



Source: Nelson Wasylnuk

# Whitemouth Reynolds Planning District Development Plan By-law 43/18







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# Part 1 – Introduction

The Whitemouth Reynolds Development Plan ('the Plan') is a summary of the Planning District's vision, goals, and policies, prepared in accordance with the provisions of *The Planning Act* (C.C.S.M. c. P80) and the *Provincial Planning Regulation (MR 81/2011)*. Its purpose is to guide future decision making and to ensure that development takes place in an efficient and sustainable manner. As a guiding document to the Whitemouth and Reynolds zoning by-laws and other municipal documents, the Plan will assist in prioritizing actions and decisions that impact both land use and the District's social and economic objectives.

## 1.1 Purpose of the Plan

*The Planning Act* (s. 42(1)) requires that a development plan must:

- set out the plans and policies of the planning district respecting its purposes and its physical, social, environmental and economic objectives;
- through maps and statements of objectives, direct sustainable land use and development in the planning district;
- set out measures for implementing the plan; and
- include such other matters as the minister or board considers advisable.

Part 4 of the *Provincial Planning Regulation* outlines those policy areas that must be addressed in a development plan. These are expressed in the Provincial Land Use Policies, and development plans must be generally consistent with them.

Development Plan policies should also be mutually supportive of the policies of other local plans, including those in adjacent municipalities and planning districts, integrated watershed management plans, transportation plans, municipal emergency and business continuity plans, and climate change action plans, if applicable.

MR 81/2011 states that a planning authority must develop a long-term vision that supports the health and well-being of residents, the economy and environment of the planning area, and set goals, policies and time lines for achieving the vision. It further requires that the development plan must:

- identify and compare the location of resources and environmental features with the location of existing development, in order to identify the opportunities for growth and the limits to growth in the planning area;
- identify a road hierarchy for local roads that determines the functions and significance of those roads and their place within the regional and provincial transportation system; and
- ensure that the plan provides for an appropriate mix of land uses, within the planning area's regional context, to meet the anticipated needs of the planning area.

The Whitemouth Reynolds Development Plan will next undergo a comprehensive review ten years from the date of adoption. However, new circumstances, needs or developments may warrant periodical amendments to the Plan during the interim. Proposed amendments should be reviewed by the Board within the context of the community vision and other goals and objectives found throughout the Development Plan document.



## 1.2 Organization of the Plan

This Plan is organized into eight parts. Each part outlines objectives and includes specific policies to meet those objectives.

- Part 1: Introduction
- Part 2: Community Profile
- Part 3: Vision, Goals and Objectives
- Part 4: Land Use Policies
- Part 5: General Policies
- Part 6: Social and Economic Development Strategies
- Part 7: Implementation
- Part 8: Definitions
- Land Use Maps

The Land Use Maps designate land use categories and form part of this by-law. Amendments to these maps must follow the procedures outlined in *The Planning Act*. Each land use designation has corresponding policy statements in Part 4: Land Use Policies. Other policies pertaining to such matters as transportation, sustainability, social and economic development, and implementation apply to all areas of the planning district.

## 1.3 Reading the Plan

Boundaries between different land use designations as illustrated on the land use maps are intended to serve as guidelines only, and are not to be interpreted as precise dimensions or locations. Situations may necessitate a degree of flexibility in the application of these boundaries, provided that they comply with the general intent of the Development Plan. Zoning by-law boundaries may differ slightly from the Development Plan, however, in no case should the difference be contrary to the intent of the Development Plan.

Where there is development that does not currently comply with the long range policies reflected in the land use concepts, these areas may still be zoned in the municipal zoning by-laws according to their present use in order to avoid the creation of non-conforming uses, provided that the overall intent of the plan is maintained. Zoning applied to a property may conflict with the development plan designation to accommodate existing uses until such time as the property is redeveloped in alignment with the objectives and policies of the Plan. In these cases, subdivision and development proposals must be consistent with development plan policies.

Crown Lands areas, including provincial forests, wildlife management areas, ecological reserves and provincial parks, are under the administration and control of the Province of Manitoba, and as such have been exempted from the land use policies in the Whitemouth Reynolds Planning District Development Plan. Although Crown Lands are exempt, once they are leased or transferred to private ownership (with the exception of lands within provincial parks), the use must conform to this Development Plan.

Closed public reserve lands and public roads will take on the same designation as adjacent lands to avoid unnecessary amendments.

Interpretation of the land use maps and policy intent of this Development Plan is at the discretion of the Planning District Board and/or its designate.



Source: N. Gustavson

*The Development Plan is about making sustainable choices and shaping the community's future. Sustainability means meeting the needs of today without compromising the ability of future residents and generations to meet their needs. This Development Plan focuses on integrating land-use development decisions with environmental, social and economic perspectives to shape the kind of communities we will live in tomorrow.*

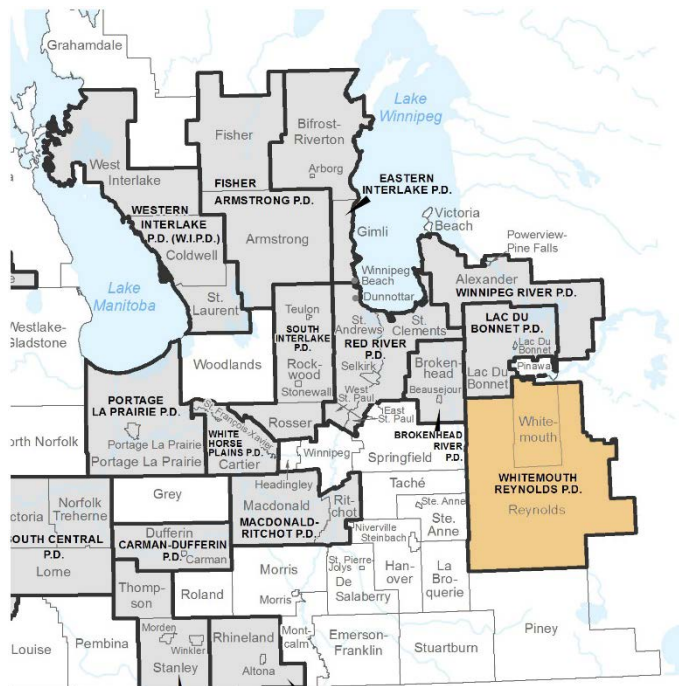
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## Part 2 - Community Profile

The Whitemouth Reynolds Planning District represents the eastern gateway from the Canadian Shield to the Prairies. Upon entering Manitoba from Ontario, the Canadian Shield topography transitions through the Planning District's ancient Lake Agassiz highlands to the prairie landscape. The Trans-Canada Highway (PTH 1) and PTH 44 are the major east-west vehicle routes, connecting the Planning District to the region and the City of Winnipeg, to other municipalities within the Eastman Region and to Whiteshell Provincial Park. Highway 15 provides a secondary route linking the Planning District to Winnipeg.

Under the authority of *The Planning Act*, the Whitemouth Reynolds Planning District was established by Order-in-Council in April 1991. The Planning District is comprised of the R.M. of Reynolds and the R.M. of Whitemouth and represented by two members each on the District Board. This body is responsible for the preparation, adoption and administration of a district development plan, a document which provides the framework for guiding the development of land within the District. The Planning District Board is also responsible for enforcing building by-laws and zoning by-laws for member municipalities.

*In order to define and implement a clear vision, the Whitemouth Reynolds Planning District must first reflect upon historic and current conditions in the region. The community profile includes a summary of physical features and historic development patterns, as well as current demographic trends, infrastructure provision and community facilities. The community profile serves to establish realistic parameters for future land use and development.*



The Planning District encompasses 1690 square miles. Like much of southeastern Manitoba, the District is characterized by a transition zone covering the most easterly limit of the prairies, the glacial sand hills of parts of the Agassiz and Sandhills area and the beginnings of the Canadian Shield. Much of the area is Crown Land with private lands located predominantly along the Birch and Whitemouth Rivers and around Molson, Ste. Rita and the Dawson Trail.

Major settlements in the District include the communities of Whitemouth, Seven Sisters, Elma, Rennie, Prawda and Hadashville. In addition, there are a number of smaller settlement areas including Molson, Ste. Rita, River Hills, McMunn and East Braintree.

The Whitemouth Reynolds Planning District is part of the Eastman Region of Manitoba. Along with the rural municipalities of Reynolds and Whitemouth, the Eastman Region includes the following municipalities: Alexander, Brokenhead, De Salaberry, Hanover, Franklin, La Broquerie, Lac du Bonnet, Pinawa, Piney, Ritchot, Springfield, Ste. Anne, Stuartburn, Taché and Victoria Beach.

Development within the Planning District has evolved along a narrow corridor of privately held lands along the Whitemouth and Birch Rivers and at settlements/stations adjoining the railways built in the later 1800s. The majority of the lands within the Planning District are designated provincial forests and were established as Crown Land Reserves in the 1950s.

The two river corridors are the most desirable for development, with convenient access and natural area amenities. Coincidentally, these lands also represent the Planning District's most viable agricultural lands.

The regional scale highlights the connections between communities and the relationships among land uses, natural resources, economics, social services, infrastructure demand, transportation, and how changes in these relationships and within the different municipalities of the region may impact upon other communities and people.

## 2.1 Environmental Features

The Planning District's most significant natural features are its forested areas and rivers including the Whitemouth, Winnipeg, Birch, Rennie, Hazel Creek and Boggy River corridors. The Planning District Board recognizes the importance of protecting the forests and waterways for environmental and recreational purposes.



### 2.1.1 Forestry Areas

The areas set aside for long-term forest production are: the Agassiz, the Sandilands, and the Whiteshell Provincial Forests, as well as open Crown land coded for forest management. The Forest Management Units are administrative units used to regulate forest management in Manitoba and are under the jurisdiction of the Province of Manitoba. The Provincial Forests cover only part of the forested land within the Planning District: Including Ppart of Forest Management Units 24 is included within the Planning District. The forest resources on Crown Lands within these units are inventoried and mapped in part to calculate sustainable harvest levels and plan long-term management strategies.

### 2.1.2 Fisheries

The Whitemouth, Winnipeg and Birch Rivers are classed as Class I waterbodies according to the Fisheries Inventory and Habitat Classification system, where Class I is the highest and Class IV is the lowest.

The Winnipeg River is designated as Class I due to its importance as a sports fishery. The Birch and Whitemouth Rivers are designated as Class I since species of special concern are found in the rivers.

The Whitemouth River has slight limitations to production. These are nutrient surplus from existing land use adjacent to the river and excessive flow-level fluctuation. It provides habitat for the carmine shiner, northern brook lamprey and the chestnut lamprey, the rosyface shiner and the honeyhead chub.

The Birch River has moderate limitations to fish production with the primary factors being below optimum flow levels and nutrient loading from existing development. The rosyface shiner and horneyhead club also inhabit the Birch River.

### 2.1.3 Aggregate

There are a number of important minerals found in the Whitemouth Reynolds Planning District.

These are sand ~~and~~, gravel, ~~peat~~ and granite.

Extractive minerals such as aggregates and building stone are non-renewable resources with accessible high-quality deposits in short supply. There is a need to ensure that a supply of these minerals will be available for local and provincial construction needs.



The extraction of minerals may result in conflicts with adjacent uses. The effect of heavy equipment traffic on the condition of roads, the noise hazard, and the amount of dust can result in complaints from adjacent landowners.

Conflicting developments should be limited and in some cases stopped on mineral reserves. Any development on these sites should be restricted to those uses that do not interfere with the extraction of the resource.

### 2.1.4 Recreation Areas

Whiteshell Provincial Park, partially located in the northeast corner of the Planning District and bordering the District on most of its east and north boundaries, is the dominant recreational area in or near the District.

Whiteshell Provincial Park is important economically to the District. District residents are employed in the Park in seasonal and full-time positions working with the Parks Branch, tourist lodges and other areas. Park users from Winnipeg must also travel through the Planning District resulting in further economic spin-offs for businesses along PR 307 (Seven Sisters), PTH 44 (Rennie) and PTH 1 (Hadashville, McMunn and Prawda).

Approximately 72% of the total land area within the Whitemouth Reynolds Planning District is Crown Land. Crown lands are not subject to the policies under the existing Development Plan, are not included in the municipal tax rolls and therefore do not contribute to municipal revenues. Crown lands include the Agassiz, Sandilands, Northwest Angle and Whiteshell Provincial Forests.



### 2.1.5 Agriculture

The Canada Land Inventory (C.L.I.) for Soil Capability for Agriculture ranks soils according to its limitations for growing agricultural crops with Class 1 being the highest capability and Class 7 being the lowest. Also included in the C.L.I. maps are organic soils which are unranked as these soils have varying capabilities.

Less than 20% of the Planning District is Class 4 or better agricultural land with almost 60% of the area being organic soils. Some of these organic

soils may have good potential for agricultural crops provided that sufficient drainage is developed. It is important to note that over 67% of the Class 2 and 3 agricultural land is located within the RM of Whitemouth and virtually all is located in proximity to the Whitemouth and Birch Rivers. These areas are also in demand for non-agricultural uses such as cottages and rural residences.

The location of non-farm residences throughout a dominantly agricultural area may have a detrimental effect on agricultural operations such as crop spraying, manure spreading and feedlot operations. Not only do these residences affect existing agricultural uses, they also prevent producers from expanding or changing their operation in the future in response to changing economic conditions.

## 2.2 History and Heritage

### 2.2.1 Settlement and Development

Settlement did not begin in the southern part of Reynolds until construction began on the Dawson Trail in 1868. When completed in 1871, it became the main transportation access to the region. Not only was the Dawson Trail used as access by settlers, it was used as a haul road for firewood and lumber to be used in Winnipeg.

With the construction of the Canadian Pacific Railway in 1880-1881 through Whitemouth, the Dawson Trail's importance decreased. The construction of the C.P.R. line not only spurred settlement in the Whitemouth area, but stimulated industry. Sawmills were located at Whitemouth and Elma, with the wood supply for these mills being floated down the Whitemouth and Birch Rivers.



