



**THE RED RIVER PLANNING DISTRICT
DEVELOPMENT PLAN
BY-LAW No. 272/19
AUGUST 19, 2020**



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INTRODUCTION

CONTENTS:

- 1.1 Purpose
- 1.2 Objectives
- 1.3 Legal Authority
- 1.4 Format
- 1.5 Interpretation of Requirements
- 1.6 Context and Location

1.0 INTRODUCTION

A development plan is a long range land use plan reflecting the region's broad development goals. As a By-law of the Red River Planning District (RRPD), the RRPD Development Plan sets out the plans and policies of the Planning District respecting its purposes and its physical, social, environmental, and economic objectives. Maps, objectives and policies are used to direct sustainable land use and development. The plan also sets out measures for implementation. Drafting a development plan requires community input through consultation with the public and the elected officials who represent them. At the same time, a development plan must respect numerous federal, provincial, and municipal policies and legislation particularly the Province of Manitoba's Provincial Planning Regulation.

It is important to emphasize that the Development Plan is subject to review by the RRPD at least once every five years or sooner if considered necessary by the Planning District Board to make adjustments to policies and land use designations that require modifications or because of unanticipated changing conditions.

The planning process undertaken to create this Development Plan involved the preparation of various background studies and reports. These studies and reports provide information and analysis on the RRPD which were subsequently incorporated into this plan. In order to form a complete appreciation and understanding of the direction provided within this Development Plan, readers should also refer to the various background studies and reports for context.

1.1 Purpose

A Development Plan sits at the top of the municipal land use planning hierarchy. Figure 1.1 illustrates the hierarchy of planning legislation in Manitoba. It is based on a long range vision for the district which embodies the goals and aspirations of the population with regard to how they want their communities developed. It is a broad document as it must meet the needs of the RRPD municipalities and a full spectrum of land uses, but at the same time direct the overall development of the Planning District. To ensure that all plans are in alignment with each other and operate towards the community's long term goal, sector and secondary plans take direction from the Development Plan. Similarly, zoning by-laws must conform to both the Development Plan and secondary plans. In this manner the community's long term goals in the Development Plan are incorporated into all planning documents.

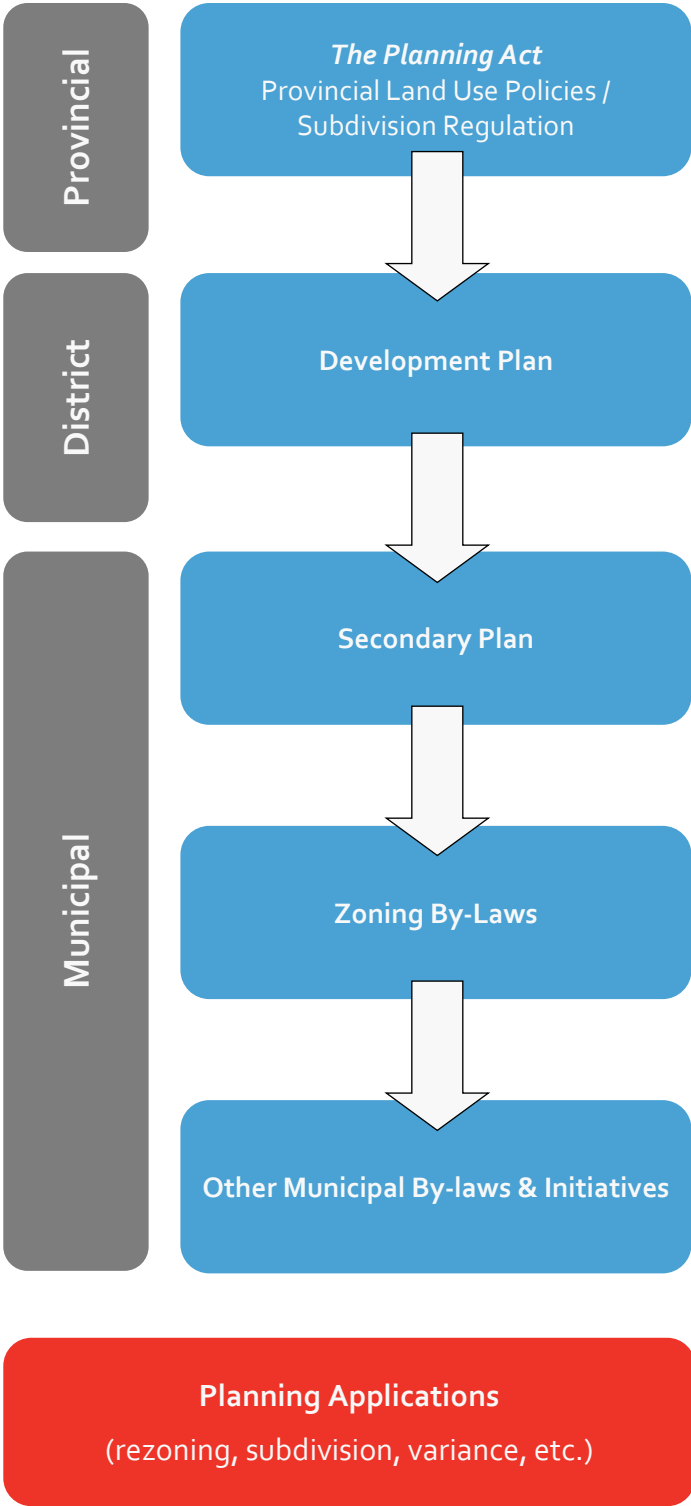


Figure 1: Planning Hierarchy in Manitoba

1.0 INTRODUCTION

Accordingly, the purpose of this Development Plan is:

- To serve as a framework whereby the RRPD Board or its member municipalities and the community as a whole may be guided in formulating development policies and decisions;
- To identify the factors relevant to the use and development of land;
- To identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;
- To set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;
- To establish and specify the programs and actions necessary for the implementation of the Development Plan; and
- To identify those matters of government concern which affect the use and development of land and other resources within the district or the municipality.

1.2 Objectives

The objectives of this Development Plan are:

- To encourage and promote the use and development of land in a manner that is consistent with the Provincial Planning Regulation and the principles and guidelines of sustainable development;
- To promote positive region-building and taking action collectively to achieve a greater benefit than is possible by acting individually in the Planning District and Winnipeg Metropolitan Region;
- To promote the City of Selkirk as a regional urban centre with appropriate services, development, and redevelopment of existing neighbourhoods;
- To support and strengthen agriculture as the principal land use in the District. Other resource based industries shall also be encouraged and managed appropriately;
- To promote the orderly growth of settlement centres in an environmentally and economically sustainable manner. Thus, development that is more properly located in settlement centres shall be encouraged to establish in settlements of the Planning District;
- To encourage development that protects transportation corridors and enhances nodal based public transportation;

- To ensure development occurs in a manner which is harmonious with surrounding land uses and to minimize risks to people and property that are associated with natural hazards;
- To protect and preserve the natural resources and ecosystems of the Planning District for the use, pleasure and benefit of all people and future generations;
- To preserve, promote, and enhance recreational, cultural, and historic amenities and resources;
- To support and maintain the existing and potential seasonal and recreational residential developments adjacent to the shores of Lake Winnipeg, the Red River, and its tributaries;
- To protect Urban Neighbourhood, Downtown Mixed Use, Settlement Centres, General Development, Resort, and Regional Commercial, Institutional, and Recreation and Open Space areas from incompatible agricultural and industrial activities;
- To protect areas capable of supporting high and medium quality aggregate extraction, such as gravel, sand and limestone and other quarry minerals;
- To ensure that development does not impact negatively on existing infrastructure in order to maintain cost-effective operations for existing, new, expanded, or upgraded infrastructure services; and
- To recognize existing land uses that are non-conforming and their right to continued operation, subject to certain criteria.

1.3 Legal Authority

The Planning Act provides a legal framework for land use planning in Manitoba, and outlines the enabling authority to create planning districts as well as details how they must be administered and structured. In addition, *The Planning Act* established the Provincial Land Use Policies, which reflect the provincial interest in land use land use planning. Development Plans, and amendments to it, are subject to the provisions of *The Planning Act*, the Provincial Planning Regulation and the Provincial Land use Policies. Once a Development Plan is adopted, it replaces the Provincial Land use Policies and guides the land use decision-making within the Planning District.

1.4 Format

The Development Plan consists of six sections, plus a glossary and an appendix:

1

INTRODUCTION

- Introduces the Development Plan and details its purpose and major objectives, as well as provides guidance for using the plan.

2

SUSTAINABLE AND REGIONAL DEVELOPMENT

- Presents sustainable development as the overarching principles and decision making criteria for this Development Plan.
- Principles and policies for sustainable development are incorporated throughout the plan, this section also sets out specific objectives and policies of the Planning District related to sustainable development.

3

RESOURCES, SERVICES AND INFRASTRUCTURE

- Outlines the specific objectives and policies relating to resources, services and infrastructure issues including airports, transportation, municipal servicing, water, erosion, fisheries, wildlife and natural resources, heritage resources, mineral resources and forestry resources.

4

LAND USE DESIGNATIONS

- Sets out the objectives and policies for various land use designations within the Planning District. The location of these land use designations are illustrated on the Development Plan Designation Maps found in Section 6.

5

PLAN IMPLEMENTATION

- Addresses the means of implementing the Plan, and provides the process whereby the plan can be reviewed and amended.

6

DEVELOPMENT PLAN LAND USE DESIGNATION MAPS

- Designation maps that delineate the boundaries of the various land use designation areas.

1.5 Interpretation of Requirements

The objectives and policies found within Section 2 (Sustainable and Regional Development), Section 3 (Resources, Services and Infrastructure), and Section 4 (Land Use Designations), and the Land Use Designation Maps in Section 6 represent the legal content of this Development Plan. The interpretation of the Development Plan policies and Land Use Designation Maps is at the purview of the Planning District Board and/or its designate.

The land use designations shown on the Land Use Designation Maps are instruments for illustrating the long-term development strategy with respect to land use and define the ultimate extent of the various land uses. The achievement of the objectives and policies contained herein will take place over a period of years as the existing land use pattern evolves, subject to the periodic review of this Development Plan. During this period, Secondary or Sector Plans, Zoning By-laws, municipal by-laws and municipal initiatives will provide the means to effect the transition.

