban design;
9. Development proposals may require a conceptual plan to ensure that high design standards are met; and
10. Development approval may require the proponent to enter into a development agreement with the respective municipality, to the extent deemed necessary by Council, pursuant to Section 150 of the Planning Act to ensure the intent and policies of the Comprehensive Urban Development Area are met and enforceable.

10.19 Comprehensive Urban Development Area Zoning

Areas developed for Comprehensive Urban Development shall be zoned accordingly in the Zoning By-law, and shall contain appropriate zones to accommodate the intent and policies of the district.

10.20 Industrial Area

The intent of the Industrial Area is to provide for the development and use of land for industrial purposes including manufacturing, repair, processing, warehousing / storage and municipal water and waste handling facilities. Industrial uses are classified as light industrial or heavy industrial based upon the level of intensity of the use and any associated nuisances and land use conflicts or incompatibilities with adjacent uses. Incompatibilities and nuisances would include less aesthetically pleasing structures and grounds, increased levels of noise, vibration, traffic, emissions and general impacts on land, water and air environments. Although land use conflicts, incompatibilities and nuisances shall be mitigated through existing regulatory requirements, design and development protocol, it is best that industrial uses are patterned as to not unduly or negatively impact other existing or planned uses, environments and infrastructure systems including roadways.

10.21 Industrial Area Objectives

The primary objectives of the Industrial Area are to:

1. Provide for compatible industrial uses in the Urban Areas and minimize potential land use conflicts;
2. Protect existing industrial areas from encroaching, incompatible uses;
3. Identify sectors within Urban Areas that can support new industrial operations and uses as to meet the needs of the Planning District and further diversify the local economy;
4. Encourage industries with similar characteristics to locate or cluster in proximity as to avoid incompatibilities and promote planned and pleasing industrial environments;
5. Ensure that industrial uses and related development does not negatively impact the natural

environment;

6. Ensure that associated municipal services and infrastructure servicing industrial developments are designed and developed in an efficient and cost effective manner.

10.22 Industrial Area Policies

The following policies are outlined to guide the siting, use and development of Industrial Areas:

1. Lands designated as Industrial Area are depicted on *Appendix D: Town of Powerview–Pine Falls: Land Use*;
2. Industrial areas shall be planned as to have direct access to truck routes, highways and major arterial roadways and shall discourage, through design, traffic flows through residential areas.;
3. The Zoning By-law shall ensure that adequate separation distances, buffers and/or transitions to non-industrial uses are maintained in the siting of industrial uses as to avoid potential land use conflicts;
4. Industrial land uses and development shall not be approved where there is the potential for land use conflicts, unwarranted use related nuisances or any risk to health, safety and the environment;
5. An Environmental Impact Assessment may be required for industrial development that may have a detrimental impact on the environment;
6. The future designation and zoning of industrial areas and subsequent subdivision/development for industrial use shall contemplate servicing requirements, access to major transportation routes, internal traffic access and circulation, compatibility with and impact upon adjoining uses, and the potential for risk to health, safety and the environment;
7. Existing and proposed industrial areas shall be encouraged to present an aesthetically pleasing appearance, design and landscaping. Such requirements for new industrial development may be implemented through development agreements.
8. The proponent/developer may be required to submit a Sector Plan or Secondary Plan showing the conceptual design, detailed land uses including tentative subdivision configuration, servicing requirements, offsite infrastructure impacts and requirements, transportation plan and potential land use conflicts prior to the contemplation of any significant industrial development proposal.

10.23 Industrial Area Zoning

Uses deemed appropriate and supportive of Industrial Areas will be set forth accordingly in the Zoning By-law. Industrial uses shall be patterned as to avoid land use conflicts and incompatibilities with other urban land uses. Industrial uses prescribed within the Zoning By-law shall be classified based upon intensity as either light or heavy industrial use.

PART 11: IMPLEMENTATION

11.1 Adoption, Review and Amendment

Adoption of this Development Plan by the Winnipeg River Planning District will give the plan the force of law. Once adopted no development or land use may be carried out within the area affected by the Development Plan that is inconsistent or at variance with the proposals or policies set out in the Development Plan. The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the Planning District. The Development Plan may be amended at any time when considered appropriate or necessary by the Board. *The Planning Act* provides that a District Board can set out a date by which the Board must complete a review of the Development Plan. It is the intent of the Planning District Board to carry out a review of the plan no later than seven (7) years after the effective date of the previous review.

All General Land Use Maps attached to this Development Plan are intended to provide the outlines of approximate boundaries of land use designations and / or locations thereof. There may be instances where exact boundaries will be determined by land ownership, for example. In these cases, precise boundaries or locations will be established in the Zoning By-law.

11.2 Zoning By-laws

Following adoption of the Development Plan, each municipality comprising the planning district is required to enact a Zoning By-law which will set out specific regulations for land use and development. Zoning By-laws designate zoning districts for certain types of uses. Permitted and conditional uses and development standards are prescribed for each zone. A Zoning By-law must generally conform to a Development Plan adopted for the area. 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.

11.3 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 municipal council and Planning District Board, utility companies and certain provincial government departments. This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the Development Plan. 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 *The Planning Act*.

11.4 Development Agreements

Approval of subdivisions and zoning amendments can be conditional on development agreements that 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 to the land in question. A development agreement on a zoning amendment may deal with such issues as the use of the land, the siting of buildings, the installation of services and the provision of open space.