The former Canadian Pacific Railway station and water tower at Whitemouth (May 1983)  
Source: George Penner



Although logging and lumber mills were the major employers, Whitemouth became a service centre for the farm community. By 1912 the C.N.R. line was completed from Winnipeg to Fort William through Elma. A flour mill and grain elevator had been constructed by 1915, leading to economic spin-offs including a lathe mill in the early 1920s. A major fire in 1924 destroyed two full blocks of Elma causing a major setback to its economic development.

### 2.2.2 Greater Winnipeg Water District Railway and Aqueduct

In 1912, the Public Utilities Commission, at the request of the City of Winnipeg, studied the City's water supply and recommended that Shoal Lake be the logical water source. Accordingly, construction began on the G.W.W.D. railway in 1914 to facilitate the construction and maintenance of the aqueduct. The aqueduct construction began in 1915 and was completed in 1919.



The aqueduct became an important means of access to the Hadashville area. In addition to the right-of-way grant the Public Utilities Commission was given additional settlement lands. Many of the aqueduct workers acquired settlement lands and stayed. Other settlers also relocated to the area. The settlements of Prawda, East Braintree, McMunn, and Spruce Siding began at this time.

The G.W.W.D. railway was not only used to maintain the aqueduct but became important for transporting lumber, aggregate and agricultural products to Winnipeg. On the return trip, mail and household products were supplied to the area.

### 2.2.3 Hydro Development

Construction on the Seven Sisters Hydro dam began in the late 1920s. This construction increased employment opportunities in the area and improved transportation. A spur line for moving construction materials was required from the C.P.R. main line at Whitemouth to the site. The Seven Sisters Hydro construction also resulted in the development of the community of Seven Sisters and the Seven Sisters Hydro townsite.

Three of the six hydro power generators were operating by the end of 1931. The Seven Sisters Hydro project was then stopped because of the Great Depression. In 1947 work on the power house had recommenced. All six generators were operating by the end of 1951.

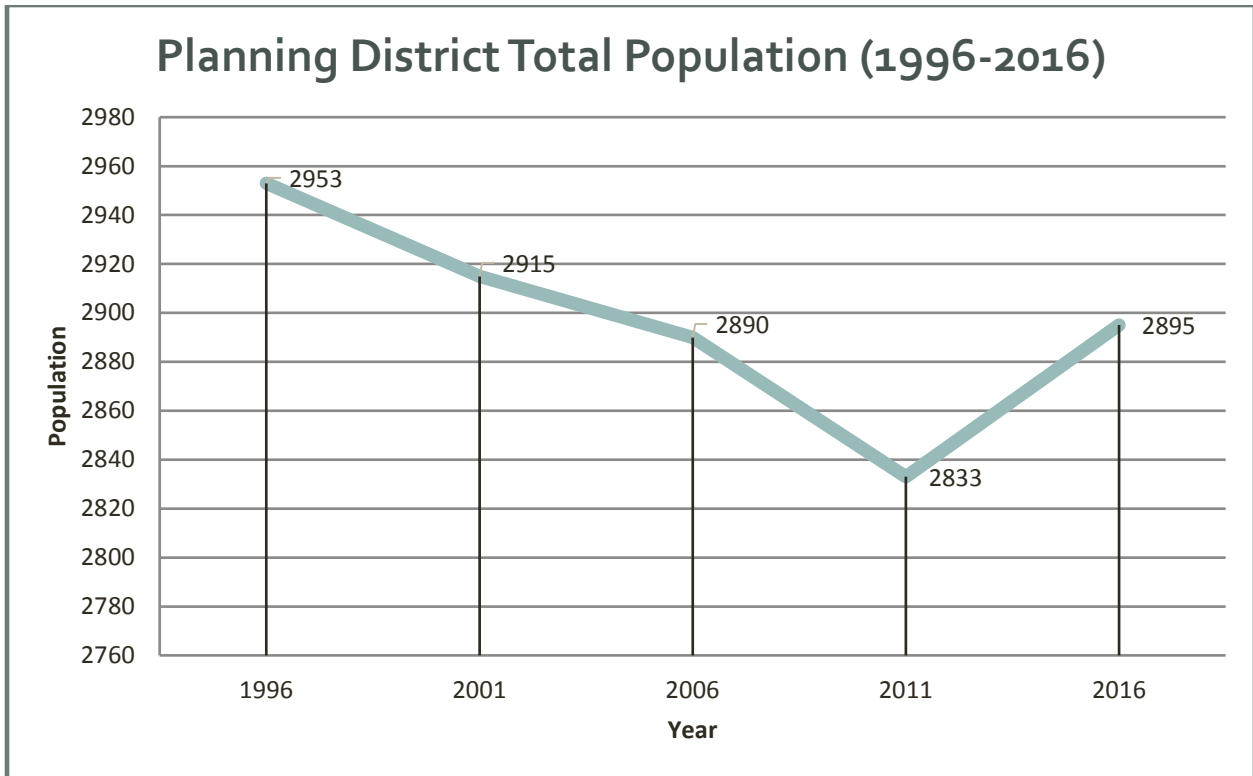
#### 2.2.4 Peat Moss Operations

The extraction of peat moss began in 1939 with the construction of a plant at Moss Spur (east of Julius) in 1939. A second plant was constructed approximately seven miles south of Elma in 1973. ~~This industry was a relatively stable employer, with approximately 150 full time employees and a large seasonal crew hired for combining peat moss during the summer months. In addition to SunGro, Berger, Premier and Lambert have peat harvest licenses in this area.~~

### 2.3 Demographic Trends

The Whitemouth Reynolds Planning District experienced an overall population decline between 1996 and 2016 of -2.0%. The 2016 Census shows a slight rebound from 2011 totals with an increase of 62 residents in the five-year period. Both the RM of Whitemouth and RM of Reynolds showed increases between 2011 and 2016, with nine and 53 new residents respectively.



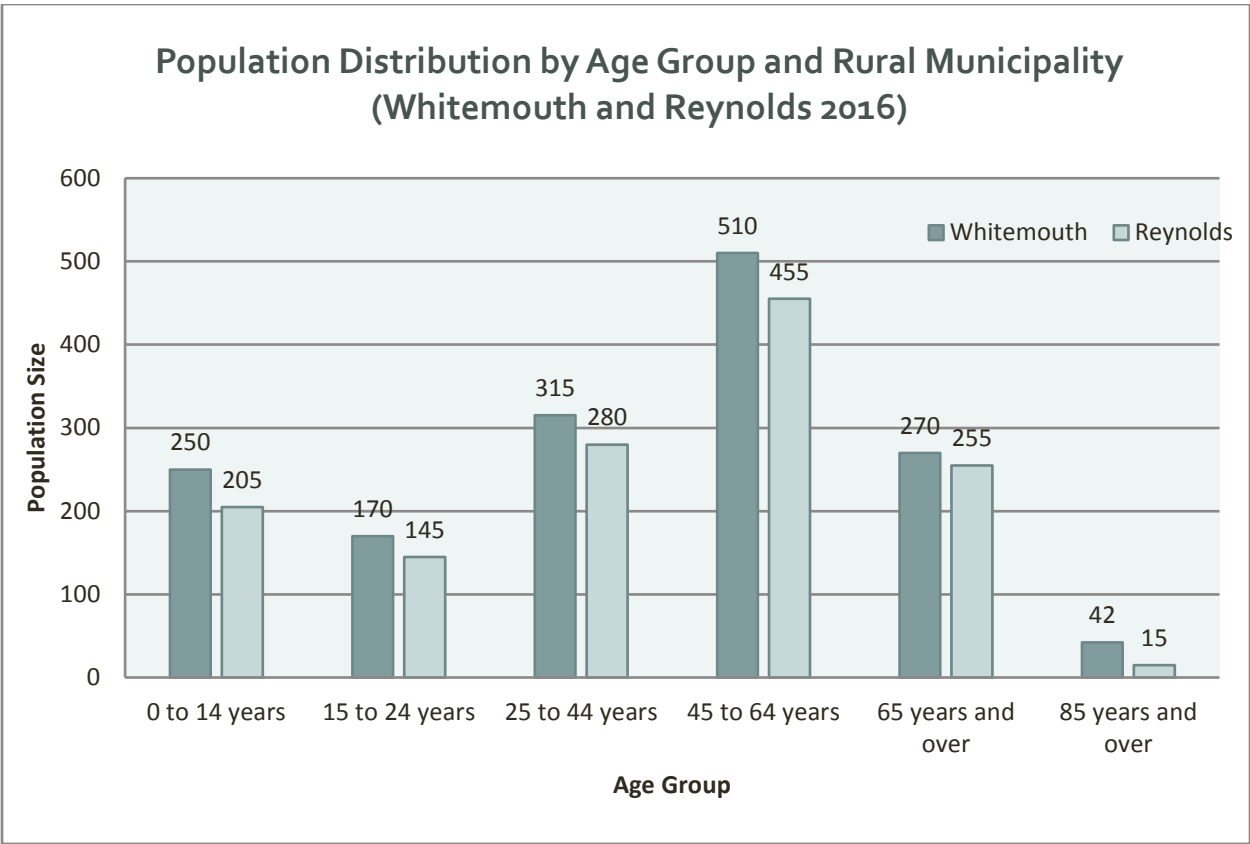


Although the 2% decline over the 20-year period is not a significant decrease, what is of concern is the 28.8% decline in the prime labour age cohort (25 to 44 years of age) in the same period. The statistics show that the Planning District is getting older. For example, the 45 to 85+ age cohorts have increased significantly at the same time that the prime labour age cohorts have declined. This demographic shift has implications for the socio-economic vitality of the community. To a large extent, families (with parents in the 25 to 49 age cohorts) drive the demand for move-up housing and social services, ensure the viability of local retail and commercial goods and service providers, and stabilize property values. Families leaving communities have impacts on the sustainability of social infrastructure, such as schools, recreation facilities and community services, and all these factors contribute to the economic health of the community.

The demographic data indicates that the largest proportion of population in Whitemouth and Reynolds are persons of retirement age or those who will be of retirement age within the next 10 years. With an increasing proportion of seniors, there is an increased need for associated infrastructure and facilities, including seniors housing, additional health care services, and accessible amenities.

### Planning District Total Population Change by Age Group

Age Group	2016	2011	2006	2001	% Change
0-14	465	460	545	585	-25.8
15-24	315	335	340	330	-4.8
25-44	590	565	650	760	-28.8
45-64	960	955	845	760	20.8
65-84	520	460	435	430	17.3
85+	60	50	55	45	25



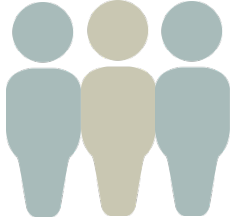
**2.3.1 Employment**

Approximately half of employed residents (55%) of the RM of Whitemouth work within the municipality. This may be attributed to the agricultural operations within the municipality and employment opportunities available in the settlement centres. An additional 27% of working residents are employed in the census division (which includes: the RMs of Victoria Beach, Alexander, Lac du Bonnet, Pinawa, Whitemouth, Reynolds, Piney and Stuartburn) while the remaining 18% leave the census division for work.

Only 38% of the employed residents of Reynolds work within the municipality. In Reynolds more employed residents (47%) leave the census division for work in other employment centres. Of the remaining employed residents of Reynolds, 15% work within the census division.

From a district-wide perspective, almost half the residents leave the Planning District for employment, most with a significant commute. With rising transportation costs, economic development within the district is essential.

Employment within the Planning District is allocated among the major employment sectors as follows:



Agriculture and resource industries: 365 persons  
Construction and manufacturing: 340 persons  
Sales and services: 945 persons

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## 2.4 Community Facilities and Services

Educational, health care facilities and public cultural facilities are major contributors to a high quality of life and the economic viability of our communities. Local community institutions such as schools, libraries, day care, nursing homes, places of worship, and recreation centres are woven into the fabric of neighbourhoods and promote population retention as well as the ability to age-in-place.

Currently, Whitemouth School (K-12) is the only public school in the Planning District. It is a small school with approximately 180 students divided between early years, middle years and high school. Children in the Reynolds area travel to schools in Richer, Ste. Anne, Falcon Lake, Oakbank, Anola, Winnipeg and Steinbach.

Recreational programming in the RM of Whitemouth is supported by the Whitemouth River Recreation Commission. There are a number of community clubs and associations serving the region, including the Seven Sisters Falls Community Club, Elma Community Club, Reynolds Community Club, Ste. Rita Friendly Hands Club, Rennie Community Club, Hadashville Recreation Centre, and Midwinter Heritage Association.

Limited retail and service facilities are available in several settlement and principal centres. Residents frequently travel to other centres, including Kenora, Ste. Anne, Steinbach, Beausejour, Lac du Bonnet, and Winnipeg for their shopping and specialized medical needs.

Local fire departments are located in Prawda (Reynolds) and Whitemouth (Whitemouth). Outlying communities receive fire protection through service agreements with neighbouring municipalities. Policing is provided by RCMP detachments located in Whitemouth, Lac du Bonnet, Beausejour and Falcon Lake.

In terms of healthcare, Whitemouth has a Primary Health Care Centre which houses a long-term care facility, diagnostic services and activity programs. Residents typically travel to Whitemouth, Ste. Anne, Steinbach or Winnipeg for medical needs.

There is also an Adult Day Program at Riverbend Manor, a Meals on Wheels Program, and Handivan Service. Ambulance and Emergency Medical Services are provided by Interlake Regional EMS and are dispatched from Whitemouth and Falcon Lake.