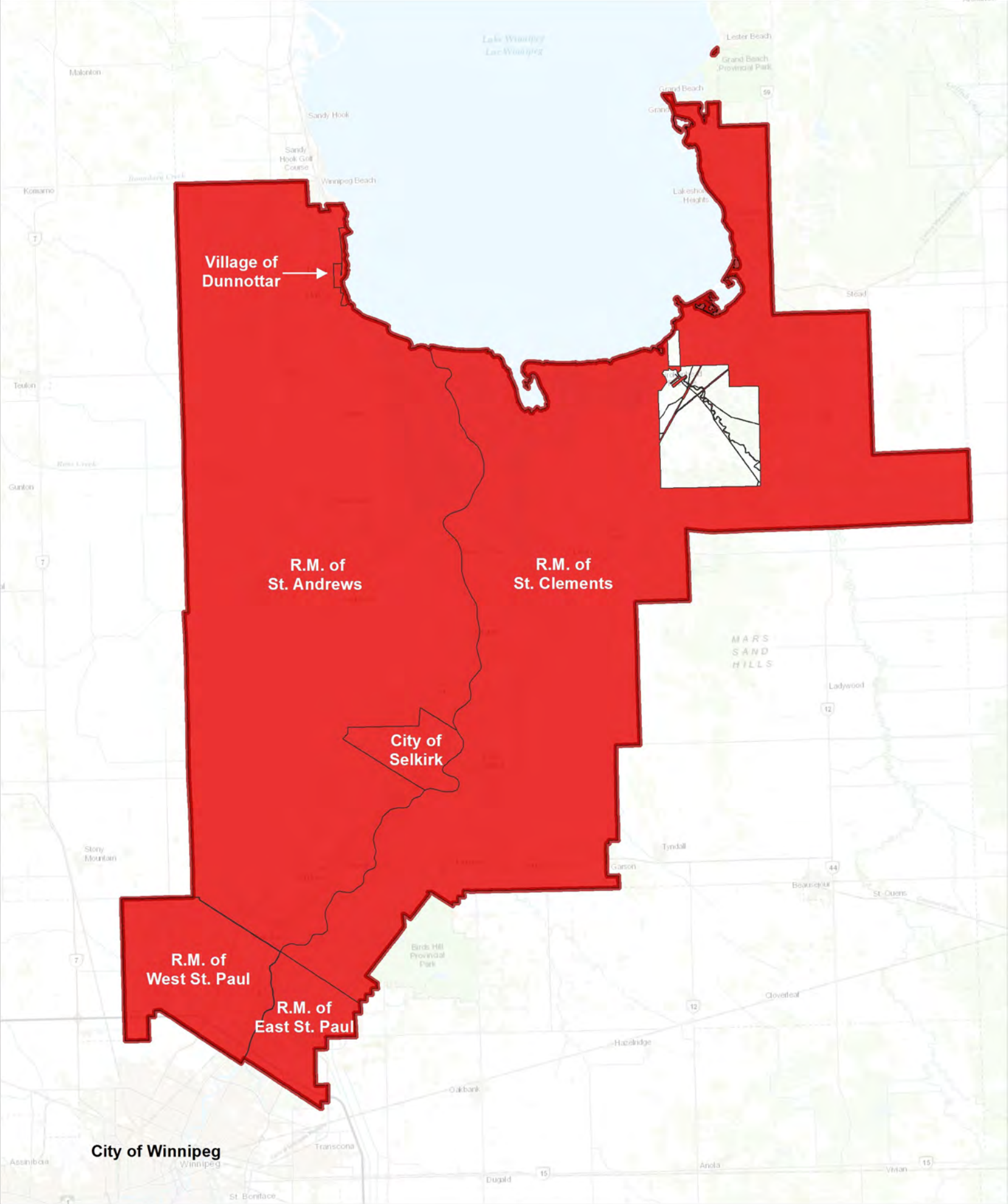
Boundaries between the different land use designations as illustrated on the Land Use Designation Maps are intended to serve as a guidelines only, and are not to be interpreted as precise dimensions or locations. Situations may necessitate a degree of flexibility in the application of these boundaries, provided that they comply with the general intent of the Development Plan.

The policies contained within the Sections of this Development Plan contain various degrees of compliance, which will be interpreted as follows:

May	When used in a policy, it is provided as a guideline or suggestion toward implementing the original intent of the policy.
Should	When used in a policy, the intent is that the policy is to be complied with. However, the policy may be deviated from to address unique circumstances that will otherwise render compliance impractical or to introduce an acceptable alternate means to achieve the general intent of the policy.
Shall	When used in a policy, the policy is considered mandatory.

1.6 Context and Location

The Red River Planning District, which was formerly called the Selkirk & District Planning Area, was established on May 25, 1977 and at that time included the Town of Selkirk, the RM of St. Andrews and the RM of St. Clements. In 1989 the Planning District expanded to include the RM of West St. Paul. The Planning District expanded two more times throughout its history with the addition of the Village of Dunnottar in 2010, and the RM of East St. Paul in 2012. Today the RRPD encompasses approximately 1,640 square kilometers, with a population of over 48,000 people, and includes urban and suburban neighbourhoods, employment lands (business and industrial areas), resort tourist areas, rural residential areas, agricultural lands, and areas transitioning from rural to urban.



The Red River Planning District

Note: Not to Scale
 Date: November, 2018



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SUSTAINABLE AND REGIONAL DEVELOPMENT



CONTENTS:

- 2.1 Sustainable Development
- 2.2 Liveable, Inclusive, and Affordable Communities
- 2.3 Regional Development and Cooperation

This section of the Development Plan addresses implementing the three pillars of sustainable development in a regional context, where the three pillars focus on environmental stewardship (minimizing negative impacts on natural resources), economic development, and social equity (including topics like affordable housing and inclusivity). In order to successfully implement the pillars of sustainable development, regional cooperation and collaboration amongst the RRPD member municipalities will be key.

The section is organized into three sub-sections: Sustainable Development; Liveable Inclusive and Affordable Communities; and Regional Development and Cooperation. The policies found within this section of the Development Plan (Sustainable and Regional Development) apply to all lands within the RRPD.

2.1 Sustainable Development

OBJECTIVES

- 2.1.a To discourage land use and development practices that are not sustainable.
- 2.1.b To encourage development that is resource efficient.
- 2.1.c To practice sustainability in the Board's operations and decision making.
- 2.1.d To foster building construction and neighbourhood design that meets LEED (Leadership in Energy and Environmental Design) sustainability standards.
- 2.1.e To act as a resource to member municipalities and the public to promote achieving sustainability.
- 2.1.f To encourage the rehabilitation of environmentally degraded resources such as soil and water.
- 2.1.g To facilitate measures that are adaptive to climate change.
- 2.1.h To incorporate life-cycle costing and full cost accounting into decision making.
- 2.1.i To explore opportunities for energy producing initiatives such as wind and solar energy.
- 2.1.j To service existing and future development located in the Red River Corridor with centralized municipal wastewater services.

POLICIES

- 2.1.1 Sustainable land use and development shall be promoted.
- 2.1.2 Degraded soil and water resources shall be rehabilitated when possible.

- 2.1.3 Compact urban and non-farm residential settlement patterns that foster public transportation shall be encouraged.
- 2.1.4 The RRPD Board shall engage the public in efforts to encourage sustainable development.
- 2.1.5 Opportunities for carbon credit trading shall be explored.
- 2.1.6 The RRPD Board and member municipalities shall lead by example by implementing green procurement strategies and reducing the ecological footprint of municipal buildings and operations.
- 2.1.7 LEED standards should be applied to RRPD Board and municipal member development projects.
- 2.1.8 Incentives for increased sustainability shall be sought out and applied for.
- 2.1.9 Measurable targets for greenhouse gas reduction shall be established.
- 2.1.10 The RRPD Board encourages the development of alternative energy sources such as wind and solar power both on a large industrial scale and at the household level where appropriate.
- 2.1.11 The RRPD Board shall support efforts to reduce solid waste by encouraging composting and waste reduction strategies.
- 2.1.12 Ensuring existing and future development in the Red River Corridor is serviced by centralized municipal wastewater services.
- 2.1.13 The RRPD municipalities should consider implementing climate change reduction, adaptation and / or resiliency measures in their community (e.g. infrastructure, drought resistant landscaping, tree retention and planting, etc.).
- 2.1.14 The redevelopment of brownfield sites (e.g. former industrial land) shall be promoted.

2.2 Liveable, Inclusive and Affordable Communities

OBJECTIVES

- 2.2.a To encourage liveable, inclusive and affordable communities within the District.
- 2.2.b To discourage development that reduces accessibility.
- 2.2.c To encourage affordable housing options within the District.

POLICIES

- 2.2.1 The RRPD Board shall promote a variety of housing options that encourage affordability, universal design, and visitability.
- 2.2.2 The RRPD Board shall promote liveable and inclusive communities that allow access to public transportation, health care, recreation and cultural services, and safe neighbourhoods, while taking into consideration the varying abilities of the public.
- 2.2.3 The RRPD Board shall work with its member municipalities in order to establish an overall affordable housing strategy.

2.3 Regional Development and Cooperation

OBJECTIVES

- 2.3.a To alleviate existing, and prevent future conflicts between adjacent municipalities within and surrounding the Planning District as well as in the Winnipeg Metropolitan Region.
- 2.3.b To explore efficiencies of scale and strategic investments to maximize benefits associated with capital investments and public service delivery.
- 2.3.c To protect the assets of the region for the use and enjoyment of all residents and visitors now and in the future.
- 2.3.d To promote sustainable and strategic development with the Planning District and in the Winnipeg Metropolitan Region.

POLICIES

- 2.3.1 The RRPD Board and its member municipalities will work with neighbouring municipalities and other Winnipeg Metropolitan Region municipalities to avoid and minimize land use conflicts.
- 2.3.2 The RRPD Board will collaborate on regional strategies to guide future growth and development.
- 2.3.3 The RRPD Board will encourage the efficient and cost effective provision of public services by collaboratively exploring the potential for regional services and revenue sharing.