11.5 Development Permits

New development generally requires a development permit issued by the Planning District Board. Before a permit is issued, proposals should be reviewed to determine their conformance with the Development Plan and

municipal Zoning By-law(s).

11.6 Development Officer

The development officer of the planning district may be authorized 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.

11.7 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.

11.8 Adoption of Other By-Laws

The municipalities comprising the planning district have 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 and property maintenance by-laws.

11.9 Special Studies and Concept Plans

Proponents may be required to undertake and submit special studies as part of the approval process for certain development proposals. Engineering or other professional studies may be required for development proposed for lands affected by flooding hazards, endangered species, potential for groundwater or surface water pollution, and general risk to health and the environment. Additionally, depending on the nature of a proposed development, a traffic study and/or water and wastewater analysis may be required to identify any potential impacts on existing infrastructure systems. Detailed concept plans may also be required for urban lands to direct the location and timing of development as well as addressing servicing provisions and proposed lot structure.

11.10 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.

11.11 Capital Expenditure Program

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

11.12 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.

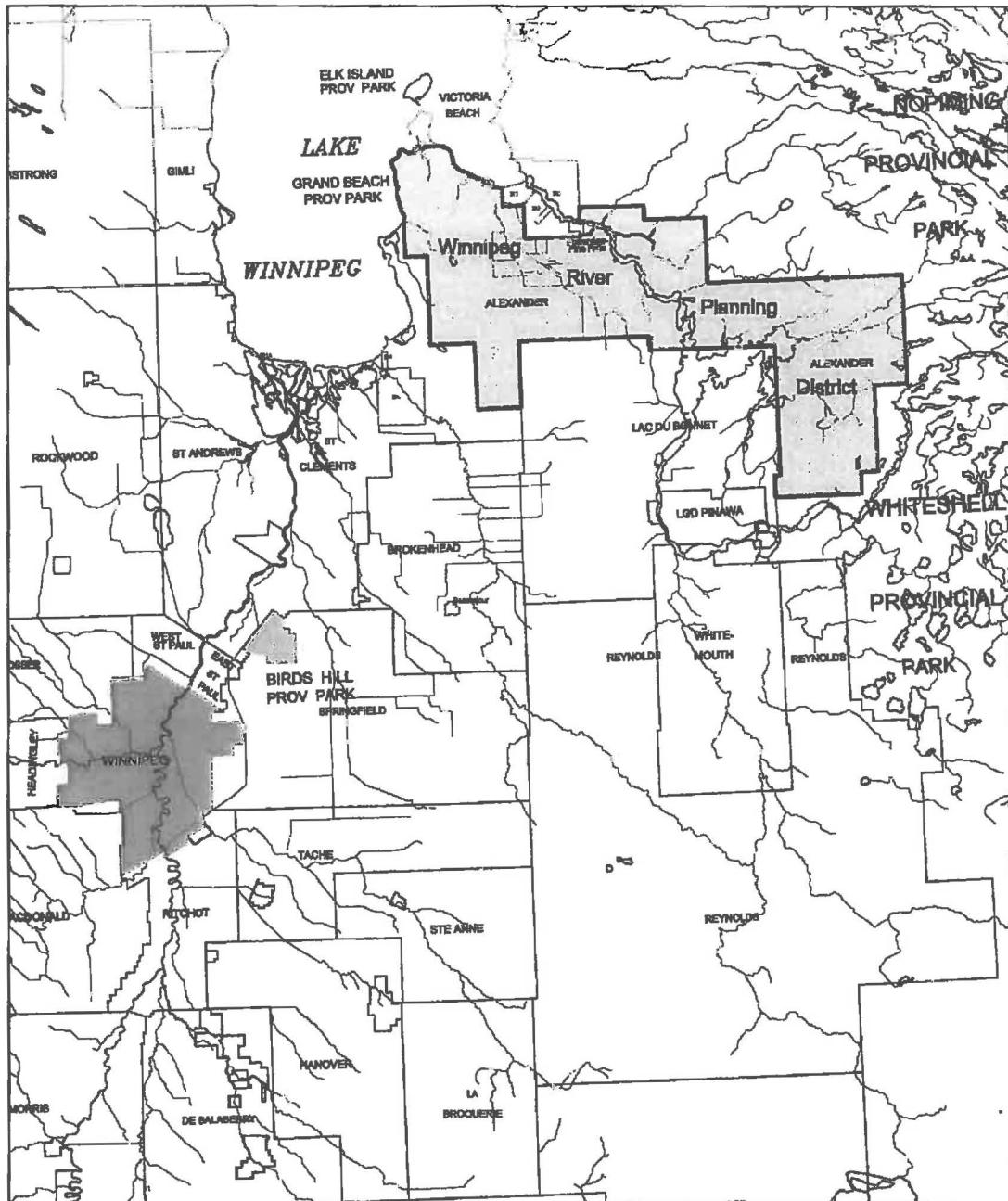
11.13 Municipal Cooperation

Implementation of the Development Plan may benefit from or require cooperation between one or more municipalities. Sections 259, 260 and 261 of *The Municipal Act* provide for tax sharing agreements, service sharing agreements and cost sharing agreements between municipalities.

11.14 Interpretation

Words and expressions used in this Development Plan have the meanings ascribed to them in the *Provincial Land Use Policies*, unless the context requires otherwise.

Winnipeg River Planning District Land Use Maps



Appendix A
Winnipeg River Planning District: General Location

Community Planning Services
Bessuejour
Date: December 3, 2009