<p>Manitoba Municipal Heritage Site No. 272</p> <p>Elma Pool Hall and Residence Railway Avenue Elma</p>  <p>Designation Date: August 24, 2005 Designation Authority: R.M. of Whitemouth Present Owner: privately owned</p>	<p>Manitoba Municipal Heritage Site No. 51</p> <p>Midwinter School SW 4-8-14 EPM East Braintree</p>  <p>Designation Date: October 9, 1990 Designation Authority: Reynolds (R.M.) Present Owner: Midwinter Heritage Association Inc.</p> <p>Source: Historic Resources Branch, Province of Manitoba</p>
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### 2.5 Heritage Resources

A Statement of Significance has been prepared for each provincially and municipally designated heritage site in Manitoba, as well as those properties recognized by Parks Canada as being nationally significant. These are located on the Canadian Register of Historic Properties:

<http://www.historicplaces.ca/en/pages/register-repertoire.aspx>.

The designated heritage sites located within the Whitemouth Reynolds Planning District include:

- Elma Pool Hall and Residence  
67159 Railway Avenue (Highway 15), Whitemouth, Manitoba
- Midwinter School  
East Braintree, Manitoba

### 2.6 Housing

#### Whitemouth:

Total dwellings: **802**

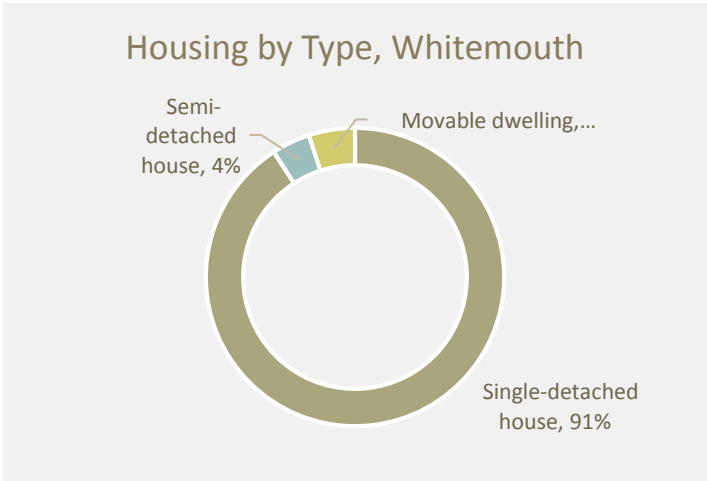
(Manitoba Assessment records)

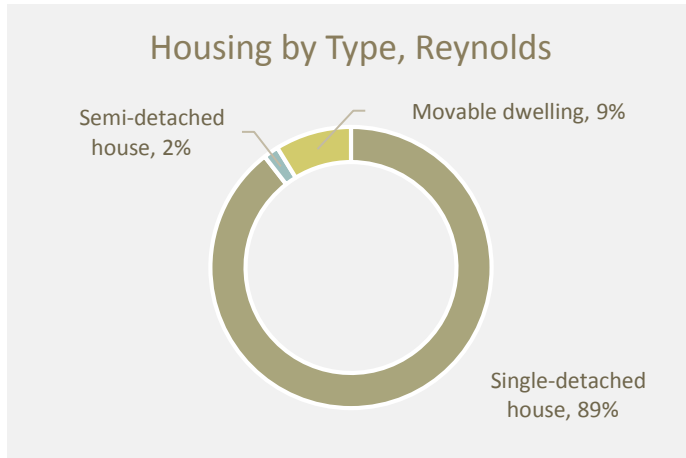
Occupied private dwellings: **598**

(Statistics Canada, 2016 Census Profile)

Average construction year: **1967**

Average assessed value of residential structures: **\$119, 224**





### Reynolds:

Total dwellings: **794**

(Manitoba Assessment records)

Occupied private dwellings: **570**

(Statistics Canada, 2016 Census Profile)

Average construction year: **1978**

Average assessed value of residential structures: **\$121,261**

As evidenced by the above charts, housing types in the Whitemouth Reynolds Planning District are predominantly single-detached dwellings with an average age of forty to fifty years. In light of the demographic trends towards an aging population, diversification of housing options should be explored, with respect to affordability, tenures, types and accessibility features. Residential development should be consistent with the rural character of the district and provide access to recreational amenities.

## 2.7 Population Projection

Although the overall population of the planning district declined by 2.0% between 1996 and 2016, the 2011 to 2016 census period showed a population increase of 2.2%. While this growth trend may not be maintained long-term, a conservative rate of 0.5% annually was used to project future population.

Based on a 0.5% growth rate, the population is projected to be approximately **3,214** in **2037**. With an average of 2.4 people per dwelling unit, this results in a need for approximately 133 additional dwellings over the next 20 years.



Source: RM of Whitemouth, [rmwhitemouth.com](http://rmwhitemouth.com)

# Part 3 – Vision, Goals and Objectives

## 3.1 Public Consultation

In early 2009, the Whitemouth Reynolds Planning District Board initiated a full review of their Development Plan. The Planning District Board adopted a consultative process engaging citizens, the agricultural sector and business leaders of the District in the development of a vision for the Planning District. This vision provided the foundation for the Development Plan by establishing a set of Strategic Planning Goals to guide the Planning District.

In late 2016, the Board initiated a periodic review of the document, and two open houses were subsequently held in January 2017. The open houses focused on changes in the planning district, issues of importance and preferred planning directions. Topics of discussion included protection of agricultural lands, stimulating economic development, retaining and attracting population, tourism and recreation opportunities, and guiding development to principal and settlement centres.

The public engagement process assisted the Board in refining the challenges, opportunities, issues and needs of most importance to district residents.

Based on input provided by the public, member councils, and the District Board, priority issues for the Planning District include:

- Infrastructure
  - Providing sewer and water services; consider alternative onsite wastewater management systems
  - Upgrading road and drainage infrastructure
  - Need for an Access Management Plan, including access provision for emergency vehicles
  - Upgrading communication infrastructure (high-speed internet and cellular service)
- Settlement Centres and Residential Development
  - Provision of seniors' housing
  - Diverse housing options (mix of types and affordability)
  - Allow for home businesses/industries; hobby farms
  - Create opportunities for mixed uses, including light industrial and commercial uses
- Land Use and Policy Planning
  - Development that is compatible and complementary to existing land uses
  - Support agriculture and recognize its contribution; prevent conflicting land uses
  - Match development to land suitability; plans fit property
  - Increased by-law enforcement is required
  - Re-designate marginal lands to non-farm uses
  - Understand and address limitations upon growth in the Planning District, including Crown Lands, Limited Access Highways and preventing land use conflicts with existing agricultural operations

- Economic Development and Promoting the District
  - Promote the Whitemouth River Valley as a tourism/recreation destination
  - Provide organized recreation areas, ATV/snowmobile trails; campgrounds
  - Coordinate active transportation trail systems with signage and staging areas
  - Create jobs to attract and retain people
  - Provide incentives to encourage new businesses to establish in the district
  - Identify a central location to attract employment and business investment
  - Attract investors through a marketing campaign
  - Focus on recreation to draw new residents and tourists to the area
  - Establish basic retail services to support local residents and tourists (i.e. service stations)
  
- Healthcare and Social Services
  - Lobby to maintain existing services (i.e. ambulance, schools)
  - Better health care facilities and services
  
- Agricultural Land Management
  - Recognize that normal farm practices may produce odours, dust, noise, etc.
  - Allow agricultural land owners to subdivide for retirement purposes
  
- Environmental Stewardship
  - Encourage better stewardship of the area
  - Preserve and enhance natural areas and managed forests (i.e. Agassiz, Sandilands, Northwest Angle, and Whiteshell Provincial Forests)
  - Recognize natural assets as a draw for tourists and new residents seeking a recreational lifestyle
  - Promote the natural landscape including recreational assets to attract visitors in an environmentally sensitive manner that protects resources
  - Create business plans-proposals for development on Crown Lands to accommodate offers to purchase
  - Improve riparian area protection and manage development on RM lands along waterways

### 3.2 Vision

The vision, goals and objectives establish the foundation of the Development Plan designations and policies. They have been shaped by input received through the public workshops and in meetings with council and planning district board members.

The vision statement projects the desired future for the Whitemouth Reynolds Planning District:

*In the 2030s, the Whitemouth Reynolds Planning District is a diverse region of thriving communities mixed with agriculture, eco-tourism, sustainable residential development, and responsible resource-based industry. Environmental, social and economic goals are linked and achieved in a focused and efficient manner. Residents find a variety of options in housing, employment and community services, and the district is a destination for tourists, retirees, young families, and businesses alike. The rustic landscapes and rural lifestyle,*

*separate and distinct from the fast-paced routine found in urban centres, provides an attractive setting for those seeking to reconnect with nature and a tranquil way of life.*

### **3.3 Goals and Objectives**

The goals and objectives of the Whitemouth Reynolds Development Plan provide the framework for more detailed policy recommendations for each of the land use designations and for the planning district as a whole.

The four overarching strategic planning goals and related objectives are:

- 1. Provide services, facilities and options for both aging-in-place and for the retention and attraction of families.**
  - a. Ensure a variety of housing and employment options are available for residents of different ages, abilities, and incomes.
  - b. Provide lifestyle choices and community amenities, including affordable housing, mixed-use development, accessibility, active transportation, recreation opportunities, and essential services.
  - c. Encourage and facilitate a full range of employment opportunities and commercial activity through the promotion of retail, entrepreneurial, green-business, and home industry options.
- 2. Stimulate economic investment and land use diversification.**
  - a. Create sustainable communities by providing opportunities for mixed-use development, incremental investment, and connectivity improvements within the regional transportation and infrastructure networks.
  - b. Promote tourism by protecting historic assets, enhancing natural features, and growing recreational opportunities.
  - c. Diversify the economy by continuing to encourage business investment within the District's settlement centres and to expand economic development opportunities by taking advantage of major transportation routes through the region.
- 3. Close the infrastructure gap and improve the ability of the District to meet development goals.**
  - a. Provide modern, efficient, and well-planned infrastructure and servicing, while increasing the cost-effectiveness of existing infrastructure through intensification of development.
  - b. Attract service providers to expand coverage of internet and cellular service within the Planning District.
  - c. Promote land use and development that minimizes risks to people, property and the natural environment from hazards related to flooding, erosion, and bank instability.
- 4. Balance development with the protection of agricultural uses and natural land resources.**
  - a. Strategically designate principal and settlement centre areas to provide for growth opportunities, while protecting established agricultural operation and natural resource uses in the surrounding areas.
  - b. Recognize the importance of agriculture within the local economy, and ensure that diversified uses will be established in a manner that protects existing operations and prevents fragmentation of prime agricultural lands.

- d. Ensure development within all designations is consistent with the character of the area.

## 4.1 Natural Area



Source: Nelson Wasyluk; [www.rmofreynolds.com](http://www.rmofreynolds.com)

Clean air, soil, surface water, groundwater and natural eco-systems underlie the health and well-being of a community and attract people to work and invest in the District. Planning for the future development of the Whitemouth Reynolds Planning District will involve protecting and enhancing the natural environment as one of the aims of good stewardship and community building.

### 4.1.1 Objectives:

1. To recognize and protect flood plains and significant natural and ecological areas, such as parks, rivers, and wildlife corridors.
2. To recognize and protect woodlots and lands not viable and not improved for agricultural purposes.
3. To contribute to improved knowledge and understanding of natural processes and the importance of environmental protection.
4. To work closely with the appropriate provincial departments in regards to ensuring that the permitting or leasing of Crown Land is in accordance with the objectives and policies of the Whitemouth Reynolds Development Plan and to promote the transfer of Crown Land to the respective municipalities.

### 4.1.2 Policies:

1. Significant wildlife concentration areas, as identified by the appropriate provincial department, shall be recognized and afforded protection by discouraging incompatible land uses from locating in or near these areas.
2. Resource-related uses, including quarrying, mining, forestry, fishing, hunting, trapping, outdoor recreation, eco-tourism, research and educational facilities, spiritual and cultural facilities, conservancy areas, native hay and grazing, and hydro, solar and wind energy, will be allowed in Natural Areas, subject to regulations included in the municipal zoning by-laws.
3. Existing outdoor recreational uses and areas shall be protected from incompatible or potentially incompatible land uses which may threaten their integrity.
4. Proposed natural and recreational development shall not unduly restrict the access to and the use of natural resources such as rivers, lakes and streams.
5. Proposed natural and recreational developments will be encouraged to balance the scale and intensity of an intended use with the capability of the land base to support the proposed use in a sustainable manner.



Source: RM of Whitemouth: [rmwhitemouth.com](http://rmwhitemouth.com)

#### 4.1.3 Subdivision Policies:

6. Minimum parcel sizes shall be sufficient to accommodate the use proposed and will be specified in the municipal zoning by-laws.
7. As the Whitemouth Reynolds Planning District has experienced overall population decline over the preceding fifteen years, subdivision for residential purposes may be permitted, subject to the following criteria:
  - a. Only one new residential lot may be created per title in existence at the adoption date of this Development Plan;
  - b. The proposed lot has an existing habitable dwelling and will meet the servicing requirements set out in Section 5.13.;
  - c. The land has not been cleared or improved for agricultural purposes and will not be located in an area where it might negatively impact existing livestock operations or other agricultural operations;
  - d. The proposed lot is not located in a poorly drained area, swampland, marshland, on organic soils or in areas subject to ponding or flooding;
  - e. All parcels or lots resulting from the subdivision have legal and direct access to an all-weather municipal road or provincial highway;
  - f. The proposed lot is a minimum of 2 acres in size; and

- g. All costs related to the extension of municipal and/or provincial infrastructure such as surveying, roads, major drainage ditches, hydro, natural gas, water and sewer shall be borne by the developer.

## 4.2 Agricultural Area



Strong communities and a competitive agricultural economy need a healthy environment. The following policies will guide the protection of the Planning District’s agricultural land resources.

The Whitemouth Reynolds Planning District recognizes the importance of the livestock industry within the Planning District. The Planning District also recognizes the potential for land use conflicts to arise between livestock operations and non-livestock related land uses. Despite the rural nature of the Planning District’s two municipalities, the usable land area is very small and is confined by extensive Crown Lands. As a consequence, livestock, agricultural and non-agricultural land uses, and settlement areas are confined within close proximity of one another along the Planning District’s two principal river corridors.