3

RESOURCES, SERVICES AND INFRASTRUCTURE

CONTENTS:

3.1 Airports

3.2 Transportation

3.3 Water, Hazard Lands, Flooding
and Erosion

3.4 Municipal and Site Services

3.5 Fisheries

3.6 Wildlife and Natural Resources

3.7 Heritage

3.8 Minerals

3.9 Forestry

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE

This section of the Development Plan addresses a range of topics related to resources, services and infrastructure, including:

- Minimize potential land use conflicts between the airports found within the RRPD, their regular operations, and the surrounding existing and emerging built environment;
- Providing safe, efficient and integrated transportation connections throughout the Planning District;
- Ensuring new and existing development is adequately protected from hazards associated with land drainage, groundwater, flooding and erosion adjacent to waterbodies, and other human-made hazards;
- Providing municipal services and utilities (e.g. drinking water, wastewater, solid waste collection, hydro, etc.) to new development areas;
- Protecting riparian habitat, natural habitat and forest resources, and to minimize potential negative impacts on habitat areas from development and incompatible land uses;
- Preserving heritage assets found throughout the Planning District; and
- Identify mineral and aggregate resources and ensure they are protected for future use.

The section is organized into nine sub-sections: Airports; Transportation; Water, Hazard Lands, Flooding and Erosion; Municipal and Site Services; Fisheries; Wildlife and Natural Resources; Heritage; Minerals; and Forestry. The policies found within this section of the Development Plan (Resources, Services and Infrastructure) apply to all lands within the RRPD.

3.1 Airports

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

- 3.1.a To minimize existing and future conflict between aircraft landing facilities and surrounding land uses.
- 3.1.b To identify an airport vicinity protection area to ensure that proposed or existing airports are protected from incompatible development.

POLICIES

- 3.1.1 Land use regulations should prevent incompatible land uses from establishing within the vicinity of an airport.

- 3.1.2 Transport Canada, St. Andrews Airport Inc., and any other appropriate agency shall be consulted when development applications (e.g. development plan redesignation, rezoning, subdivision, building permits, etc.) are proposed within 8.0 kilometers of the St. Andrews Airport.
- 3.1.3 Private landing facilities should be conditional uses within the rural or agricultural zones of municipal zoning by-laws.
- 3.1.4 Private and public aircraft landing strips should be located away from incompatible land uses that may adversely impact their operation and / or endanger public safety.

3.2 Transportation

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

- 3.2.a To establish a safe, efficient, integrated, and high functioning transportation network throughout the RRPD that meets the needs of all users and facilitates economic development.
- 3.2.b To avoid creating hazardous traffic situations.
- 3.2.c To ensure that transit and active transportation options are considered in the design phase of all subdivisions and transportation construction projects.
- 3.2.d To promote a contiguous network of alternative transportation and trail opportunities throughout the RRPD, in particular along or on the Red River.
- 3.2.e To enhance the existing transportation network and services for all residents of the region.
- 3.2.f To provide a system of truck routes, arterial, collector and local roads to accommodate anticipated traffic movements within the City of Selkirk and provide an effective linkage to the provincial highway system.
- 3.2.g To protect and facilitate the various functions of the road and rail systems, airports, and marine transportation within the Planning District in order to move people and goods safely and efficiently.
- 3.2.h To minimize the public costs of constructing, improving, widening and maintaining roadways by proper land use planning.
- 3.2.i To encourage the development of an efficient public transit corridor between Selkirk and Winnipeg.

POLICIES

- 3.2.1 All new development should have legal access to a public all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the Municipal Council to upgrade an existing road or develop new road access to a standard agreed upon by said Council. The proponent may be responsible for part or all the costs of this roadway construction.
- 3.2.2 New or expanded development, including subdivisions, is encouraged to support a wide range of transportation and mobility options for all residents. This may include connection and / or expansion of trail and active transportation networks.
- 3.2.3 In reviewing and evaluating development proposals, including subdivisions, consideration shall be given to the provision of an economical and safe transportation system for all modal types and emergency vehicles that is integrated with the existing transportation network and adequate to meet present and future needs. New roadways should be linked to the existing local transportation network, and, facilitate the future extension of the transportation network into adjacent developable areas.
- 3.2.4 New or expanded development, including subdivisions, may be required to submit a Traffic Impact Study that is completed by a qualified engineer, in order to determine any required improvements to the roadway system (e.g. intersection improvements, intersection signalization, turning lanes, roadway widening, access and egress, acceleration lanes, etc.).
- 3.2.5 Where improvements to the roadway system are deemed necessary by the authority having jurisdiction on the roadway (local municipality or Province of Manitoba) as a result of new or expanded development, including subdivisions, the completion and associated costs for improvements and/or upgrades to the transportation network should be borne by the developer.
- 3.2.6 New or expanded development, including subdivisions, that may adversely impact the operations of established roadways system (municipal and / or provincial) shall not be permitted, unless mitigative measures acceptable to the authority having jurisdiction on the roadway (local municipality or Province of Manitoba) are incorporated into the development. Adverse impacts to the operations of provincial roadways includes, but are not limited to, the following:
 - i. Development that impacts the construction of future roadway systems (e.g. interchanges, Winnipeg-Selkirk Corridor, new corridors, intersections, etc.).
 - ii. Development that impacts the improvement of existing roadway systems (e.g. highway realignment, widening or expansion, intersections, etc.).

- iii. Development that would generate traffic in an amount or type that it may impair the ability of the provincial highway to carry traffic safely and efficiently.
 - iv. The placement of anhydrous ammonia and bulk fuel storage facilities within 100 metres of a provincial highway.
- 3.2.7 New or expanded development, including subdivisions, proposed within a roadway controlled area adjacent to a provincial highway, and/or requiring access to the provincial highway system may require a permit and approval from the provincial department having jurisdiction.
- 3.2.8 Where an area of development is bordered on one side by 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.
- 3.2.9 Adequate buffering and/or separation distance should be provided between provincial highways and railways from the development of residential neighbourhoods or other land uses that may be adversely affected by noise, dust and fumes generated from provincial highways and railways.
- 3.2.10 Designated truck routes will be monitor and modified as required to ensure the safe and efficient movement of goods and to protect residential areas.
- 3.2.11 Municipal road hierarchies should be established classifying local, collector, and arterial streets in order to promote orderly and efficient street systems.
- 3.2.12 An appropriate buffer should be established between new development and railway operations. The "*Guidelines for New Development in Proximity to Rail Operations*" which was prepared by The Federation of Canadian Municipalities and The Railway Association of Canada will be used in developing such buffers.
- 3.2.13 Strip development, or development that contributes to the evolution of a row of lots, that fronts on and requires direct connection to a provincial highway must not be permitted.

3.3 Water, Hazard Lands, Flooding and Erosion

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

- 3.3.a To minimize personal hardship, inconvenience, and adverse affects on public health and property.
- 3.3.b To minimize property damage and public expenditures for relief or protection in areas subject to flooding, water erosion, wind erosion, bank instability, landslide or subsidence.

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE

- 3.3.c To restrict activities which would accelerate or promote damages arising from causes such as flooding, erosion, bank instability, landslide or subsidence.
- 3.3.d To promote the preservation of the natural vegetation especially in the riparian zones of water bodies and courses to assure bank stability and maintain or enhance the natural ecological functionality and help filter nutrients, sediments and other contaminants from entering surface waters.
- 3.3.e To promote the use of conservation agreements, public reserve dedication and riparian easement agreements to protect riparian areas and water quality.
- 3.3.f To acquire access to all waterways in order to carry out public works projects when required.
- 3.3.g To maintain the natural capacity of the streams to convey flood flows.
- 3.3.h To improve and protect the water quality of Lake Winnipeg, the Red River, and all other lakes, rivers, waterways and marshes in the Planning District.
- 3.3.i To prevent aquifer and surface water pollution through programs such as servicing areas with septic field failures and sealing abandoned wells.

POLICIES

- 3.3.1 Development in areas which, in the opinion of the Board or Council, may be subject to physical hazards shall generally be limited to agricultural uses or open space uses. The Board or Council may permit development if the hazard is eliminated or protected against, and adheres to the following requirements:
 - 3.3.1.1 If the land is subject to flooding all permanent structures must be located on land which has been raised by fill to an elevation at least 0.6 metres above the 200 year flood level.
 - 3.3.1.2 Land which may be eroded away within a period of 50 years must be excluded from development unless it is demonstrated, to the satisfaction of Council, that the erosion process has been halted.
 - 3.3.1.3 Development shall not be permitted on lands subject to bank instability, landslides or subsidence.
 - 3.3.1.4 All structures and services shall be protected against damage and shall be functional under hazard conditions. Development proposals shall require a detailed analysis of the specific site prepared by a qualified engineer.
 - 3.3.1.5 Development shall not result in added risk to life or safety.
 - 3.3.1.6 Development shall not result in water flow, flow velocities, or stages becoming adversely altered, obstructed or increased.

- 3.3.2 Land subject to flooding is land that would be inundated by a 200 year flood, a recorded flood exceeding the one hundred year flood, or a flood of such magnitude as may be specified by the Province of Manitoba in areas protected by flood control works.
- 3.3.3 If the land is subject to flooding all permanent structures must be located on building sites which have been raised with clean, impervious fill to the corresponding flood protection level (design flood level plus allowances for wind setup and wave uprush). Flood protection levels should be provided as following:
- 3.3.3.1 The design flood may be the 200 year flood, a recorded flood exceeding the 100 year flood, or a flood of a magnitude specified by the Province of Manitoba in areas protected by flood control works.
 - 3.3.3.2 House with a basement - the main floor equal to the design flood level plus 0.9 m (3.0 feet). The fill elevation (grade) equal to the design flood level plus 0.6 m (2.0 feet).
 - 3.3.3.3 House without a basement - the main floor equal to the design flood level plus 0.6 m (2.0 feet), the fill at design flood level plus 0.3 m (1.0 foot).
 - 3.3.3.4 Elevated residential structure - the main floor equal to the design flood level plus 1.5 m (5.0 feet), the finished grade at the foundation not more than 1.1 m (3.5 feet) below the design flood level. First level must be designed to allow flood waters in with minimal damage and can be used for parking or for the storage of movable goods.
 - 3.3.3.5 Ring dykes – design flood level plus 0.6 m (2.0 feet).
 - 3.3.3.6 Livestock barns - the floor equal to the design flood level plus 0.6 m (2.0 feet), fill design flood level plus 0.3 m (1.0 foot).
 - 3.3.3.7 Attached garages, granaries, farm machinery sheds, and any other buildings used for the storage of agricultural produce, workshops and sheds used for the storage of immovable equipment or material or hazardous material - the floor elevation equal to the design flood level plus 0.3 m (1.0 foot), fill at the design flood level.
 - 3.3.3.8 Detached garages and accessory building - Floor may be up to 0.9 m (3.0 feet) below the design flood level, but the structure should be waterproof up to the design level.
 - 3.3.3.9 Alternative methods of flood protection may be considered if they provide an equivalent level of flood protection and are approved by Council in consultation with the Province of Manitoba.