### 4.2.1 Objectives:

The Planning District has adopted the following goals and objectives to protect the viability of agriculture and the compatibility of livestock operations with unrelated residential uses:

1. To encourage sustainable agricultural development and diversification in rural areas in an orderly, efficient manner to support the agricultural industry in the Planning District.
2. To encourage agricultural development and growth that is sustainable and efficiently uses land and existing road networks.
3. To maintain the rural character and quality of life by encouraging sustainable agricultural practices to meet the needs of today without compromising the ability of meeting future food needs.
4. To use the Manitoba Agriculture Farm Practices Guidelines for livestock operations to promote sustainable farm practices.
5. To designate rural agricultural areas within the Planning District as “Agricultural Area” and protect lands from the impacts of ex-urban land uses in recognition of agriculture’s importance for continued food and fibre production.

#### **4.2.2 Policies:**

1. Land use within the Agricultural Area will be characterized by large parcels of land generally 80 acres in area. Subdivision will be discouraged to ensure land remains viable for farming and is not divided into parcels with sizes inadequate to sustain agricultural production.
2. Agricultural practices and resource development within the Agricultural Area will be undertaken in harmony with the environment where natural areas such as wood lots and riparian vegetation are preserved as integral components of a quality rural environment.
3. In recognition of the need for diversity in the agricultural sector, opportunities will be provided for accessory on-farm business enterprises including accessory manufacturing and fabrication operations. These will be subject to terms and performance standards to be established in the zoning by-laws and be administered as conditional uses.

#### **4.2.3 Livestock Operation Policies:**

The following policies will guide livestock uses within the Agricultural Area:

1. Expansion of existing and development of new livestock operations will be encouraged to locate within the designated Agricultural Area.
2. New and expanding livestock operations will be required to meet mutual separation distances from a single residence and designated areas as established in the municipal zoning by-laws, based upon separation distances identified in the Provincial Land Use Policies.
3. Proponents and operators of livestock operations will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater and surface water.
4. Within areas designated Agricultural Area, the following livestock operation size criteria shall apply:
  - a. New and existing livestock operations, fewer than 300 AU, shall be considered permitted uses within the municipal zoning by-laws;
  - b. Livestock operations with 300 AU or greater shall be treated as conditional uses within the municipal zoning by-laws; and
  - c. All proposals for new and expanding operations over 300 AU shall require review and report by the Technical Review Committee of the Province of Manitoba.

#### **4.2.4 General Siting Requirements:**

5. The siting of all new livestock operations will only be permitted in areas with access to power and all-weather roads. Cost of extension of services shall be borne by the Developer.
6. Proposed and residual lots resulting from the subdivision of parcels containing livestock operations shall be of such dimensions so as to maintain minimum property boundary and watercourse setbacks as required by the *Manitoba Livestock Manure and Mortalities Management Regulation*.

7. Livestock operations located on the banks of all waterways will be referred to Manitoba Sustainable Development for review. Setback distances to waterways will be maintained pursuant to provincial guidelines.
8. New livestock operation facilities located in areas subject to flooding shall be constructed at a suitable flood-protection level. Manitoba Sustainable Development issues permits for confined livestock areas (for operations 300 AU or greater) and all manure storage facilities, and will consider flooding issues as part of the issuance of these permits.
9. Livestock operations shall be 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). The Developer may be required to pay the costs incurred for detailed soil surveys if the information is not available.

#### **4.2.5 Subdivision of Agricultural Land:**

10. In some instances, the subdivision of lots smaller than 80 acres may be permitted where:
  - a. It results in a farmstead site severance for a retiring agricultural producer;
  - b. Where due to farm consolidation, the dwelling on the farm being acquired or sold is not required as part of the consolidated farming operation; or
  - c. A parcel of land has been physically separated (i.e. by rail line, river, etc.) from the balance of the agricultural holding such that consolidation with adjacent holdings is not reasonable and the separated parcel cannot be reasonably used for any other agricultural purpose.
11. The farmstead site severance permitted in policies 10 a) and b) above shall:
  - a. consist of the area confined by the shelterbelt, where one exists, or otherwise not be wasteful of agricultural land;
  - b. include an existing habitable dwelling;
  - c. have legal and direct access to an all-weather municipal road or provincial highway; and
  - d. shall meet the servicing requirements set out in Section 5.13.
12. Only one farmstead site severance subdivision per 80 acres will be permitted in the Agricultural Area.
13. Smaller lot sizes may be considered in the case of lot boundary adjustments and title consolidations, provided that there are no additional lots being created and the end result is consistent with the overall intent of the plan.
14. Dwellings constructed after the date of adoption of this Development Plan By-law in areas designated as "Agricultural Area" may be listed as a "conditional use" in all subsequent agricultural zones in the corresponding Zoning By-laws.

## 4.3 Agricultural Limited Area



Agricultural and existing livestock operations will be given land use priority in the Agricultural Limited Area. Limited mixed-use development and non-agricultural residential uses in support of the farm community may be accommodated, provided that agricultural and livestock operations are not negatively impacted.

### 4.3.1 Objectives:

1. To promote land uses in Agricultural Limited Areas which are compatible with agricultural uses, including specialized agriculture, agro-industry and commercial development, uses in support of the farm community, and limited rural residential development.
2. The agricultural area designations are intended to protect designated agricultural lands from the impacts of non-agricultural development by establishing the Agricultural Limited Area as a transitional buffer separating agricultural and non-agricultural uses.

### 4.3.2 Policies:

1. Generally, agricultural parcels should be of a large size (no less than 80 acres) in order to support viable farming operations. Subdivision of smaller parcels may be permitted as provided for in this section.
2. General agricultural operations will be considered as permitted uses and new and existing livestock operations will be considered as either a permitted use or a conditional use within the Agricultural Limited Area, depending upon intensity of use as measured in Animal Units.
3. Within the Agricultural Limited Area, livestock operation siting standards will be managed as follows:
  - a) New livestock operations or expansion of existing livestock operations less than 200 AU will be considered permitted uses;
  - b) New livestock operations and expanding livestock operations 200 AU or greater will be considered conditional uses; and

- c) Livestock operations and non–farm residential uses will be subject to the mutual separation distance polices established under the Provincial Land Use Policies, *Manitoba Regulation No. 81/2011*.
- 4. Within the Agricultural Limited Area, no rural residential or seasonal resort uses are permitted unless as provided for under the Subdivision Policies.

#### **4.3.3 Agricultural Limited Area Subdivision Policies**

- 5. The subdivision of small parcels for rural residential use shall be limited to the following:
  - a) It results in a farmstead site severance parcel for a retiring agricultural producer;
  - b) It is required for an individual who significantly participates in the agricultural operation on an ongoing basis and derives an income from it;
  - c) It is intended to create a property for a specialized agricultural operation (as permitted in Section 4.3.4), agro-industry development (as permitted in Section 4.3.5), or non-agriculture use that requires a rural location (as permitted in Section 4.3.6);
  - d) A parcel of land has been physically separated (i.e. by a rail line, river, etc.) from the balance of the larger agricultural holding such that consolidation with adjacent holdings is not reasonable, and, where the separated parcel cannot be reasonably used for any other agricultural purpose;
  - e) Due to farm consolidation, the dwelling on the farm being acquired or sold is not required as part of the consolidated farming operation; or
  - f) A farm is incorporated and it is necessary to establish a separate residential site from the company holdings for business or mortgage purposes.
- 6. Lots created per Section 4.3.3.5 (a), (b), (e) and (f) shall be limited to one per 80-acre parcel and shall comply with the following:
  - a) A farmstead site severance shall consist of an existing farmstead site confined by the shelterbelt, if there is one surrounding the farmstead site, and should not be wasteful of agricultural land;
  - b) The farmstead site severance shall have legal and direct access to an all-weather municipal road or provincial highway (subject to appropriate provincial approval);
  - c) The farmstead site severance shall meet the servicing requirements set out in Section 5.13; and
  - d) The parcels created shall not be subject to flooding or, to the satisfaction of Council, can be protected from flood risk and sustained by the land without negative environmental impacts.
- 7. It is recognized that farmstead subdivisions provided to retiring agricultural producers will invariably be passed on to family members or sold as rural residential properties. Conditions applied to the approval of these farm site severances will ensure new owners and successors in title are made aware they have settled in an agricultural area and that normal on-going operations of surrounding agriculture enterprises include noise, odour and dust as part of the acceptable characteristics of rural life.

#### 4.3.4 Specialized Agricultural Operations

8. The subdivision of land for specialized agricultural operations will be permitted in the Agricultural Limited Area designation provided it does not conflict with other policies contained herein. Specialized agricultural operations such as tree nurseries, apiaries, market gardens and other bona fide agricultural operations may be allowed on land parcels less than the minimum area specified in the zoning by-law for general agricultural activities, provided the specialized operation has already been established, or if it is supported by a business plan or evidence of financial arrangements acceptable to the Planning District Board. The Planning District Board will consider the opinion of Manitoba Agriculture in evaluating the viability of the proposed operation and business plan.

#### 4.3.5 Agro-Industry Policies

9. Agro-industrial developments may be allowed within the Agricultural Limited Area in accordance with all of the following:
  - a) The types of development to be allowed within these areas are limited to uses that are directly related to agriculture;
  - b) Areas where there is significant risk of groundwater contamination will be avoided, unless adequate provisions are taken to mitigate the risk;
  - c) Developments proposed within these areas will be compatible with other nearby developments, with regard to factors such as hazardous storage operations, nuisance factors and aesthetic factors;
  - d) The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways;
  - e) Where possible, agro-industrial developments should be directed away from prime agricultural land;
  - f) Where an agro-industrial development is being proposed, it should be located adjacent to existing agro-industrial, commercial or industrial development, and should be encouraged to utilize a common highway access point, incorporate an internal road system and/or utilize adjacent road systems;



- g) Agro-industrial developments should not be located within or in close proximity to rural settlement centres or rural residential clusters, unless it can be demonstrated that such development will not create a nuisance or hazard to nearby residents; and
- h) Parcels created for agro-industrial uses shall be limited in size to the smallest area required to reasonably accommodate the use, so as not to be wasteful of agricultural lands.

#### 4.3.6 Non-Agricultural Uses

1. Certain commercial and industrial uses that require a rural location may be allowed to locate in the Agricultural Limited Area, including:
  - a) Certain industries that may need to be near a specific resource or facility such as, but not limited to, gravel crushing, bio-diesel plants, etc.;
  - b) The need to separate a specific development from settlement centres because of potential danger to public safety or nuisance associated with the operation of the proposed development; and
  - c) Commercial or industrial uses that require larger site areas not available in the principal or settlement centres or uses that would be better suited in a rural area.
2. Commercial and industrial uses should be directed away from prime agriculture land and viable lower class lands, and should not pose a conflict with existing agriculture uses.
3. Parcels created for non-agricultural uses shall be limited in size to the smallest area required to reasonably accommodate the use, so as not to be wasteful of agricultural land.
4. Proposed non-agricultural uses will require rezoning to a suitable commercial/industrial zone in the municipal zoning by-law, and will require a public hearing and circulation to government departments and agencies pursuant to the requirements of *The Planning Act*.



Source: Nelson Wasyluk; [www.rmofreynolds.com](http://www.rmofreynolds.com)

## 4.4 Rural Mixed Use Area



The Rural Mixed Use Area provides opportunities for the managed development of rural residential and seasonal residential uses while minimizing impacts to established livestock operations. Non-agricultural residential uses supported by onsite systems will be directed to the Rural Mixed Use Area, and expansion of livestock operations and introduction of new livestock operations will be limited.

### 4.4.1 Objectives:

1. To ensure that rural residential and seasonal development does not interfere with the operation and expansion of settlement centres or agricultural operations.
2. To preserve the character of the rural areas and provide highly desirable riverfront lots for rural or seasonal residential development.
3. To ensure an adequate supply of rural residential lands to promote population retention and a rural lifestyle appropriate to the area.

### 4.4.2 Policies:

1. Rural residential and seasonal resort development will be directed to the designated Rural Mixed Use Area.
2. Infilling and clustering of rural and seasonal residential development will be encouraged where practical.
3. All livestock operations within Rural Mixed Use Areas existing prior to the adoption of this Development Plan will be recognized as non-conforming uses and may be maintained at the current level of activity as measured by Animal Units. Establishment of new livestock operations will not be considered in the Rural Mixed Use Areas.
4. Approval of subdivisions for rural and seasonal residential development within the Rural Mixed Use Area will be based upon the following criteria:
  - a) The subject lands can be adequately protected from hazards associated with flooding, land erosion, bank instability and other natural hazards;

- b) The proposed lots can be provided with municipal services (i.e. snow removal, fire protection, school bussing, etc.) with reasonable efficiency and cost to the municipality;
  - c) The proposed lots have access to potable water;
  - d) The proposed lots will have direct and legal access to an all-weather road. Joint access may be permitted in some instances, and encouraged with respect to provincial highways, subject to registration of a right-of-way agreement or declaration of right-of-way on the resulting titles;
  - e) Lots must be located where it is possible to maintain mutual separation distances between individual residences and livestock operations based upon Provincial Land Use Policies, subject to approved variances if required; and
  - f) Subdivision design standards, access and servicing standards will be specified, as appropriate, in the municipal zoning by-laws and development agreements.
5. The Rural Mixed Use Area is intended to maintain the rural character of the area. Lots will be a minimum of two acres with a minimum frontage requirement of 198 feet (60 feet), unless served by a holding tank as the means of onsite wastewater management. Intensive residential development should be directed to Principal or Settlement Centre areas.
6. In areas where riparian setbacks, wetlands, and/or flood hazard areas impact the buildable area of a site, a lot size of greater than two acres may be required as determined through the subdivision review process.
7. Municipal zoning by-laws may allow for animal keeping in areas designated Rural Mixed Use, subject to compliance with use-specific standards.
8. Property owners and developers should be aware that the normal on-going operations of surrounding agricultural enterprises include noise, odour and dust as part of the acceptable characteristics of rural life.