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE

- 3.3.4 In areas where the specific hazard has not been defined, permanent structures shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 60 metres (200 feet) whichever is greater unless detailed analysis of the specific site, prepared by a qualified geotechnical engineer demonstrates that these limits may be reduced.
- 3.3.5 Development shall not be permitted within a horizontal distance of 107 meters (350 feet) of the normal high water mark of the Red River or on the flood plain, whichever is greater, unless detailed analysis of the specific site, prepared by a qualified geotechnical engineer can ensure the development will be safe from flooding, erosion, and bank instability.
- 3.3.6 Development or activities such as dumping, excavation and clearing that accelerate or promote bank erosion or instability shall not be permitted.
- 3.3.7 Land subject to erosion is land that, within a fifty year period, would be eroded away or become unstable due to the action of water contained in an adjacent waterway or water body.
- 3.3.8 New or expanded development, including subdivisions, or activities shall not be approved if it will endanger the potability of the groundwater resource, cause pollution to the groundwater when operating under normal conditions or by accident, or if the precautionary measures taken or proposed by the proponent do not sufficiently mitigate the risk of polluting the groundwater. In evaluating development proposals the RRPD may require the applicant to submit detailed analysis, prepared by a qualified engineer, assessing the impact on groundwater.
- 3.3.9 The RRPD Board and member municipalities shall work with other municipalities, Conservation Districts, and other interested parties to prepare watershed management plans to protect watersheds from pollution.
- 3.3.10 New or expanded development, including proposed subdivisions, that is proposed adjacent to Netley-Libau and Oak Hammock marshes, or any waterway or waterbody shall require consultation with the Province of Manitoba.
- 3.3.11 New or expanded development, including proposed subdivisions, shall not be permitted if it will result in damage to other property through the creation or aggravation of erosion, bank instability or drainage problems.

3.4 Municipal and Site Services

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

- 3.4.a To provide and maintain a high level of municipal services to ensure healthy, safe and cost effective community development.

- 3.4.b To maximize the use of the existing municipal infrastructure prior to extending the system.
- 3.4.c To maintain capacity in the municipal services system to readily accommodate new development.
- 3.4.d To maximize the life span of landfill sites and solid waste transfer stations.
- 3.4.e To maintain up-to-date record drawings of municipal utilities.
- 3.4.f To secure a long term sustainable water supply for the City of Selkirk.
- 3.4.g To service the existing and future development located in the Red River Corridor with centralized municipal wastewater services.
- 3.4.h To ensure that new developments are serviced with an appropriate level of municipal and site services.
- 3.4.i To ensure groundwater resources are protected from pollution or other circumstances that could diminish its quality.

POLICIES

- 3.4.1 Densification of residential development in the City of Selkirk, Settlement Centres, and General Development Areas where appropriate services can be provided will be encouraged in order to make the provision of municipal piped sewer and water services increasingly fiscally feasible.
- 3.4.2 Infrastructure fees shall be monitored to minimize public costs for installation of underground services.
- 3.4.3 Options for effective waste management and treatment shall be considered to ensure cost effectiveness and sustainability.
- 3.4.4 New development shall have adequate surface water drainage.
- 3.4.5 Surface drainage systems shall continue to be improved.
- 3.4.6 Adequate surface water transmission and storage facilities shall provide water at acceptable volumes and pressures within the service area.
- 3.4.7 The current program of constructing separate land drainage sewers in existing areas and retention lakes in new development areas shall be continued to increase the capacity of the existing waste water sewage collection system.

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE

- 3.4.8 New or expanded development, including subdivisions, shall be serviced with piped municipal water services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal water service is not available, the proponent for the development proposal shall demonstrate that the proposed development will have a sufficient supply of potable water without negatively affecting the supply or quality of potable water for existing adjacent development.
- 3.4.9 New or expanded development, including subdivisions, shall be serviced with piped municipal wastewater services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal services have not yet been extended to an area, holding tanks may be used. However, holding tanks must be located to enable future connection to municipal services, and must connect to piped municipal wastewater services once available. When piped municipal wastewater services are not available and not planned for an area, onsite waste treatment will be developed in accordance with provincial regulations.
- 3.4.10 Wastewater installations should be planned in conjunction with roadway paving to prevent unnecessary disturbance of paved surfaces.
- 3.4.11 New or expanded development, including proposed subdivisions, shall be adequately separated and/or buffered from an abandoned or active sewage lagoon and waste disposal ground unless otherwise approved by the appropriate authority. The distance and/or buffering requirement shall be established within the local municipal zoning by-law in consultation with the Province of Manitoba. New or expanded development, including proposed subdivisions, will be permitted within the established distance and/or buffering requirement only if it can be demonstrated that methane gas generated from the abandoned or active sewage lagoon and waste disposal ground will not create a detrimental negative impact to the proposed development.
- 3.4.12 Programs to reduce the volume of solid waste, such as "reduce, reuse, recycle" and small and mid-scale composting shall be supported.
- 3.4.13 New or expanded development, including subdivisions, may be limited so as to ensure that there are facilities and the capacity in place to adequately manage the waste that will be generated. This includes solid, liquid and septic waste.
- 3.4.14 New or expanded development, including subdivisions, shall be serviced with an adequate level of utilities (e.g. hydro electrical power, telecommunication systems, etc.). Extension of utilities to the proposed development by the proponent may be required.
- 3.4.15 New or expanded development, including subdivisions, shall be designed to facilitate the efficient delivery and/or access of municipal and local services, such as solid waste pick up, snow clearing, extension of public pathways, school bus routing, emergency services, etc.
- 3.4.16 Intensive development and high capability wells should be permitted only in areas where they will not cause a reduction in water supply for existing users.

- 3.4.17 Groundwater consumption should not exceed the total sustained yield of an aquifer.
- 3.4.18 Wells should be installed in a manner that will not have a detrimental effect on aquifers, while abandoned wells should be sealed.
- 3.4.19 Wells in flowing well areas should be constructed in a manner that would facilitate control of discharge.
- 3.4.20 Activities that may cause pollution under normal operating conditions or by accident should not be permitted in groundwater pollution hazard areas unless it can be proven by adequate field investigation that the proposed activities will not cause pollution of existing or potential groundwater supply in the area.
- 3.4.21 The Planning District shall not approve any subdivision or issue a development permit if, in the opinion of the Planning District, the subdivision or its related activities endanger the potability of the groundwater resource; or if the precautionary measures taken or proposed by the proponent do not sufficiently mitigate the risk of polluting the groundwater.
- 3.4.22 The risk of any potential impact on groundwater resources due to development within the District shall be evaluated prior to development by qualified personnel.

3.5 Fisheries

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

- 3.5.a Fish are a renewable Crown resource and it is incumbent upon the government, as the resource steward, to ensure that appropriate use is made of the resource and that the resource is passed on to future Manitobans in at least as vigorous a state as it was received by our generation.
- 3.5.b To ensure that fish stocks are protected from irreparable damage, and to prevent the decline of stock numbers to levels where recovery is doubtful by:
 - 3.5.b.i Protecting spawning sites as designated by the Province of Manitoba or the Government of Canada.
 - 3.5.b.ii Protecting fisheries habitat and those components necessary for the survival of all fish life-stages in areas containing significant fish populations, or providing an essential habitat component within the region.
- 3.5.c To protect areas of existing commercial and recreational fishing activity within Lake Winnipeg and on the Red River.

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE

- 3.5.d To promote the use of conservation agreements, riparian tax agreements, development agreements, public reserves or other means to protect, maintain, or enhance fish habitat and riparian areas.
- 3.5.e To provide a variety of fishing opportunities to all Manitobans.
- 3.5.f To promote communications and co-operation between private landowners, the public, local government, the provincial government and the federal government as a means to achieve high standards of conservation practices.
- 3.5.g To maintain or enhance the capabilities of waterbodies to support fish populations.

POLICIES

- 3.5.1 Ditching and stream modification should not be permitted in areas identified as important spawning sites and nursery areas.
- 3.5.2 Excessive nutrient loading of natural waters (organic or siltation) as a result of agriculture, municipal and private sources shall be discouraged.
- 3.5.3 In order to protect or re-establish functioning riparian areas, to help stabilize banks, provide aquatic and wildlife habitat, and protect water quality, a buffer strip of natural vegetation 30 meters wide measured from the ordinary high water mark should be established adjacent to all water bodies, and land development within this buffer strip shall be restricted. Establishment of this buffer strip could be achieved through a variety of manners (e.g. public reserve, conservation agreements, development agreements, etc.). Development, maintenance or enhancement of appropriate vegetative cover along waterways and lakes to prevent erosion, siltation and to reduce run-off shall be promoted.
- 3.5.4 Public fishing opportunities shall be encouraged through the provision of sport fishing programs, additional public access, and the protection of existing public access.
- 3.5.5 Major mineral extraction projects (e.g. quarry materials or sand and gravel) shall consider the potential for future fish stocking.

3.6 Wildlife and Natural Resources

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

In addition to the objectives described in Section 2.0 the following objectives are established:

- 3.6.a To preserve and sustain biological diversity and natural ecosystems in the region.
- 3.6.b To protect threatened or endangered plant and animal species.
- 3.6.c To protect significant wildlife habitats and wildlife populations.
- 3.6.d To protect natural areas and habitats from incompatible or potentially incompatible land use activities and / or developments.
- 3.6.e To minimize impacts of development on aquatic ecosystems, wetland environments, and riparian areas.
- 3.6.f To promote communication and co-operation between private land-owners, the public, local government and the Province of Manitoba in order to achieve high standards of conservation practices.

POLICIES

- 3.6.1 Lands adjacent to Wildlife Management Areas, Ecological Reserves, Provincial Parks, and Heritage Marshes should have compatible land uses that protect the integrity of these areas.
- 3.6.2 Significant deer wintering areas shall be recognized and afforded protection as follows:
 - 3.6.2.1 Lands should be retained for uses compatible with the rural setting and wintering habitat preservation; and
 - 3.6.2.2 Agricultural lot sizes and agro-residential family splits are considered appropriate. Wherever possible, the destruction and clearing of wintering habitat should be avoided.
- 3.6.3 Significant wetlands and heritage marshes shall be protection from conflicting land uses. Lands within 400 meters of the ordinary high water mark of any wetland contained within the delineated significant waterfowl areas shall be retained in rural agricultural uses that serve to protect and preserve the integrity of the wetlands, and agro-residential family splits are considered appropriate.

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE

- 3.6.4 Retention of native vegetation and contiguous woodlands is encouraged on all public and private lands in the Planning District. Where possible, vegetative cover shall be retained on unused road allowances and on municipal lands having low agricultural capability.
- 3.6.5 The Province may identify areas of Crown and private land that are representative of major natural regions and may protect Crown lands from land uses that would negatively affect their natural characteristics. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
 - 3.6.5.1 Rare or endangered flora and fauna have received designation and protection under either *The Endangered Species Act* or the *Federal Species at Risk Act*.
 - 3.6.5.2 Lands have received provincial designation and protection under the Protected Area Initiative.
 - 3.6.5.3 Lands have been identified as Provincial Parks, Wildlife Management Areas, Ecological Reserves, and other sensitive ecological areas.
 - 3.6.5.4 Private lands have been voluntarily protected by landowners under *The Conservation Agreements Act*.
- 3.6.6 Access to natural areas and wildlife and fisheries habitat will be encouraged, in order to foster appreciation for and enjoyment of nature, but not to the level of access / development which will exceed the capability of the land to sustain the environment and ecosystem integrity.

3.7 Heritage

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

- 3.7.a To preserve, protect, and identify heritage resources in the RRPD member municipalities and establish community heritage management plans.
- 3.7.b To encourage public awareness, understanding and appreciation of heritage resources.
- 3.7.c To encourage adaptive re-use of heritage buildings where appropriate.
- 3.7.d To protect heritage buildings and sites from incompatible or potentially incompatible land use activities and / or developments.

POLICIES

- 3.7.1 The RRPD Board and its member municipalities shall encourage and facilitate the identification of heritage resources throughout the Planning District.
- 3.7.2 The RRPD Board and its member municipalities shall endeavour to preserve and protect its heritage resources through the judicious use of statutory prohibitions in demolition, restrictive zoning by-laws, subdivision control procedures, issuance of development permits, design regulation by-laws, and designation of heritage sites.
- 3.7.3 The RRPD Board and its member municipalities shall encourage the formation of and support municipal heritage committees in order to identify, commemorate and protect heritage resources and to provide a source of advice on heritage issues.
- 3.7.4 Development, repair or alterations on a national historic site must comply with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- 3.7.5 Provincially designated heritage sites cannot be damaged, destroyed, removed, repaired or developed unless a heritage permit is obtained from the Province of Manitoba.
- 3.7.6 Developments that have the potential to impact heritage resources may be required to submit a Heritage Resource Impact Assessment prepared by a qualified archaeological consultant. The cost for a Heritage Resource Impact Assessment shall be borne by the developer.

NOTE: A list of heritage assets within the RRPD can be found in the Appendix.

3.8 Minerals

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

- 3.8.a To protect economically valuable mineral, oil, and gas resources from land uses that would restrict the exploration and development of these resources.
- 3.8.b To promote environmentally sound exploration and development of mineral resources.
- 3.8.c To integrate mineral extraction into the overall land use planning process.
- 3.8.d To ensure that aggregate materials continue to be available to support local and regional construction projects at reasonable cost through the efficient use and protection of these resources.

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE

- 3.8.e To incorporate into quarry mineral extraction operations, programs to rehabilitate the extraction site to a state that is environmentally safe, stable and compatible with adjacent uses.
- 3.8.f To minimize potential land use conflicts between mining activity and other adjacent uses, particularly in locations in close proximity to designated urban centres, settlement centres, general development areas, rural residential or major recreation or resort areas.

POLICIES

- 3.8.1 Areas with high quality aggregate deposits suitable for future extraction and areas identified as capable of producing valuable quarry minerals shall be restricted in their use. The uses that shall be permitted are those that will provide access to the resource until such time that it has been exhausted and the site rehabilitated, or the aggregate resource is determined to be forever uneconomical to extract.
- 3.8.2 Areas within 500 metres of the property limits of an active mine or quarry site shall be restricted in their use to provide a suitable buffer zone.
- 3.8.3 The use(s) of exhausted aggregate and mineral quarries shall be compatible with the resource base and the uses of the adjacent landscapes.
- 3.8.4 The RRPD Board shall, in co-operation with the Province of Manitoba, require that exhausted aggregate sites be rehabilitated. The standard of rehabilitation will be determined in consultation with the Province of Manitoba and under the provisions of *The Mines and Minerals Act*.
- 3.8.5 Aggregate operation or quarry mineral extraction will be listed as a conditional use within the zoning by-law. Each new proposal for an aggregate operation or quarry mineral extraction will be granted a Development Permit only after fulfilling the requirements of the conditional use process. Provincial approval for the rehabilitation of depleted sites is granted under *Manitoba Quarrying Minerals Regulation 65/92*. Crown quarry operations currently require a Lease or Casual Permit under *Manitoba Regulation 65/92, Quarrying Mineral Regulation*.
- 3.8.6 As a measure to ensure an orderly approach to mineral extraction, individual quarry operators will be encouraged to deplete current operations before starting a new operation.
- 3.8.7 The development permit will be issued after consultation with appropriate provincial authorities to ensure consistency in approaches between the Provincial and Municipal levels of government with respect to critical areas of concern such as soil pollution, use of rights-of-way, etc. A list of the departments and agencies contacted should be sent with the copy of the development permit.

- 3.8.8 All applications will be required to include the submission of a site plan which will show in detail the manner in which extraction or development will occur, and the intended use(s) of the site after the quarrying of parts or all of the site has been completed. Other land use and tenure information such as environmental and cultural sensitivity, residences or other incompatible surface may be required.

3.9 Forestry

In addition to the objectives and policies described in Section 2.0 the following are established:

OBJECTIVES

In addition to the objectives described in Section 2.0 the following objectives are established:

- 3.9.a To effectively manage and protect forested lands, and to maintain and enhance the overall benefits accruing from the forest resource sustainably.
- 3.9.b To protect the Urban Forest in the City of Selkirk.
- 3.9.c To sustain integrity of the forest land base in Manitoba and to maintain the forest resource in a healthy and productive state.
- 3.9.d To encourage responsible use and husbandry of the forest resource, to obtain maximum achievable net benefits including employment and recreation opportunities, sound land use practices and soil conservation.
- 3.9.e To assist in the creation and sustenance of self-supporting industries by providing appropriate tenure and access to a forest.

POLICIES

- 3.9.1 The RRPD Board and its member municipalities shall encourage the efficient and effective utilization of these timber resources as cash crops, along with techniques for reducing soil erosion and overland drainage for forests on private land.
- 3.9.2 The City of Selkirk shall manage the urban forest and endeavour to reduce the prevalence of Dutch Elm Disease.



4

LAND USE DESIGNATIONS

CONTENTS:

- 4.1 Resource and Agriculture**
- 4.2 Agriculture Restricted**
- 4.3 Rural Residential**
- 4.4 Resort**
- 4.5 Settlement Centre**
- 4.6 General Development**
- 4.7 Industrial**
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- 4.10 Downtown Mixed Use**
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- 4.12 Regional Commercial**
- 4.13 Regional Institutional**

4.0 LAND USE DESIGNATIONS

This section of the Development Plan sets out the objectives and policies for various designations of land within the Planning District, and are related to the Development Plan Land Use Designation Maps found in Section 6.0, which delineate the boundaries of the various land use designation areas. The land use designations within the Red River Planning District (RRPD) and a brief description of each is as follows:

RESOURCE AND AGRICULTURE (RA):

Is a designation aimed at reserving land for agricultural and other natural resource related industries and uses.

AGRICULTURE RESTRICTED (AR):

Is a designation that allows small scale agricultural operations on smaller lots, and low density non-farm residential uses. This designation may also acts as a buffer between large scale agricultural enterprises and rural residential or urban development.

RURAL RESIDENTIAL (RR):

Is a designation that that allows for the establishment of rural non-farm residential properties where residents are able to enjoy a rural lifestyle. Rural residential properties consist of small acreage lots, and are typically expected to be serviced with their own on-site wastewater and drinking water systems, until municipal piped services become available in the future.

RESORT (R):

Is a designation given to areas associated with natural or recreational resources whereby development for tourism, economic development, and residential dwellings are encouraged while protecting the resource which makes development attractive. The intensity of development shall be governed by the natural capacity of the ecosystem and servicing capacity of the area.

SETTLEMENT CENTRE (SC):

Is a designation for areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality. Settlement Centres found throughout the RRPD include the Village of Dunnottar; unincorporated town of Birds Hill (East St. Paul); Clandeboye, Petersfield, Matlock and Lockport (St. Andrews); East Selkirk, Grand Marais, Libau and Lockport (St. Clements); and Middlechurch (West St. Paul).

GENERAL DEVELOPMENT (GD):

Is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.

INDUSTRIAL (I):

Is a designation reserved for areas providing employment opportunities, where more intensive manufacturing, processing and / or large outdoor storage business are found, which may create nuisances (e.g. noise, dust, emissions, etc.) and are not compatible with other types of development.

BUSINESS PARK (BP):

Is a designation reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses are found. Developments within this designation have a higher level of development standards (e.g. exterior finishes, landscaping, etc.) and generate fewer nuisance related impacts than those found within the Industrial designation.

URBAN NEIGHBOURHOOD (UN):

Is a designation specifically for Selkirk, which allows for residential neighbourhoods consisting of a range of housing types, including single-family detached dwellings, townhouses and apartments, as well as institutional, commercial, educational and recreational uses that are intended to serve the neighbourhood residents.

DOWNTOWN MIXED USE (DM):

Is a designation specifically for Selkirk, which allows for an urban central business district where commercial, office, retail and residential uses are encouraged to locate within close proximity to each other or in the same building, in order to facilitate a walkable urban environment.