## 4.5 Settlement Centre Area



Rural Settlement Centres are generally smaller communities where development relies upon larger lots with onsite wastewater treatment and potable water services. Historically they were developed as the planning area was opened up for settlement and are generally associated with either highway or rail routes. The Development Plan recognizes these traditional communities as primarily rural residential areas and their connection to an agrarian lifestyle by providing opportunities for continued rural non-agricultural residential development including animal keeping and home industry. Opportunities for mixed-use development, including commercial and institutional uses, are also supported where private services can accommodate their development. The Development Plan designates Molson, Ste. Rita, Richer East and River Hills as Settlement Centres.

### 4.5.1 Objectives:

1. To encourage the development of Settlement Centres in a manner that provides for a mix of uses and housing options to support population retention and economic sustainability.
2. To promote cluster development to accommodate the efficient provision of public works infrastructure and community service facilities.
3. To recognize these communities' agrarian lifestyles and include animal keeping and specialized agricultural activities as land uses.

### 4.5.2 Policies:

1. Settlement Centres may include rural residential or seasonal residential land uses, as well as local business and community service uses.
2. Proposed developments should take into account the health, safety and general welfare of residents, as well as the viability and character of the community.
3. Uses or activities permitted in designated Settlement Centres should be located so as to be compatible with other existing or proposed uses.

4. New development will be encouraged to consolidate into clusters on a minimum of two acre rural residential lots or such other lot size as may be required for the effective operation of onsite wastewater management systems.
5. Expansion of Settlement Centres should be directed away from prime agricultural land.
6. Mutual separation distances will be considered in the zoning by-laws for livestock operations and resource-related uses to avoid incompatibilities between land uses.
7. New development shall be encouraged to site as infill development within existing built-up areas where public services including roads and utilities are available. Where suitable vacant land is not available, new development may be located adjacent to built-up areas where infrastructure can be efficiently and economically expanded.
8. The municipal zoning by-laws shall include subdivision and building location standards to guide development review and approval, ensure building siting will enable the efficient re-subdivision of land, provide future infrastructure rights-of-way, and ensure the economic provision of municipal services in the future.
9. Generally residential lots in designated Settlement Centres served by onsite services will be a minimum of two acres with a minimum frontage requirement of 198 feet (60 m) unless served by holding tanks as the means of onsite wastewater management.



Source: N. Gustavson

## 4.6 Principal Centre Area



Designated Principal Centres provide the highest level of services and facilities in support of residential, business, employment and commercial land uses. Principal Centres include a mixture of local- and regional-serving business development opportunities and community services including key municipal recreation and education facilities. The Development Plan designates Seven Sisters, Whitemouth, Elma, Hadashville and Prawda as Principal Centres.

Principal Centres are either currently serviced with municipal water and sewer or represent a priority development area where respective municipalities long-term goals include the transition from private to municipal water and sewer infrastructure services. Prawda and Hadashville are recognized as priority centres for a transition from private to municipal services and therefore identified in the Plan as Principal Centres.

### 4.6.1 Objectives:

1. To encourage the evolution of Principal Centres into more complete and self-sufficient communities.
2. To promote the development of Principal Centres through in-migration and business investment.
3. To encourage partnerships among community interest groups and businesses to promote and market the District's centres as places to invest and live.
4. To encourage the provision of a wide-range of housing options, including seniors' housing and affordable housing opportunities.
5. To plan for interconnected neighbourhoods supported by parks, open spaces, community services and recreation areas.
6. To encourage growth and development that efficiently uses land, infrastructure and public services.

#### 4.6.2 Policies:

1. In general, uses such as commercial, industrial, indoor recreational, intensive outdoor recreational, institutional, public and small-lot serviced residential should be directed to Principal Centre Areas.
2. Principal Centre development will encourage an appropriate mix of residential, commercial, institutional, recreational, industrial and public uses in quantities reasonably related to demand.
3. Lot sizes shall be governed by the limitations of existing sewer and water capacity and/or the capacity of the land to accommodate onsite services as follows:
  - a. Where no existing piped services are available within the community, lot sizes should a minimum of 2 acres unless the lot is to be serviced by a holding tank as the means of onsite wastewater management;
  - b. Where piped services are available, lot sizes may be smaller to provide for a higher density of development and efficient operation of services; and
  - c. In the case of commercial and industrial developments, lot sizes should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage, service, and buffer areas without being wasteful of land.
4. Where larger parcels of undeveloped lands are considered for future community development, an overall concept plan should be prepared for the area in order to provide for well-planned neighbourhoods with a mixture of housing and open space and the efficient extension of sewer, water, roadway and land drainage services. The design of roadways, piped services, drainage and building lots should be integrated with existing roadways and services, and should generally conform to recognized engineering and planning standards.
5. Developers may be required as a condition of approval to enter into a development agreement with the municipality specifying the obligations of the developer to provide infrastructure installation and/or improvements, including but not limited to: roadways, drainage, municipal or onsite wastewater management systems, domestic water supply, and solid waste management services adequate to support the proposed uses.

#### 4.6.3 Residential Development Policies

1. New development within serviced Principal Centres will be required to connect to and/or extend municipal services [where available](#).
2. To ensure the orderly growth of Principal Centres, contiguous development and the logical extension and provision of access to the municipal and provincial road network shall be encouraged.
3. The re-use and rehabilitation of existing vacant buildings to maintain the character and heritage of Principal Centres shall be encouraged.
4. The municipal zoning by-laws shall include subdivision and building location standards to guide development review and approval, ensure building siting will enable the efficient re-subdivision

of land, provide future infrastructure rights-of-way, and ensure the economic provision of municipal services in the future.

5. Generally, residential lots in designated Principal Centres served by onsite services will be a minimum of two acres unless serviced by holding tanks as the means of onsite wastewater management.
6. Infill and new development will respect and reinforce the general physical patterns and character of established neighbourhoods with respect to:
  - a) Patterns of street, blocks and lanes, parks and public building sites that provide good connections to the surrounding streets and open spaces;
  - b) General size and configuration of lots;
  - c) Heights, massing, scale and type of dwelling unit compatible with that permitted by the zoning by-law or nearby residential properties;
  - d) Prevailing residential lot sizes and densities;
  - e) Setback of buildings;
  - f) Continuation of special landscape or built form features that contribute to the unique character of the adjoining lands;
  - g) Community services and parks that fit within the wider system;
  - h) A mix of commercial and residential land uses;
  - i) Community focal points, such as schools and recreation facilities, within easy walking distance of the neighbourhood's residents; and
  - j) Services and facilities that meet the needs of residents.
7. A variety of housing options for all stages of life will be encouraged, including development specifically designed for first-time homebuyers and multi-unit housing for seniors.
8. Development of multi-unit housing will be guided by the following design principles:
  - a) Locating multi-unit development to provide a transition between areas of different development intensity and scale in particular by providing setbacks and buffers with single-family housing;
  - b) Locating and massing multi-unit development to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable conditions for pedestrians on adjacent streets and public open spaces;
  - c) Including sufficient off-street vehicle parking for residents and visitors;
  - d) Connecting multi-family neighbourhoods to the surrounding community pedestrian and open space system;
  - e) Locating and screening service areas and garbage storage to minimize impact on adjacent streets and residences; and
  - f) Providing buildings that conform to principles of universal design and, where ever possible, containing units that are accessible or adaptable for people with physical disabilities.

#### 4.6.4 Commercial Development Policies



1. The maintenance and expansion of existing commercial areas in Principal Centres will be encouraged.
2. Commercial and business land uses will be encouraged to locate near existing service infrastructure and at locations with access to the regional transportation network.
3. The 'Main Street' corridors in Principal Centres will be developed as mixed-use areas where commercial and multi-unit residential developments are considered appropriate uses that add diversity, help create a focus, and animate 'Main Streets' as the community's centre.
4. A strong 'Main Street' identity will be promoted to maintain Principal Centres' village character by:
  - a) Permitting a broad range of shopping opportunities for local residents and visitors along 'Main Street';
  - b) Encouraging quality development of a type and form that is compatible with the character of the area and with adjacent uses; and
  - c) Working with the private sector to revitalize our communities' 'Main Streets' by including public amenities such as off-street parking, pedestrian sidewalks, ornamental lighting, street furniture and landscaping of commercial properties.
5. Commercial and business development within Principal Centres will be regulated by the municipal zoning by-laws to:
  - a) Ensure the organization and siting of commercial development fits with the adjoining residential areas;
  - b) Ensure land use compatibility with non-commercial land uses;
  - c) Minimize commercial traffic infiltration into residential neighbourhoods; and
  - d) Provide commercial vehicle access at planned locations onto municipal and provincial roadways.

6. Home-based businesses in Principal Centres that are secondary to a primary residential use of land and are, generally, modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses may be considered as conditional uses under the municipal zoning by-laws. For certain types of businesses, a home-based setting may be appropriate when first starting-up. However, as the business grows and level of commercial activity increases, it may be more appropriate to relocate to a business area within a designated community.

#### 4.6.5 Community and Institutional Facilities Policies

1. Institutional facilities, which serve a broader district population, should be located in the Principal Centres to provide convenient access for all district residents.
2. Development or expansion of institutional uses will be encouraged to create site plans in consultation with nearby residents that will:
  - a) Establish development in a manner compatible with adjacent neighbourhoods;
  - b) Create visual and physical connections that integrate the project with adjacent streets and development areas of the community;
  - c) Identify the building envelopes for each building, site access and parking areas for the project;
  - d) Identify pedestrian routes to be incorporated into the project; and
  - e) Identify how the project will be phased and how planned growth for the site will be accomplished.

3. Community and neighbourhood amenities will be developed in partnership with private developers, school divisions and community organizations to:



- a) Improve and connect parks and recreation facilities with schools and other community services;
- b) Provide lands for new schools, associated sports fields, and day care facilities, as required, to serve the community;
- c) Support programs and facilities provided by community centres to meet changes in the social, health and recreational needs of our communities; and
- d) Provide pedestrian, cycle, and recreational vehicle access points to parks and open space areas.

4. Shared use of multi-service facilities will be encouraged. Shared use of municipal and school facilities and lands for community service purposes will be particularly encouraged as will the development of complementary sport facilities.

#### 4.6.6 Community Green Space Policies

1. Green spaces support the quality of the community by linking parks and open spaces with neighbourhood areas. These linkages can be achieved through initiatives such as:
  - a) acquiring such linkages where feasible; and
  - b) acquiring land as part of the development approval process, which can be connected to the community green spaces for the extension of recreational trails, or which may add important natural heritage value to the community's green space system.
2. Frequent and visible links between pedestrian/cycling paths and the community's green spaces will be created.
3. Public enjoyment and use of the community's green spaces will be promoted, using the following objectives as a guide:
  - a) minimize physical and visual barriers between the residential neighbourhoods and green spaces;
  - b) consider the importance of developing inter-community access and connections;
  - c) increase the availability, choice and awareness of recreational opportunities and public activities through the year; and
  - d) develop, protect, improve and, where possible, extend the community trail system as a continuous system creating inter-neighbourhood and community green space linkages.



## 4.7 Economic Development Area



The location of the Planning District adjoining the Trans-Canada Highway (PTH#1), as well as Provincial Trunk Highways 11, 15 and 44, provides opportunities to diversify the local economy by using the east-west and northerly connections provided by these major highway systems to attract business investment. Economic Development Areas are located adjoining Principal and Settlement Centres, including Hadashville, Prawda, Molson, Ste. Rita and Seven Sisters.

### 4.7.1 Objectives:

1. To promote economic development, investment and job creation as a means of retaining and attracting families to live within the Planning District.
2. To guide future employment and development decisions, the Planning District Board will work cooperatively with each municipality and the Province of Manitoba to build a strong local economy and create a more diversified base for economic growth and improved quality of life.
3. To capitalize on key access to regional transportation routes as a means to meet business needs, stimulate investment, employment and to promote economic diversification.

### 4.7.2 Policies:

1. Economic Development Areas will be located adjoining designated regional transportation system corridors. Access management plans will be developed in cooperation with Manitoba Infrastructure to ensure accesses are integrated with the transportation system in a strategic and efficient manner.
2. The Board will consider the economic advantage of a joint economic investment and tax-sharing agreement between the municipalities of Reynolds and Whitemouth to stimulate development and attract business enterprises to the designated Economic Development Areas.
3. The Planning District will encourage the creation of competitive, attractive and highly functional employment areas by:

- a. Encouraging private development initiatives to locate within the Planning District to diversify the rural economy;
  - b. Encouraging the establishment of key clusters of business activity with significant value-added employment and assessment;
  - c. Mitigating the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas through landscaping, fencing or other measures to minimize nuisance and visual impacts; and
  - d. Using the development approval process to encourage commercial/business enterprises to include landscaping on yards adjacent to any public street or adjoining property to the Economic Development Areas, including screening of loading, parking, storage or service areas.
4. Outside storage areas, where permitted in the zoning by-laws, will:
    - a. be confined to lots within the internal area of the Economic Development Areas and generally located within the rear yard; and
    - b. be well screened by fencing or landscaping where viewed from adjacent streets, highways and neighbouring land uses.
  5. Plan collaboratively with Manitoba Infrastructure in the development of an internal roadway system that consolidates access to the Economic Development Areas onto adjoining provincial highways where appropriate.
  6. The District Board and/or municipal council will provide development agreement parameters illustrating how the Economic Development Areas development may be organized to:
    - a. Ensure the efficient provision of infrastructure services;
    - b. Identify cost-sharing arrangements for shared services, including but not limited to installation of highway accesses;
    - c. Ensure site development will be organized for logical and orderly development, compatibility with adjoining land uses, and connectivity with provincial and municipal transportation systems; and
    - d. Provide design guidelines for special features such as site landscaping, buffers, screening of storage areas, parking areas, naturalization of drainage swales; and phasing of development.
  7. The District Board and/or municipal Council will require private developers to submit comprehensive development proposals including, as may be required by Council, concept plans which illustrate the fit between the development area and adjoining lands and provide details on the characteristics of proposed land uses, infrastructure servicing, access and main road networks.
  8. The development management strategy's priority will be to direct industrial and business operations involving significant truck traffic to locations in designated Economic Development Areas. It is recognized that industrial and business operations serving the regional and rural economy may also be located within designated Principal and Settlement Centres.