REGIONAL RECREATION AND OPEN SPACE (RRO):

Is a designation specifically for Selkirk, which allows for large areas and facilities that provide private or public, active or passive, recreational facilities that service both residents within and outside of the community.

REGIONAL COMMERCIAL (RC):

Is a designation specifically for Selkirk, which allows for large-scale individual commercial businesses and / or the large-scale grouping of commercial businesses that service both residents within and outside of the community.

REGIONAL INSTITUTIONAL (RI):

Is a designation specifically for Selkirk, which allows for large-scale institutional services (e.g. regional hospital, etc.) that service both residents within and outside of the community.

The policies found within this section of the Development Plan (Land Use Designations) apply specifically to the land use designation they are found in.

4.1 Resource and Agriculture (RA)

In addition to the objectives and policies described in Section 2.0 and Section 3.0 the following are established:

OBJECTIVES

- 4.1.a To protect, support and strengthen agriculture as the primary land use in the district.
- 4.1.b To reserve Resource and Agriculture areas in the City of Selkirk for future orderly and sustainable urban expansion.
- 4.1.c To protect Resource and Agricultural areas for agricultural and resource use by preventing the development of conflicting uses which may restrict these uses or have an inflating effect on agricultural land assessment.
- 4.1.d To provide flexibility for farm operators to engage in differing types and sizes of farm operations.
- 4.1.e To minimize the potential for the pollution of water, soil and air, while providing for expansion of livestock production operations in a manner that ensures it is directed to areas where any nuisance, conflict, and environmental impact will be minimized.
- 4.1.f To provide for a limited amount of small holding development under specified conditions.
- 4.1.g To direct intensive commercial and industrial development which requires a high degree of dependence on municipal infrastructure and services to the City of Selkirk and designated Business Park and Industrial areas.
- 4.1.h To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, as well as limited highway commercial and industrial development in a manner that is compatible with municipal servicing capabilities, the natural environment, surrounding uses, and provincial highway system.

- 4.1.i To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

POLICIES

- 4.1.1 Resource and Agriculture areas shall be preserved for a full range and intensity of agricultural and resource based activities.
- 4.1.2 Development in the Resource and Agriculture areas will be restricted to agriculture, agriculture related, and resource based uses except as further provided herein.
- 4.1.3 Land uses and development that conflict with a full range and intensity of resource and agricultural activities shall be directed away from Resource and Agriculture areas.
- 4.1.4 Where additional accessory housing is necessary to assist with an agricultural enterprise, such accommodation may be provided on the existing farmstead as part of the farm unit if staff or family members living in the additional housing are significantly employed by the agricultural enterprise. Such accommodations may be in the form of permanent or temporary structures. It is not intended that this accessory housing will be subdivided from the farm.
- 4.1.5 In general, industrial developments should only locate in Resource and Agriculture areas when the enterprise is dependent on a resource or is agricultural in nature.
- 4.1.6 In general, commercial developments should only locate in Resource and Agricultural areas when the enterprise is dependent on a resource or is agricultural in nature.
- 4.1.7 Commercial and industrial development that require a small land area, urban services, and is not related to resource or agricultural activities will not be permitted in the Resource and Agriculture areas.
- 4.1.8 Certain specialized or small scale agricultural activities such as nurseries, horticulture, and bee keeping may be allowed on smaller parcels in the Resource and Agriculture area provided that they are compatible with surrounding agricultural activities, secondary to the primary residential or agricultural use, modest in scale and investment, and not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses.
- 4.1.9 Small scale industrial uses may be permitted in the Resource and Agriculture area as part of a farm operation in accordance with the overall objectives and policies for the rural areas. The range and / or intensity of such small scale industrial uses may be limited and shall be treated as conditional in the Resource and Agriculture area. These types of businesses are secondary to a primary agricultural and/or residential use and are generally modest in scale and investment, and should not generate significant levels of traffic or have adverse effects on neighbouring land uses. Home based business may appear appropriate when starting up, but may grow to a level of activity more appropriate to an urban area, and this should be considered from the onset. Business established under these provisions may not be subdivided from the parcel of land on which they are established.

4.0 LAND USE DESIGNATIONS

- 4.1.10 Home based businesses may be allowed in the Resource and Agriculture area subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment. Where proposals are within the vicinity of a provincial highway, a copy of the proposal should be sent to the Provincial department having jurisdiction for their review as a permit may be required. These types of businesses are secondary to a primary agricultural and/or residential use and are generally modest in scale and investment, and should not generate significant levels of traffic or have adverse effects on neighbouring land uses. Home based business may appear appropriate when starting up, but may grow to a level of activity more appropriate to an urban area, and this should be considered from the onset. Business established under these provisions may not be subdivided from the parcel of land on which they are established.
- 4.1.11 In approving commercial and industrial uses in Resource and Agriculture area the following criteria shall be considered:
- 4.1.11.1 The size and type of operation;
 - 4.1.11.2 Compatibility with the surrounding land uses and activities;
 - 4.1.11.3 The requirement for provision of municipal services;
 - 4.1.11.4 The potential for adverse effects on surface and groundwater, air quality, noise levels, and other characteristics important to the region;
 - 4.1.11.5 Adjacent land uses and activities, particularly sensitive land, ecological reserves, heritage marshes, wildlife management areas, and Provincial Parks or voluntarily protected areas, such as those established by a Conservation Agreement; and
 - 4.1.11.6 Review and recommendation(s) by the Provincial Department having jurisdiction for developments within the controlled area of provincial road and trunk highways or in areas where there may be an impact on the highway system. Development in the controlled area may require permits from the Provincial Department having jurisdiction.
- 4.1.12 Where feasible, existing non-conforming small holdings should be consolidated as a requirement of subdivision approval.
- 4.1.13 Land in the Resource and Agriculture designation area should generally be held in parcels of a minimum 80 acres in size in order to accommodate a wide range of agricultural and resource based activities.
- 4.1.14 Land divisions which create small parcels for non-agricultural or resource related uses shall not be permitted except as provided herein, and subject to a maximum of only one (1) subdivision per 80 acre title:

- 4.1.14.1 Parcels with a habitable residence that have been acquired through farm enlargement or consolidation or if a retiring farmer wishes to retire on his or her farm, a farmstead may be subdivided taking into consideration the configuration of the existing yard when the residence is not required for the agricultural enterprise, the bounds of the parcel do not exceed an established shelterbelt or yard and are not wasteful of agricultural lands.
- 4.1.14.2 A new non-agricultural related dwelling on a separate site for an individual whose presence, is necessary in assisting with the permitted agricultural activity with the intent of deriving a significant income from the agricultural activity.
- 4.1.14.3 Where a site has been physically separated as a remnant parcel in the development of a transportation corridor or a major drain, cannot reasonably be used for farming purposes, and will not create a land use conflict if subdivided.
- 4.1.14.4 A farmstead site may be subdivided on an existing river lot of record that is less than 80 acres in size, so long as one has not yet been subdivided out at the time of adoption of this plan.
- 4.1.15 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivision, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.1.15.1 There is sufficient demand for the proposed development.
 - 4.1.15.2 The proposal is not wasteful of land.
 - 4.1.15.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.1.15.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.1.15.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.1.15.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.

4.0 LAND USE DESIGNATIONS

- 4.1.15.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
- 4.1.15.8 The proposed development will have adequate surface water drainage.
- 4.1.15.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

LIVESTOCK OPERATION POLICIES

- 4.1.16 The expansion or establishment of livestock operations are required to meet setback requirements as established by Provincial Regulations.
- 4.1.17 The expansion or establishment of livestock operations and non-agricultural uses are required to meet separation distances as established by Provincial Regulations.
- 4.1.18 To ensure compliance with Provincial Regulations, the operator may be required to confirm separation distances and setbacks for new or expanding livestock operations and all associated structures by employing a Manitoba Land Surveyor at his / her own cost.
- 4.1.19 Livestock operations shall be managed in a manner that minimizes offensive odours and the potential for pollution of soils, groundwater and surface water by using treed shelterbelts and / or the most current odour reducing technology as recommended by the Province of Manitoba.
- 4.1.20 The expansion or establishment of livestock operations shall be directed away from any sensitive land, riparian area, wildlife refuge, shoreland, land subject to flooding, ecological reserve, heritage marsh, wildlife management area, Provincial Park, on land with a soil suitability rating of Class 6 or Class 7, or area where there is significant risk of groundwater contamination, unless adequate provisions are taken to mitigate the contamination risk.
- 4.1.21 Due to the number of non-agricultural related dwellings in Resource and Agriculture, Agriculture Restricted, and Rural Residential areas and Provincial siting requirements, the maximum number of Animal Units for new livestock operations may be restricted especially in the Rural Municipality of West St. Paul due to the close proximity to the City of Winnipeg and expanding residential areas within the municipality.
- 4.1.22 The expansion or establishment of livestock operations shall be permitted in Resource and Agriculture areas subject to the following thresholds in each respective municipality:

Rural Municipality of St. Andrews

Livestock operations up to 200 animal units shall be permitted. Any new or expanding livestock operations over 200 animal units shall require a conditional use.

Rural Municipality of St. Clements

Livestock operations up to 200 animal units shall be permitted. Any new or expanding livestock operations over 200 animal units shall require a conditional use.

Rural Municipality of West St. Paul

No new livestock operations over 100 animal units shall be established.

Existing livestock operations which have obtained permits may be permitted to expand to more than 100 Animal Units.

City of Selkirk

No new livestock operations shall be established.

Village of Dunnottar

No new livestock operations shall be established.

Rural Municipality of East St. Paul

No new livestock operations shall be established.

- 4.1.23 The Planning Board or Council shall refer all applications involving 300 or more Animal Units to the Minister and request that a Technical Review Committee be appointed to review the proposed application as per *The Planning Act*.
- 4.1.24 On sites where the Technical Review Committee or the Province has identified a potential risk of pollution of soils, groundwater and / or surface water, proposed livestock production operations are required to incorporate measures that will reduce the risk to acceptable levels.
- 4.1.25 In addition to the provisions contained in the Livestock Operation Policies, when evaluating the establishment, expansion or subdivision of livestock production operations, the following factors will be taken into consideration:
 - 4.1.25.1 The water source and water quality, the direction of prevailing winds, surrounding natural landscape features, and neighbouring land uses;
 - 4.1.25.2 The potential for groundwater pollution, and the means by which ground and surface water will be protected from possible contamination;

4.0 LAND USE DESIGNATIONS

- 4.1.25.3 Farm Practices Guidelines for Livestock Production in Manitoba;
- 4.1.25.4 *The Environment Act*;
- 4.1.25.5 Technical Reports; and
- 4.1.25.6 The potential for impacts on traffic on provincial and municipal transportation networks.

4.1.26 The establishment of livestock production operations on sites created by farmstead subdivision shall not be permitted.

4.2 Agriculture Restricted (AR)

In addition to the objectives and policies described in Section 2.0 and Section 3.0 the following are established:

OBJECTIVES

- 4.2.a To provide for small holding development under specified conditions.
- 4.2.b To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.
- 4.2.c To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.
- 4.2.d To protect agricultural land for agricultural use, including different types and sizes of mixed farming enterprises.
- 4.2.e To prevent the development of conflicting agricultural uses and non-agricultural uses in close proximity to each other.
- 4.2.f To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.
- 4.2.g To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, in a manner that is compatible with municipal servicing capabilities, and sensitive to the natural environment and provincial transportation system.
- 4.2.h To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

POLICIES

- 4.2.1 Agricultural activities in Agriculture Restricted areas shall be limited to a restricted range of farming activities and residential activities as further defined in the applicable municipal Zoning By-laws.

- 4.2.2 Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.
- 4.2.3 Land uses that may have a detrimental effect on the local environment or adjacent development shall be treated as Conditional Uses in municipal zoning by-laws to minimize land use conflicts and to prevent pollution of the natural environment.
- 4.2.4 Where an area of Agriculture Restricted development is bordered on one side by a major transportation corridor or facility such as a highway or rail line, new development shall be directed to the same side of a corridor to maintain safety conditions by eliminating unnecessary cross-corridor movements.
- 4.2.5 Certain specialized or small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.) may be allowed in the Agriculture Restricted area provided that they are compatible with surrounding residential activities.
- 4.2.6 The subdivision of land for agro-commercial and industrial related developments may be allowed within the Agriculture Restricted area provided they are modest in scale and investment, service the local population, do not generate significant levels of traffic, or otherwise have adverse effects on neighbouring land uses.
- 4.2.7 Small scale industrial uses may be permitted in the Agriculture Restricted areas as part of a farm operation in accordance with the overall objectives and policies for the Agriculture Restricted areas. The range and / or intensity of such small scale industrial uses may be limited and shall be treated as Conditional Uses in municipal zoning by-laws.
- 4.2.8 Commercial and industrial development that require a small land area, urban services, and is not related to resource or agricultural activities will not be permitted in the Agriculture Restricted areas.
- 4.2.9 In approving commercial and industrial uses in Agriculture Restricted areas the following criteria shall be considered:
 - 4.2.9.1 The size and type of operation.
 - 4.2.9.2 Compatibility with the surrounding land uses and activities.
 - 4.2.9.3 The requirement for provision of municipal services.
 - 4.2.9.4 The potential for adverse effects on surface and groundwater, air quality, noise levels, and other characteristics important to the region.
 - 4.2.9.5 Adjacent land uses and activities, particularly sensitive land, ecological reserves, heritage marshes, wildlife management areas, and Provincial Parks or voluntarily protected areas, such as those established by a Conservation Agreement.

4.0 LAND USE DESIGNATIONS

- 4.2.9.6 Review and recommendation(s) by the Provincial department having jurisdiction for developments within the controlled area of provincial road and trunk highways or in areas where there may be an impact on the highway system. Development in the controlled area may require permits from the Provincial department having jurisdiction
- 4.2.10 Home based businesses may be allowed in the Agriculture Restricted area subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment. Where proposals are within the vicinity of a provincial highway, a copy of the proposal should be sent to the Provincial department having jurisdiction for their review as a permit may be required.
- 4.2.11 New properties created through a subdivision in the Agriculture Restricted area for non-farm residential development, small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.), or small scale neighbourhood oriented commercial or institutional uses, should generally be at a minimum 4 acres in size. Land divisions which create parcels smaller than 4 acres in size should not be permitted except as provided herein:
 - 4.2.11.1 In recognition of the existing historic small-scale residential subdivision and development pattern found in the Agricultural Restricted areas of South St. Clements (the area described as those lands north of Coronation Rd., west of PR 202., east of Henderson Hwy., and south of Lockport), much of which was established prior to *The Planning Act*, the subdivision of smaller "infill" residential lots may be permitted, subject to compliance with the following:
 - 4.2.11.1.1 Proposed infill lots must be located along an existing developed public roadway.
 - 4.2.11.1.2 Proposed infill lots must be of a size that reflects the established size and character of the existing lots found along the same existing developed public roadway.
 - 4.2.11.1.3 Proposed infill lots must be of sufficient size that can accommodate on-site wastewater disposal, and, shall be designed in a manner that would facilitate efficient future provision of piped municipal water and wastewater services.
 - 4.2.11.1.4 Proposed infill lots may be located between or as an extension of an existing grouping of non-farm residential lots, and should be separated from existing lots by no more than 100 meters (328 feet) on the same side of the existing developed public roadway.
 - 4.2.11.1.5 The configuration of proposed infill lots should not impede or lessen potential for conservation subdivision design and development.

4.2.11.1.6 The configuration of proposed infill lots must accommodate extension of public roadways per adopted concept plans or Secondary Plans.

4.2.11.2 Conservation subdivisions within South St. Clements (the area described as those lands north of Coronation Rd., west of PR 202, east of Henderson Hwy., and south of Lockport), where the proposal includes both a developed area (e.g. subdivided lots for residential use, etc.) and an area of protected land that will remain as natural open space, are subject to compliance with the following:

4.2.11.2.1 The “development area” should be comprised of at least 20 generally contiguous acres.

4.2.11.2.2 Development density shall generally be a maximum of 1 lot per 2 acres of gross “development area.”

4.2.11.2.3 The conservation subdivision design must:

- i. Provide public road access from Hay Road, Wallie Road, Church Road, Ludwick Road, Donald Road, Dunning Road, McKay Road, Shalom Path or Coronation Road, and only if no other option is available, from Rebeck Road or Raleigh Road.
- ii. Designate a minimum of 60 % of the gross “development area” as Open Space, and that will be protected from development through conservation agreements, dedication to the Canada Land Conservancy or similar organization, dedication as public reserve or similar means deemed acceptable to Council. Open Space must connect with existing or proposed open space abutting the development area and should include natural areas, wildlife habitat, environmentally sensitive areas, wetlands, floodplains, steep slopes, mature trees, active recreation areas and farmland; and be zoned open space with long term development constraints as part of a development agreement attached to the rezoning, open space as a common element within a bare land condominium plan, or public reserve.
- iii. Protect and preserve heritage and archaeological features of considered federal, provincial or local value, and may integrate said sites into the design as appropriate.

4.0 LAND USE DESIGNATIONS

- 4.2.11.2.4 Protect and preserve farmland, natural features such as creeks, substantial mature tree stands, and may integrate said sites into the design as appropriate.
- 4.2.11.2.5 The “development area” will be re-zoned to “Conservation Subdivision” with land uses and bulk regulations as defined within the Zoning By-law.

4.2.12 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:

- 4.2.12.1 There is sufficient demand for the proposed development.
- 4.2.12.2 The proposal is not wasteful of land.
- 4.2.12.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
- 4.2.12.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
- 4.2.12.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
- 4.2.12.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
- 4.2.12.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
- 4.2.12.8 The proposed development will have adequate surface water drainage.
- 4.2.12.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

LIVESTOCK OPERATION POLICY

- 4.2.13 The expansion or establishment of livestock operations are required to meet setback requirements as established by Provincial Regulations.
- 4.2.14 The expansion or establishment of livestock operations and non-agricultural uses are required to meet separation distances as established by Provincial Regulations.
- 4.2.15 To ensure compliance with Manitoba Regulations, the operator may be required to confirm separation distances and setbacks for new or expanding livestock operations and all associated structures by employing a Manitoba Land Surveyor at his / her own cost.
- 4.2.16 Livestock operations shall be managed in a manner that minimizes offensive odours and the potential for pollution of soils, groundwater and surface water by using treed shelterbelts and / or the most current odour reducing technology as recommended by the Province of Manitoba.
- 4.2.17 The expansion or establishment of livestock operations shall be directed away from any sensitive land, riparian area, wildlife refuge, shoreland, land subject to flooding, ecological reserve, heritage marsh, wildlife management area, Provincial Park, on land with a soil suitability rating of Class 6 or Class 7, or area where there is significant risk of groundwater contamination, unless adequate provisions are taken to mitigate the contamination risk.
- 4.2.18 Due to the number of non-agricultural related dwellings in Agriculture Restricted areas and Provincial siting requirements, the maximum number of Animal Units per property is restricted. Therefore the expansion or establishment of livestock operations are subject to the following thresholds in each respective municipality:

Rural Municipality of St. Andrews

Up to 10 Animal Units may be permitted.

Rural Municipality of St. Clements

Up to 10 Animal Units may be permitted.

Rural Municipality of West St. Paul

Up to 10 Animal Units may be permitted.

City of Selkirk

0 Animal Units may be permitted.

Village of Dunnottar

0 Animal Units may be permitted.

Rural Municipality of East St. Paul

Up to 10 Animal Units may be permitted.

4.0 LAND USE DESIGNATIONS

- 4.2.19 The expansion of existing livestock operations of more than 200 Animal Units shall not be permitted.
- 4.2.20 In addition to the provisions contained in the Livestock Operation Policies, when evaluating the establishment, expansion or subdivision of livestock production operations, the following factors will be taken into consideration:
 - 4.2.20.1 The water source and water quality, the direction of prevailing winds, surrounding natural landscape features, and neighbouring land uses.
 - 4.2.20.2 The potential for groundwater pollution, and the means by which ground and surface water will be protected from possible contamination.
 - 4.2.20.3 Farm Practices Guidelines for Livestock Production in Manitoba.
 - 4.2.20.4 The Environment Act.
 - 4.2.20.5 Technical Reports.
 - 4.2.20.6 The potential for impacts on traffic on provincial and municipal transportation networks.