## Part 5 – General Policies



Source: Jeff Cowan; rmwhitemouth.com

Good stewardship of the Planning District's natural environment begins with the acknowledgement of the potential for human activity to have environmental impacts ~~and by~~, cooperating with senior governments in determining the location of environmentally sensitive areas and by endeavouring to coordinate cooperative efforts to ensure that the uses of these areas respect their environmental limits.

The policies in this section apply to the entire Planning District.

### 5.1 Natural Resources and Environmental Conservation

1. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
  - a. Rare or endangered flora and fauna have received provincial and federal designation and protection under *The Endangered Species Act* and *The Species at Risk Act*.
  - b. Lands have received provincial designation and protection under the Protected Areas Initiative.
  - c. Lands have been identified as wildlife management area, provincial park, ecological reserve, and wildlife refuge, where applicable.
  - d. Private lands have been voluntarily protected by landowners under *The Conservation Agreements Act*.
  
2. A strong community and a high quality of life will be supported by ensuring proposals, including public and private development activities and changes to the built environment will protect and improve the environment and natural ecosystems by:
  - a. Minimizing air, soil and water pollution;

- b. Mitigating contaminated sites;
  - c. Mitigating unacceptable effects of noise; and
  - d. Minimizing the release and proliferation of invasive species and mitigating their impacts.
- 3. Rural developments will be maintained in harmony with the environment by ensuring that natural areas and wood lots are preserved as integral components of a quality rural environment.
- ~~2.4.~~ The identification and protection of wetlands, natural areas and wildlife and fisheries habitats will be encouraged.
- ~~3.5.~~ Appropriate setbacks may be established within the municipal zoning by-laws to protect private and municipal natural lands such as flood plains, locations having significant recreational and ecological values, public parks, forests, and wildlife corridors.
- ~~4.6.~~ Developments and the use of land adjacent to or within immediate adjacency of a designated provincial park, wildlife management area, provincial forest, ecological reserve (i.e. where applicable), or Crown lands with designated Protected Areas distinction, will be referred to the applicable government department for review and comment to ensure that proposed and future development or changes in land use will not adversely affect the sustainability of the area or its resident flora and fauna.
- ~~5.7.~~ Where privately-initiated habitat conservation land leases or land transfers are proposed, Manitoba Sustainable Development will be encouraged to consult with the Planning District prior to approving the designation of a private habitat conservation area.
- ~~6.8.~~ Access to natural areas and wildlife and fisheries habitat will be considered, where feasible, to foster appreciation for and enjoyment of nature, but such access must not lead to levels of activity that will exceed the capability of the area to sustain the environment and ecosystem integrity. In cases where private lands are involved, access will be subject to the approval of landowners.

~~7-9.~~ The fragmentation of critical and significant wildlife habitats should be avoided whenever possible, and the establishment and protection of wildlife corridors is to be supported. Development that results in the fragmentation of these habitats should be minimized and suitably mitigated.

~~8-10.~~ The protection of ecologically significant areas on private lands through the use of tools such as conservation easements and land dedication will be encouraged.



## 5.2 Retention of Tree Cover

~~1.~~ Existing tree cover and woodland lots should be retained in order to maintain the natural appeal and character of the area and be developed in a manner which conserves, to the extent possible, wildlife habitat; particularly in areas adjacent to wildlife management areas or other sensitive ecological areas.

~~2.~~ Areas under a forest management plan may have differing management objectives. The Manitoba Forestry Association shall be consulted on any development proposal impacting these lands.

~~3.~~ Minor land clearing may be permitted in order to allow for the development of a building site.

~~4.~~ Clearing of land, including for agricultural uses, shall require drainage improvements including a drainage plan and/or Water Rights License. Manitoba Sustainable Development shall be consulted to determine if drainage improvements are required.

~~4.~~ Agricultural uses are included in this policy.

## 5.3 Fire Protection and Emergency Measures

1. When reviewing development proposals, the Board will consider each municipality's emergency plan including all phases of emergency management – mitigation, preparation, response and recovery.
2. When reviewing development proposals, the Board will also consider the following:
  - a. The development's proximity to potential hazards (i.e. industrial manufacturing and storage facilities, pipelines, railways, wild land-urban interface);

- b. Access and egress routes and response times for emergency services;
- c. Access to water supply;
- d. Fire protection and emergency service availability; and
- e. Design guidelines to encourage fire suppression and protection (i.e. incorporation of fire breaks, deciduous tree planting, fire-resistant cladding, etc.).

#### **5.4 Hazardous Uses**

1. Developments that create hazardous situations, or are subject to environmental hazards, shall not be permitted unless the hazard has been removed or appropriate remedial measures have been taken that will protect life and property, and are within the regulations and guidelines of the appropriate provincial and federal departments.
2. Where development of a potentially hazardous use is proposed, information shall be required from the proponent 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 land uses.
3. Facilities which manufacture, handle, store or distribute hazardous material shall be separated from settlement centres, buildings used for human occupation, and provincial highways.

#### **5.5 Hazards Lands, Flooding and Erosion**

1. Development on lands subject to flooding, erosion and bank instability may be permitted only if the risks are eliminated or ways are identified to ensure that:
  - a) No additional risk to life, health or safety is created as a result of development;
  - b) Buildings and other things constructed, such as septic fields, are protected from the risks related to flooding, erosion and bank instability; and
  - c) Water flow, velocities and flood levels will not be adversely altered, obstructed or increased as a result of development.
2. Development shall be directed away from:
  - a) Lands which would be flooded by a 200-year flood or the flood of record, whichever is greater;
  - b) 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 waterbody; and
  - c) Lands where the actual effects of other hazards such as landslides or subsidence have occurred or have been predicted.
3. Development proposals in hazard areas shall be referred to the appropriate provincial departments and agencies for review. Flood mitigation measures must include the following:

- a) The identification of protection levels for land subject to flooding, that maintain a minimum 0.67 metres (two feet) of free board at a flood level equalling the 200-year flood or the flood of record, whichever is greater;
- b) Requiring that public access roads to developments be designed and constructed in such a manner that will not impede river flows and will maintain a minimum 0.67 metres (two feet) of free board at a flood level equalling the 200-year flood or flood of record, whichever is greater;
- c) In areas where the flooding and erosion risks cannot be readily defined, that the required setback for permanent structures from water bodies be at least 10 times the height of the bank above the normal summer water level or 30 metres, whichever is greater, unless a geotechnical engineering investigation by an engineer licensed to practice in Manitoba shows that the setback may be altered without creating additional risks;
- d) Requiring that development that may accelerate or promote erosion or bank instability and the removal of natural vegetation is minimized and is not permitted within a riparian area;
- e) Requiring that natural vegetative cover be preserved within riparian areas to reduce erosion and maintain bank instability;
- f) Proposed developments should not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
- g) There should be no added risk to life, health or personal safety;
- h) Structures, sewer and water services should be protected against flood damage and be functional during the flood conditions; and
- i) If determined through the subdivision and development review process that activities or construction of new structures may contribute to erosion or bank instability, they will not be permitted in areas unless adequate erosion control or bank stabilization measures are implemented. Only erosion control or bank stabilization measures designed by a qualified professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted.



## 5.6 Water Quality and Shoreland

1. Development will be encouraged in a manner which ensures that waterways, waterbodies, shoreland areas, aquifers and groundwater resources are sustained and protected from development or activities that may have a detrimental effect on water quality or fish and riparian habitats.
2. Any proposed development adjacent to fisheries habitats, spawning sites and fish nursery areas shall conform to the following development criteria:
  - a) Measures shall be put in place to limit nutrient and sediment inflow;
  - b) The construction of dykes is preferred to channel deepening and straightening;
  - c) Lands shall not be cleared, cultivated or developed within 10 meters of the water's edge of creeks, streams and lakes;
  - d) Organic loading or siltation from agricultural run-off shall be prohibited; and
  - e) The development proposal shall be circulated to the appropriate provincial departments, including Manitoba Sustainable Development for review and comment, prior to commencement of any construction or land altering activity.
3. The Planning District Board and/or its member municipal councils may prohibit activities in the area upstream of major waterways which may pollute the water, and will require the developer to manage potential contaminants to the greatest extent possible by:
  - a) Providing suitable separation distances and/or containment systems between developments and waterways; and

- b) Implementing management plans to address runoff of sediments and/or contaminants into storm water drains and other drainage infrastructure.
4. Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas. Where this is not feasible or practical, development or activities which could cause pollution may be considered in groundwater sensitivity areas provided that it can be proven by adequate engineering or hydro-geological investigations that the proposed activity will not cause pollution of the groundwater supply.
5. Livestock operations, waste management and industrial/commercial development which may impact water quality will have adequate separation distances from community and natural water resources.
6. Proposed developments located near waterways and water bodies that have the potential to alter, disrupt or destroy aquatic habitat; including riparian areas, will be referred to Manitoba Sustainable Development for review.
7. In order to ensure the protection, retention and, where required, the rehabilitation of riparian areas, the following setbacks shall be applied in respect of development:
  - a) A minimum setback of 15 metres (49.2 feet) undisturbed native vegetation area upslope from the normal high water mark of first and second order drains and artificially created retention ponds; and
  - b) A minimum setback of 30 metres (98.4 feet) undisturbed native vegetation area upslope from the normal high water mark for all natural water bodies and waterways, including ephemeral streams.
8. Developments that create minor disturbances to the natural vegetative cover in riparian areas, such as docks, pathways and boathouses, may be permitted in those areas, provided that not more than 25% of the length of the lot's shoreline is affected.
9. Where new development is proposed, the Planning District Board and/or its member municipal councils may require wetlands of Class 3 to 5 (seasonal to permanent) be maintained, including the inclusion of a riparian buffer strip of undisturbed native vegetation.

## 5.7 Public Reserve Land

1. A public reserve dedication may be required as a condition of subdivision approval. Where public reserve land intended for public recreation uses (e.g. park, trail, etc.) is proposed within a new subdivision, appropriate access to that reserve land shall be provided. In addition, efforts should be made to provide adequate access to existing public reserve land that is intended for public recreational uses.

## 5.8 Mineral Resources

1. Areas designated by the Province of Manitoba as being of high aggregate or mineral potential or lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible uses that would restrict exploration and development. Surface uses may be restricted to non-intensive agriculture (e.g. livestock grazing, cropping, forestry), temporary uses or other uses that will permit access to the resources.
2. In areas designated by the Province of Manitoba as being of medium aggregate or mineral potential, incompatible and potentially incompatible land uses may be permitted following a review and approval by the Mines Branch.
3. Existing aggregate or mineral operations shall be protected from incompatible and potentially incompatible land uses.
4. Land uses which may be sensitive to the inherent characteristics of aggregate extraction and processing (such as residential or certain types of commercial, institutional or recreational uses) shall not be allowed within an appropriate distance of the existing or anticipated limit of the extraction operation. Suitable buffers and/or other mitigation measures may also be required.
5. The exploration, development, production and termination of all aggregate or mineral resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining lands. These activities shall also be in keeping with provincial regulation and guidelines, including rehabilitation.
6. Aggregate and mineral extraction shall be listed as a conditional use in the appropriate zones within the municipal zoning by-laws.
7. Proposed non-resource related developments in areas designated for aggregate or mineral extraction and development shall require a site specific analysis conducted by a professional engineer or geoscientist to determine the quality and extent of the deposit including the feasibility of extraction.

## 5.9 Removal of Topsoil

1. The removal of topsoil or other organic surface material on land designated for agricultural use shall not be permitted unless approval has been granted by the Planning District Board or member municipal council. The Board or Council may consult with Manitoba Agriculture and/or Manitoba Sustainable Development prior to making a decision.
2. Topsoil that is removed to gain access to aggregate or quarry minerals shall remain on the property, and be replaced upon remediation. On prime agricultural land, rehabilitation of the

site shall be required to restore soils to the same average soil quality for agriculture as the surrounding lands.

3. Removal of peat moss ~~on crown land is may be~~ subject to provincial licensing and permits. Manitoba Sustainable Development shall be consulted prior to the harvesting of any peat moss to ensure provincial requirements are met.
4. ~~This policy is~~ The policies in this section are not intended to restrict excavation for the purposes of drainage ditches, dykes, road construction, building sites or similar works.

### 5.10 Heritage Resources

1. Municipal government may legally protect sites and structures of heritage significance utilizing provisions of *The Heritage Resources Act*.
2. Municipalities may utilize provisions of *The Heritage Resources Act* to establish and seek the advice of a municipal heritage advisory committee, or designate an existing local historical society, museum, archaeological or other heritage group to recommend on the identification, commemoration, and protection of heritage resources.
3. Heritage resources shall be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation where buildings or landscapes have received or are in the process of receiving Municipal or Provincial heritage designation.



4. The Planning District and its member municipalities may also protect heritage resources through the use of other provincial legislation to prevent damage or destruction of heritage resources, by implementing planning and monitoring procedures such as controlling demolition, issuing permits, reviewing development proposals, and/or implementing design-regulation by-laws.
5. The Planning District shall encourage and facilitate the identification of heritage resources in the district.

6. To ensure that heritage resources are not lost without the opportunity for proper exploration, the municipality should request the local heritage advisory committee, where one exists, or a designated advisory body, to identify sites and to delineate areas with high heritage resource potential using standard criteria assessment.
7. Any proposed development that may impact buildings or sites of historic value will be forwarded to the Historic Resources Branch (Province of Manitoba) for review and comment.



### **5.11 Utilities and Municipal Services**

1. Essential activities of government and public and private utilities shall be permitted in any land use designation, subject to the requirements of the municipal zoning by-laws. Such uses shall be located and developed in a manner which will minimize any incompatibility with neighbouring land uses. Special consideration will be given to reviewing site requirements associated with such uses as communications towers and maintenance compounds to ensure they will not have adverse impacts on adjacent lands.
2. Existing public and private utilities shall be protected from incompatible or potentially incompatible land uses which may negatively affect their operation.
3. The design and construction of roadways, utilities and other services shall be coordinated among the various transportation departments, utility providers, and service departments.
4. All development proposals within 50 feet of the TransCanada pipeline right-of-way will be circulated to the utility for comment.
5. Infrastructure investments to support development should be strategic, efficient and sustainable. Life-cycle costing, cost-benefit analysis, capital planning, public health and safety and environmental impacts may be required to substantiate infrastructure extension.

6. No new or expanded development including proposed subdivisions shall be approved unless there are facilities and the capacity in place to adequately manage the waste (i.e. solid, liquid, septage, etc.) that will be generated.

### **5.12 Alternative Energy Sources**

1. The Planning District recognizes the importance of developing alternative energy strategies and as such, wind energy generating systems (WEGS), geothermal energy systems and solar energy collectors may be established. The municipal zoning by-laws shall outline the specific siting and setback requirements for wind energy generating systems and solar collectors.

### **5.13 Water and Wastewater Requirements**

1. New rural developments shall be required to have access to an adequate supply of potable water.
2. Onsite wastewater management systems, including septic fields, must meet the requirements of the *Onsite Wastewater Management Systems Regulation (MR 83/2003)* pursuant to *The Environment Act*.
3. New developments within principal and settlement centres shall be required to connect to municipal water and/or sewage systems where available. Costs to upgrade and/or extend services will be borne by the developer.
4. Where sewage or waste from a particular business or industry may generate problems for wastewater disposal or treatment systems, an engineering review may be required, along with specialized pre-treatment installations to deal with any unique treatment or disposal problems.
5. Where a wet industry will be directing industrial wastewater to a municipal wastewater treatment facility, an industrial use agreement will be established between the municipality and the industry owner.
6. Multiple lot or multiple dwelling unit developments in rural unserved areas may be allowed to use individual water supply and sewage disposal systems, provided that the density of development is conducive to the use of such systems, that onsite wastewater management systems are approved by the provincial authority having jurisdiction, and that no unacceptable problems for groundwater will be created.
7. A servicing transition strategy for non-served Principal Centres may be introduced to guide the conversion of development areas from onsite wastewater management systems to municipal services. The strategy would be implemented through residential siting and development standards found within the municipal zoning by-laws. The siting of buildings on

lots should enable an efficient increase in density to ensure the economic provision of municipal services when available.

8. Service sharing agreements between the member municipalities and with neighbouring municipalities shall be explored where feasible and mutually beneficial.

#### **5.14 Stormwater and Drainage**

1. When undeveloped areas in the Planning District are being developed, a drainage study and/or storm drainage plan may be required from the developer, showing the expected impact on existing drainage systems and surrounding properties and the proposed method of addressing future drainage.
2. The provision of on-site drainage and water retention or detention systems acceptable to the authority having jurisdiction may be required.
3. Development which may impact the provincial highway drainage system shall be circulated to Manitoba Infrastructure for review. Approval from the department shall be required to drain any water into the ditches of a provincial highway. The cost of any revisions required to the existing highway drainage system that are directly associated with the development will be the responsibility of the developer. It may also be necessary to submit a detailed drainage plan prepared by qualified experts, the cost of which will be the responsibility of the developer.

#### **5.15 Animal Keeping**

1. Animal keeping within Settlement Centres, Agricultural Limited Areas, and Rural Mixed Use Areas will be guided by the following policies:
  - a) Animal keeping will be listed as a conditional use in the appropriate bulk tables within the municipal zoning by-laws;
  - b) Animal keeping shall be subject to the following policies:
    - i. the total number of animals is measured as less than 10 Animal Units (AU);
    - ii. Hobby farms, including recreational enterprises such as riding stables, require a land holding of not less than 4 acres, with the total land area being equal to one acre per 1.0 animal units (AU) to a maximum of 9 Animal Units (AU); and
    - iii. The keeping of animals for hobby farm purposes must adhere to all local, provincial and federal health, agriculture, and environmental regulations in addition to the standards set forth in the municipal zoning by-laws.

#### **5.16 Outdoor Recreational Uses**

1. Existing outdoor recreational uses and areas shall be protected from incompatible or potentially incompatible lands uses which may threaten their integrity.

2. Proposed recreational development shall not unduly restrict the access to and the use of natural resources such as rivers, lakes and streams. Public access to natural areas will be encouraged where feasible.
3. Proposed recreational developments will be encouraged to balance 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.



*Source: RM of Whitemouth; rmwhitemouth.com*

4. Recreation areas will ensure the protection of natural resources and adjacent uses by:
  - a) Ensuring that new developments are compatible with existing uses and that that the development does not exceed the lands capability to support such activities nor threaten the ecological integrity or sustainability of the are; and
  - b) Recreational uses shall be located at sufficient distance from livestock operations, industrial areas, aggregate resources, and waste disposal areas. Minimum separation distances may be set out in the Zoning by-laws and will recognize provincial regulations and guidelines.
5. The development of alternatives to water-oriented recreation shall be considered.
6. Recreational trail systems should not conflict with agricultural operations or private properties.

### ***Integrating Transportation & Land Use***

*Economic growth is dependent on investment in a regional transportation system and a nurturing business climate where affordable space is available for a wide variety of enterprises. The following policies pertain to municipal roads, Provincial Roads (PR) and Provincial Trunk Highways (PTH). Municipal Roads are governed by the Rural Municipality, Provincial Roads are governed by Manitoba Infrastructure (MI) and Provincial Trunk Highways are governed by the Highway Traffic Board (HTB). Control areas have been established adjacent to the provincial highway system. Permits are required from the Highway Traffic Board and Manitoba Infrastructure for any access to the provincial highway system and for any development proposed within the control areas.*

## **5.17 Transportation and Land Use Policies**

The Planning District will promote economic development and integrate land-use planning with the protection of key transportation corridors and related provincial roadways by using the following policies:

1. Promote a safe and efficient transportation system by consolidating access onto major transportation corridors.
2. Ensure the location and supply of industrial/commercial land is adequate for sustainable economic growth.
3. Direct major commercial and industrial enterprises to locations connected with key goods movement corridors that enhance access for workers and customers.
4. Identify and protect future regional transportation corridors and connections within the Planning District by collaborating with property owners and Manitoba Infrastructure on the preparation of Concept Plans identifying the locations of planned highway accesses and internal interconnecting roadways.
5. Encourage development within the designated Principle Centres, Settlement Centres, Economic Development and Agricultural Limited areas adjoining key corridors based upon a comprehensive access management plan prepared in consultation with Manitoba Infrastructure, which sets out the organization of internal and highway access, the incorporation of intersection improvements, and the cost of the intersection improvements.
6. Ensure the integration of land use and transportation networks provide for efficient access and the safe operation of the provincial highway system.
7. Prohibit subdivision/development in areas designated for highway widening or expansion unless provisions suitable to the Province are made to accommodate future widening or expansion.

8. Prepare site and building standards for Economic Development Areas with frontage on key goods movement corridors that encourage a high quality of design commensurate with the visibility these sites have to the traveling public and their importance for the overall image of the Planning District
9. To protect the primary function of PTH #1 as an expressway and to address transportation issues associated with scattered linear development, any development proposed in the vicinity of PTH #1 shall require the preparation and approval of a Secondary Plan and/or Access Management Plan prior to any development. Amongst other development and land use considerations, Secondary Plans and Access Management Plans for areas along PTH #1 shall identify the local road network and how it connects to strategic intersections identified by Manitoba Infrastructure.

### **5.18 Highway Protection**

1. To ensure the efficient and safe functioning of highways under provincial jurisdiction, and to limit development that may adversely affect the capability of a provincial highway to move traffic safely and efficiently access to Provincial Roads (PRs) and Provincial Trunk Highways (PTHs) shall be managed by:
  - a) Collaborating with MI to develop Access Management strategies;
  - b) Ensure new developments are consistent with approved Access Management Plans; and
  - c) Encouraging developments to have internal road networks with limited access to PRs and PTHs.
2. In areas where new development is proposed within close proximity to a provincial highway, the following shall apply:
  - a) Lands uses and land development proposals should be of a type that is compatible with the function of the highway. Proposed developments that may have a detrimental impact on safety and/or the efficient operation of the provincial highway system shall not be permitted unless mitigation measures suitable to the Province of Manitoba are incorporated;
  - b) Access points to the provincial highway system will be consolidated in collaboration with the Province on the location, design and implementation of controlled intersections, where warranted, through development of an Access Management Strategy;
  - c) Rights-of way in new developments may be required to accommodate future municipal roadway or provincial highway widening and/or extensions;
  - d) The clustering of uses, such as commercial developments, should be encouraged in order to reduce the number of required access connections;
  - e) Where developments border one side of a major transportation corridor or facility such as a highway or rail line, any new development shall be directed to the same side of a corridor to

maintain maximum safety conditions by eliminating unnecessary cross corridor movements;

- f) Where necessary to eliminate direct connections, new development along a highway shall use a frontage or service road for access/egress which connects to a municipal road system where possible;
  - g) The cost of any access and/or intersection improvements and/or traffic controls identified in a traffic impact study as a result of the proposed development shall be the responsibility of the developer and will be implemented to the satisfaction of the affected municipality and the authority having jurisdiction over the affected highway;
  - h) Where a site is adjacent to a provincial road or provincial trunk highway, approval of the appropriate provincial authority having jurisdiction for any new, modified, or relocated driveway, or any change in use of an existing driveway to a limited access highway (PTHs 1, 11, 15 and 44), or any structures proposed within the control areas, shall be required; and
  - i) Development which contributes to the evolution of a row of lots, each relying on direct access to the highway, shall not be permitted.
3. Development adjacent to provincial highways should be designed so that access is restricted through the use of an internal road system that accesses, where possible, a municipal road. Such development shall comply with statutes regarding access and control areas as per *The Highways Protection Act* and *The Highways and Transportation Act*.

### 5.19 Traffic Impact Study

1. Proposed developments that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway or street system may require a traffic impact study identifying issues and solutions based on guidelines as set out by Manitoba Infrastructure. Only a traffic impact study prepared by a professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted. Where a development is adjacent to, or ultimately impacts, the provincial highway, the study shall also be referred to Manitoba Infrastructure for review and comments prior to approval.

### 5.20 Roadway Access

1. New developments shall have direct access to an all-weather public roadway.
2. Appropriate provisions will be taken with regard to the provision of road access to service new development including:
  - a) New proposed developments or lots shall have frontage along, and direct access to, an all-weather municipal road or provincial highway where appropriate; and
  - b) New ~~proposed multi-lot~~ subdivisions with a proposed public road should have two points of access/egress to facilitate safe traffic circulation and allow for adequate emergency access as recommended by the Subdivision Regulation (MR 137/2006).

3. Developers will be required to build new municipal roads and infrastructure to municipal standards at their cost.
4. The use of flag-shaped lots and private roads or shared driveways in subdivision design should be limited to ensure direct access to public roads, civic addressing standards are maintained, emergency service liabilities are limited, and potential conflicts regarding access are avoided.

### 5.21 Development of Roadways

1. New public roadways created through the subdivision process, along with related infrastructure (e.g. street lights, traffic control devices, etc.), shall be planned and designed to service both existing and future requirements and in accordance with applicable municipal standards. The construction of roadways and associated infrastructure will be subject to a development agreement between the municipality and the developer in accordance with the provisions of *The Planning Act*. Development costs shall be borne by the developer.

### 5.22 Setback from Railways and Pipelines

1. Suitable setback standards for all land uses shall be established for development in the vicinity of railways and identified in the municipal zoning by-laws, to reduce nuisance factors such as noise and vibration in the vicinity of railway operations and to provide for enhanced safety along railways and pipelines.
2. The *Guidelines for New Development in Proximity to Railway Operations* prepared by the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada (RAC) shall be taken into consideration when reviewing development near a railway.

### 5.23 Active Transportation

1. The Planning District shall foster land use patterns and development design that caters to cyclists, pedestrians and the mobility challenged. Practices that ensure safe, convenient and attractive walking and bicycling routes to schools, community recreation facilities, parks, and commercial areas, with dedicated bicycle parking in appropriate areas, will be encouraged.



2. Active transportation facilities, including public trails, should be physically separated from the travelled lanes of provincial highways and not incorporate pedestrian crossings on highways.

## Part 6 - Social and Economic Development Strategies



*Source: RM of Whitemouth; rmwhitemouth.com*

Quality of life, economic opportunity, social services and choice of affordable housing are valued attributes that make communities great places to live and important components of initiatives to retain population, attract in-migration and encourage investment and business development.

The proximity of the Planning District to the Whiteshell Provincial Park and the recreation and natural interpretive opportunities associated with the many river and creek corridors provide opportunities for the Planning District to serve demand for recreation experiences and properties.

Improved access to cellular and internet services is required to take advantage of the digital economy and servicing opportunities through technological advancement. Advances in communications infrastructure could also provide innovative opportunities to access health and education services in rural and remote locations.

### **6.1 Access to Health, Educational and Community Facilities**

1. Multi-lot subdivisions and multi-unit dwelling proposals will be circulated to the local school division to enable planning for enrollment and school bussing.
2. Options for online health and educational services will be explored to expand treatment and education options for local residents.
3. The Planning District Board and municipal councils will work with regional health authorities to encourage the expansion of medical services and housing facilities for seniors.



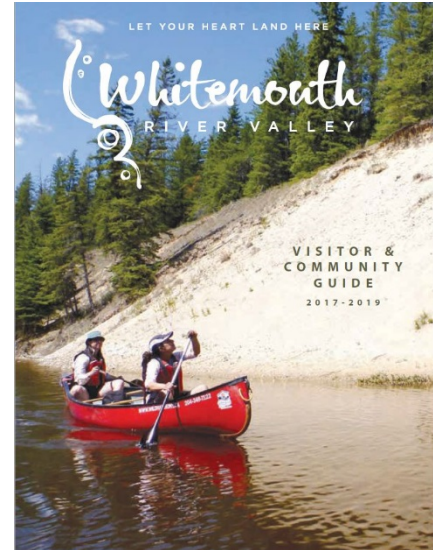
4. Public facilities and spaces should be equitably distributed throughout the Planning District, and located to be safe, served by different transportation modes, and accessible to visitors with mobility impairments.
5. Investment will be continued in amenities and facilities that support and attract young families.
6. A range of housing types, including multi-unit dwellings, secondary suites, and rural living clusters may be listed in the zoning by-law bulk tables in those zones deemed appropriate for such development by council.

## 6.2 Infrastructure

1. The Planning District Board and member municipalities will work with telecommunications companies and internet service providers to expand the range and reliability of service within the District.
2. Municipalities may partner with the Manitoba Water Services Board to ensure safe water distribution and wastewater treatment services are available in designated principal and settlement centres.
3. Key municipal roads which are expected to serve Principal and Settlement centres and Economic Development Areas will be prioritized for higher maintenance standards. Future development will be encouraged to locate in areas served by these strategic municipal roads.
4. Infrastructure planning may include decommissioning or realigning infrastructure in areas experiencing protracted population decline.
5. Consistency between local capital improvement programs and regional infrastructure priorities will be encouraged.

## 6.3 Tourism and Recreation Opportunities

1. Opportunities to create ecologically sensitive recreational amenities along the region's river corridors, such as hiking and cycling trails and canoeing launch points, will be supported.
2. The establishment of organized recreational vehicle trail systems with staging areas, effective mapping, and signage will be promoted.
3. A tourism action committee may be established to create a tourism action plan for the region.
4. Communications campaigns will continue to be developed, promoting the natural amenities, rural character, and affordability of living in the Planning District.



## 6.4 Economic Investment and Diversification

1. Activities that diversity the economy in order to provide more local opportunities and increase the tax base will be supported.
2. A retail gap analysis may be undertaken to identify market voids, retail role and function, and supportable supply in the region.
3. Joint investment and tax-sharing agreements to stimulate development of the designated Economic Development Areas may be pursued by the member municipal councils.
4. Opportunities to promote the Farm Strategic Recruitment Initiative and the Manitoba Provincial Nominee Program for Business will be explored to attract entrepreneurs and their families to settle in the District.



# Part 7 – Implementation

Plans are only as good as their implementation. This Part outlines a variety of tools that the Whitemouth Reynolds Planning District can use to make things happen, including both the traditional tools that govern subdivision, zoning, variances, and development agreements, as well as policies that provide guidance for inter-municipal and inter-governmental collaboration to fulfill this Plan’s objectives. Also presented is a framework for ongoing monitoring processes that will ensure that the Plan is effective over the long term.

## 7.1 Development Plan Amendments

The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the municipality. The Development Plan may be amended at any time when considered appropriate or necessary by the Planning District Board. *The Planning Act* provides that the Planning District can set out a date by which the Board must complete a review of the Development Plan. It is the intent of the Board to carry out a review of the plan ten (10) years after the effective date of adoption.

## 7.2 Secondary Plans

Pursuant to *The Planning Act*, a board or council may, by by-law, adopt a secondary plan to deal with objectives and issues within its scope of authority in a part of the planning district on any matter:

- Dealt with in the Development Plan By-law;
- Dealing with subdivision, design, road patterns, building standards, or other land use and development matters; or
- Respecting economic development or the enhancement or special protection of heritage resources or sensitive lands.

## 7.3 Zoning By-Laws

Following adoption of the Development Plan, member municipalities are required to enact Zoning By-laws which will set out specific regulations for land use and development. Zoning By-laws designate zones for certain types of uses (i.e. residential, commercial, industrial, etc.). 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.

## **7.4 Subdivision Approval**

Proposals involving the subdivision of land for individual or multiple lot development shall be subject to a review and approval process involving the municipal council, 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*.

## **7.5 Development Agreements**

Approval of subdivisions and zoning amendments can be conditional upon entry into a development agreement that protects the interests of both the applicant and the municipality. A development agreement on a subdivision 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 building, the installation of services and the provision of open space.

Wherever applicable, a developer may be required to enter into agreement with the Municipality regarding the level and standards of quality for services and utilities, the dedication of land for public uses, the phasing of development, the developers' financial commitments to the public, the posting of bonds to guarantee the completion of the project and the extent to which tree removal will be permitted in the subdivision. This will ensure that the development will take in accordance with municipal standards and that costs will be borne by the developer.

## **7.6 Building Regulations**

Through a Building By-law adopted under *The Manitoba Building and Mobile Homes Act*, the Planning District Board and/or municipal council can establish the minimum provisions or standards which new and renovated buildings have to meet, in order to protect the safety and health of the public. This will control the minimum standard of construction and maintenance within a developed or redevelopment area.

## **7.7 Other By-laws**

Member municipalities may adopt other by-laws concerning the use, development and maintenance of land. In addition to building by-laws, Council may consider implementing property maintenance by-laws, access/approach by-laws, drainage by-laws, and other by-laws affecting the use of land as necessary. These by-laws should align where possible to this Development Plan and with municipal zoning by-laws.

## **7.8 Public Works Programs**

The capital works program and public improvements of the member municipalities 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.

## **7.9 Capital Expenditure Program**

Member municipal councils should consult the Development Plan when revising their annual five-year capital expenditure programs.

## **7.10 Concept Plans**

Concept plans may be used as a tool associated with the plan of subdivision or zoning proposal to assess how property development may best fit with adjoining lands, municipal infrastructure and regional transportation systems. They can provide direction for the incremental development of designated areas and allocation of servicing costs among benefiting land owners.

Concept Plans generally include design layouts demonstrating the integration of proposed developments with adjoining lands and existing uses. Concept Plans may be prepared by the Municipal Council in partnership with Private Developers or may be initiated as an undertaking by the Municipal Council in consultation with other government stakeholders. The preparation of Concept Plans will include maps and text as appropriate and be undertaken in consultation with area land owners and governmental agencies involved in the review and approval of subdivisions.

## **7.11 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 consultation process to ensure consistent objectives, policies and programs.

## **7.12 Municipal Cooperation**

Implementation of the Development Plan may benefit from or require cooperation between two or more municipalities. *The Municipal Act* provides for tax-sharing agreements, service-sharing agreements and cost-sharing agreements between municipalities.

## 7.13 Acquisition and Disposal of Land

Member municipalities may acquire an interest in land or sell, lease or otherwise dispose of land for the purpose of implementing the Development Plan.

## 7.14 Making Things Happen

Successful implementation of this plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next 20 years. This section contains policies to ensure that planning is sensitive to local conditions in specific districts of the district, while at the same time advancing the plan's goals and objectives. Implementation of this plan may be guided by the initiation of a number of specific action plans and strategies available to the District Board and Councils as follows.

### Action Policies

1. *Planning District and Municipal by-laws and public works will be guided by this Plan;*
2. *Decisions and actions of the District Board, Municipal Councils and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and.*
3. *Implementation plans and guidelines consistent with this Plan may be adopted, identifying priorities, guidelines, and actions to advance the vision and objectives of this Plan.*

## 7.15 Monitoring Performance

Over the life of the Development Plan, course correction will be needed and policy changes may be warranted from time to time. Similarly, new implementation initiatives may be needed and priorities may require adjustment in response to the varied and changing conditions in the surrounding region. Monitoring facilitates our ability to respond to these changes and can improve the quality of our decision making. Responsiveness, adaptability and continuous improvement will be enhanced through a commitment to tracking key indicators of social, economic, environmental and fiscal conditions.

Progress and success can be determined from periodic assessments of the Development Plan's key elements and agenda. These periodic assessments will look at the success of the development management strategies of the plan and the quality of the environments we have created. These assessments may reveal emerging priority areas that may be addressed through the Zoning By-law, Capital Budgets or changes to the Development Plan itself.

# Part 8 - Definitions

**200-year flood** means a flood that, on average, is expected to occur once during a two-hundred-year period, or has a 0.5% annual chance of reoccurrence.

**Agricultural operation** means an agricultural, horticultural or silvicultural operation that is conducted in order to produce agricultural products on a commercial basis, and includes

- a) the production of crops, including grains, oil seeds, hay and forages, and horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs and greenhouse crops;
- b) the use of land for livestock operations and grazing;
- c) the production of eggs, milk and honey;
- d) the raising of game animals, fur-bearing animals, game birds, bees and fish;
- e) the processing necessary to prepare an agricultural product for distribution from the farm gate;
- f) the operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or aerial application;
- g) the storage, use or disposal of organic wastes for agricultural purposes.

**Agricultural producer** means a person who produces and markets an agricultural product.

**Critical and significant wildlife habitat** means habitat type crucial to the size, distribution or stability of a wildlife species in an area, and includes

- a) land presently wooded or that has an appropriate mix of wooded and open areas with a Canada Land Inventory class designation 1, 1W, 2, 2W, 3, 3W, or 4 for ungulates;
- b) lands with a Canada Land Inventory class designation of 1, 2, 3 or 4 for wetlands;
- c) areas of unbroken native prairie greater than 20 acres in size; and
- d) habitat important to migratory species and for the maintenance of a wildlife population in a local area.

**Developer** means the individual or group undertaking an activity defined as development herein.

**Development** means

- a) the construction of a building on, over or under land;
- b) a change in the use or intensity of use of a building or land;
- c) the removal of soil or vegetation from land; and
- d) the depositing or stockpiling of soil or material on land and the excavation of land.

**Drinking water system** means a system used to pump, store, treat and distribute drinking water, and includes the facilities and services used in the provision of drinking water.

**Erosion** in respect of land, means land that, within a 50-year period, may be eroded away or become unstable due to the action of water contained in an adjacent water body.

**Farmstead site** means the portion of land of an agricultural operation, usually surrounded by a well-defined shelterbelt, that includes the habitable residence of the agricultural producer and the buildings and facilities associated with the agricultural operation.

**Hazard lands** are those lands subject to flooding, ponding, erosion, bank instability, flowing wells, high susceptibility to groundwater pollution and poor subsoil characteristics for building purposes.

**Hazardous uses** refer to facilities or development, exclusive of railways and highways, which manufacture, handle, store, or distribute hazardous materials.

**Heritage Resource** includes (a) a heritage site, (b) a heritage object, and (c) and work or assembly of works of nature or of human endeavour that is of value for its archaeological, palaeontological, pre-historic, historic, cultural, natural, scientific or aesthetic features, and may be in the form of sites or objects of a combination thereof.

**Heritage object** means a heritage object as defined in Part IV of *The Heritage Resources Act* (1986). Objects can include archaeological, heritage, paleontological, natural heritage and designated objects.

**Heritage site** means a site designated as a heritage site under Part I of *The Heritage Resources Act* (1986). Important features of (a) the historic or pre-historic development of the province or a specific locality within the province, or of the peoples of the province or locality and their respective cultures; or (b) the natural history of the province of a specific locality within the province; may be designated a heritage site by the minister.

**Industrial use agreement** means an agreement to discharge industrial wastewater to municipal wastewater collection and treatment systems.

**Industrial wastewater** means wastewater derived from an industry that manufactures and handles or processes a product, and does not include wastewater from commercial or residential buildings.

**Livestock operation** means a permanent or semi-permanent facility or non-grazing area where at least ten (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.

**Mineral** means a substance that is a mineral under *The Mines and Minerals Act* and the regulations made under that Act.

**Municipal heritage site** means a municipal site designated as a heritage site under Part III of *The Heritage Resources Act* (1986).

**Non-resource-related use** means a land use or development whose location is not dependent on a particular natural resource including residential, commercial, industrial, indoor recreational uses, playing fields, amusements and golf courses.

**Prime agricultural land** means the following land:

- a) Land composed of mineral soil determined to be of dryland Agricultural Capability Class 1, 2 or 3;
- b) A land unit of one quarter section or more, or a river lot, in which 60% or more of the land is dryland Agricultural Capability Class 1, 2 or 3;
- c) Land composed of organic soil determined to be of dryland Agricultural Capability Class O<sub>1</sub>, O<sub>2</sub>, or O<sub>3</sub>;
- d) Land determined to be of Irrigation Suitable Class 1A, 1B, 2A or 2B.

**Resource-related use** means a use that is directly dependent on the land or resource base, such as agriculture, quarrying, forestry, fishing, trapping, hunting, outdoor recreation and hydro and wind energy production.

**Riparian area** means an area of land on the banks of or near a water body that, due to the influence of water, is capable of naturally supporting an ecosystem that is distinct from the ecosystem of the adjacent upland areas.

**Rural residential** means a non-farm, single family residential development with a larger lot size and that is located outside and urban centre.

**Site** means, as the case may require, (a) an area or a place, or (b) a parcel of land, or (c) a building or structure or (d) an exterior or interior portion or segment of a building or structure, within the province, whether it is privately owned or owned by a municipality or owned by the Crown or an agency thereof.

**Viable lower class land** means land, other than prime agricultural land, that is used for agricultural operations or that has been used for agricultural operations in the past and continues to have the potential to be used for that purpose.

**Wastewater management system** means a system that is used to collect, store, treat, distribute and dispose of wastewater, and includes the facilities and services associated with the management of wastewater.

**Water body** means a body of flowing or standing water, whether naturally or artificially created and whether the flow or presence of water is continuous, intermittent or occurs only during a flood, and includes lakes, rivers, creeks, streams, sloughs, marshes, swamps and wetlands and the frozen surface of any of them.

## **Part 9 – Land-Use Maps**