4.3 Rural Residential (RR)

In addition to the objectives and policies described in Section 2.0 and Section 3.0 the following are established:

OBJECTIVES

- 4.3.a To provide a rural lifestyle as an alternative to urban centres and settlement centres, on lots that are not immediately planned to be serviced with municipal piped water and sewer services.
- 4.3.b To plan rural residential development in a manner that minimizes adverse effects on agriculture, general development areas, and settlement centres.
- 4.3.c To preserve the rural character, open space, and the environment in the Planning District.
- 4.3.d To ensure that rural residential development takes place in an orderly and economical manner, and allows for the eventual connection to municipal piped services of these areas in the future when they become economically feasible.
- 4.3.e To ensure that the public's health is protected by locating subdivisions on land with the appropriate soil for on-site waste management systems and groundwater conditions.

POLICIES

- 4.3.1 New rural residential development shall not be permitted in areas adjacent to a designated settlement centre or the City of Selkirk where it would adversely affect or block the growth of the settlement centre or the City.
- 4.3.2 Rural residential development shall be directed towards sites with low potential for agriculture, including livestock production, due to poor soil conditions (Agriculture Capability Class 5 to 7) or other physical constraints which make the use of the land for agriculture unfeasible, and where the proposed development will not unduly interfere with existing or proposed agricultural operations.
- 4.3.3 Where subdivisions are proposed in areas with significant natural vegetation, the design should protect or enhance these areas.
- 4.3.4 Rural residential lots should be of a size that reflects a rural character, and, can accommodate on-site wastewater disposal.
- 4.3.5 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.3.5.1 There is sufficient demand for the proposed development.
 - 4.3.5.2 The proposal is not wasteful of land.
 - 4.3.5.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.3.5.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.3.5.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.3.5.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.3.5.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.

4.0 LAND USE DESIGNATIONS

- 4.3.5.8 The proposed development will have adequate surface water drainage.
- 4.3.5.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, adheres to required separation distances to livestock operations, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.
- 4.3.6 Small scale commercial uses may be appropriate in the Rural Residential areas if they service the local population, are not reliant on municipal piped services and no suitable urban location exists within convenient proximity to the area. In reviewing proposals for a commercial use in a Rural Residential area, the following shall be considered:
 - 4.3.6.1 The size and type of operation.
 - 4.3.6.2 Compatibility with the surrounding land uses and activities.
 - 4.3.6.3 The requirement for provision of municipal services.
 - 4.3.6.4 The potential for adverse affect on surface and groundwater, air quality, noise levels, and other characteristics important to the region.
 - 4.3.6.5 Adjacent land uses and activities, particularly sensitive land, ecological reserves, heritage marshes, wildlife management areas, and Provincial Parks or voluntarily protected areas, such as those established by a Conservation Agreement.
- 4.3.7 Home based businesses may be allowed in the Rural Residential areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.

4.4 Resort (R)

In addition to the objectives and policies described in Section 2.0 and Section 3.0 the following are established:

OBJECTIVES

- 4.4.a To provide recreation opportunities by identifying areas that should be protected for resort development and supporting the optimum development of outdoor recreational resources based on the natural capability of the land.
- 4.4.b To locate resort development in areas where agricultural activities will be the least affected.

- 4.4.c To ensure that resort developments are designed in a manner that is in keeping with sound land use planning, can be serviced appropriately, incorporate principles of sustainable development, provide for adequate open space and privacy, and are protected from the intrusion of incompatible land uses.
- 4.4.d To prevent the use or alteration of the natural resources and characteristics of the natural landscape (water, shoreline and natural vegetation), in a way that would diminish their value.
- 4.4.e To provide adequate access to the shoreland (particularly in areas capable of supporting family beach activities), public day use areas, and campgrounds adjacent to beach areas if desirable.
- 4.4.f To ensure adequate sewage management and potable water supply is provided to cottage areas.
- 4.4.g To minimize interference with wildlife habitat, particularly waterfowl migration stopping areas. Because marshes are important for water purification and provide habitat for fur bearing animals and waterfowl, the implications of cottage development in marsh areas should be considered.
- 4.4.h To promote and encourage boating and recreational activities on Lake Winnipeg especially those with the least ecological impact such as kayaking and canoeing. Consideration should be given to the possible impacts of boating on waterfowl and fish habitat.

POLICIES

- 4.4.1 Resort area development shall be directed towards sites with a low potential for agricultural activities, including livestock production, due to poor soil conditions (Agriculture Capability Class 5 to 7) or other physical constraints which make the use of the land for agriculture unfeasible, and shall be directed towards sites where the proposed development will not unduly interfere with existing or proposed agricultural operations.
- 4.4.2 Developments shall be sufficiently separated from existing agricultural operations, including livestock operations, to ensure they will not cause conflicts and be consistent with Provincial Regulations.
- 4.4.3 Where Resort area development is considered appropriate, it shall be encouraged to develop in a pattern which efficiently uses land, infrastructure, and public services while offering adequate public shoreline access.
- 4.4.4 Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, industrial, agricultural, or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area.

4.0 LAND USE DESIGNATIONS

- 4.4.5 Recreation opportunities in Resort areas should not be developed beyond the capability of the resource base as determined by the Planning District. A comprehensive recreation capability study may be required to fully assess the potential and carrying capability of sites.
- 4.4.6 Acceptable recreational uses would include day use areas, camping areas, seasonal dwelling areas and other recreational uses depending on the land capability and suitability as determined by the Planning District.
- 4.4.7 Small scale commercial uses are permitted in the Resort areas if they service the local population, or are of a resort and / or recreational nature. In reviewing proposals for a commercial use in a Resort area, the following shall be considered:
 - 4.4.7.1 The size and type of operation.
 - 4.4.7.2 Compatibility with the surrounding land uses and activities.
 - 4.4.7.3 The indiscriminate clearing of trees shall be restricted.
 - 4.4.7.4 Changing of slope or drainage patterns shall not be allowed unless appropriate and will aid in the reduction of erosion or drainage problems.
 - 4.4.7.5 Maintenance or rehabilitation of natural vegetative cover along Lake Winnipeg and associated waterways shall be promoted where it is intended to protect and enhance wildlife and fisheries habitat, prevent erosion, siltation, and reduce runoff.
 - 4.4.7.6 Activities that discharge pollutants shall be restricted in their location and precautionary safeguards that prevent or mitigate the impact of pollutants shall be incorporated.
- 4.4.8 Home based businesses may be allowed in the Resort areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.
- 4.4.9 New or expanded Resort development should suit the topography, and consideration should be given to conserving natural vegetation, drainage features and the natural lay of the land.
- 4.4.10 In order to ensure that public access to the shoreline is available, new or expanded Resort development, including subdivisions, shall not include a continuous tier of development fronting on the waterfront.
- 4.4.11 Where high capability beach area exists, public access and facilities should be provided, including establishing the area as a public reserve, providing public road access, sufficient parking space, a beach access area, garbage cans, and public washrooms. Where possible these public beach areas should be separated from residential dwelling areas, and, the public beach area should be a minimum of 100 feet wide (measure from the ordinary high water mark) or of an adequate dimension to meet environmental needs and to provide for public access.

- 4.4.12 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
- 4.4.12.1 There is sufficient demand for the proposed development.
 - 4.4.12.2 The proposal is not wasteful of land.
 - 4.4.12.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.4.12.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.4.12.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.4.12.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.4.12.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.4.12.8 The proposed development will have adequate surface water drainage.
 - 4.4.12.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.5 Settlement Centre (SC)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.5.a To promote the development of settlement centres to function as administrative and service centres to provide a full range of social, commercial and institutional facilities to the residents of the region.
- 4.5.b To direct all new urban type developments to locate in the City of Selkirk and existing settlement centres rather than establish new competing centres.
- 4.5.c To direct growth of existing settlement centres to one side only of provincial trunk highways and provincial roads.
- 4.5.d To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.
- 4.5.e To protect settlement centres from those land use activities that have the potential of being detrimental to the health, safety and general welfare of the community.
- 4.5.f To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.
- 4.5.g To avoid and prevent wherever possible conflicts between different urban type land uses.
- 4.5.h To alleviate costs and inconveniences arising from providing services to poorly located and unplanned developments.
- 4.5.i To protect properties and residents from land uses, activities and natural hazards that are, or have the potential of being, detrimental to the health, safety and general well-being of the residents of the community.
- 4.5.j To promote mixed use nodal development along major transportation corridors in a manner that supports public transit services.

POLICIES

In addition to the policies described in Section 2.0 and Section 3.0 the following policies are established:

- 4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.

- 4.5.2 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.
- 4.5.3 The growth of settlement centres bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system. No new additional accesses will be granted to PTH 101.
- 4.5.4 Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.
- 4.5.5 Landscaping is encouraged especially along public rights-of-way, public open spaces and in areas in public view.
- 4.5.6 Mobile homes should be located in mobile home parks or a mobile home subdivision. Mobile home areas should have the same amenities as those provided in other residential areas.
- 4.5.7 Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices.
- 4.5.8 Multiple-family residential development shall be permitted in appropriate locations in the Settlement Centre areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:
 - 4.5.8.1 Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;
 - 4.5.8.2 Higher density multiple-family residential development (e.g. high-rise apartments) should be located on sites that are adjacent or close to key transportation routes, or within walking distance to a transit node such as a bus stop.
 - 4.5.8.3 Higher density multiple-family residential development (e.g. high-rise apartments) may be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.

4.0 LAND USE DESIGNATIONS

- 4.5.8.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.
- 4.5.9 Commercial uses shall be encouraged to locate in commercial clusters in a central commercial area of the settlement centre.
- 4.5.10 Commercial uses which cater to highway traffic (e.g. motels, gas stations etc.), and those which require large sites, shall be grouped and located on sites zoned for highway commercial areas which may be adjacent to provincial highways. Highway commercial areas shall be designed to least interfere with the flow of traffic which may require service roads, and shall have a high quality of design.
- 4.5.11 Home based businesses may be allowed in Settlement Centre areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.
- 4.5.12 Residential areas shall be developed and maintained with a view to creating a high quality of life for residents and a safe and pleasant living environment with high quality public spaces for community service, recreation and alternative transportation facilities such as school sites, parks, playgrounds and the like.
- 4.5.13 Trails, parks and open space should be designed to meet the needs of the local community with passive and / or active recreational facilities and provide amenities for alternative transportation.
- 4.5.14 Where a regional plan or strategy for alternative transportation or parks exists, the design of the park or open space shall respect the regional plan or strategy.
- 4.5.15 In order to ensure that an adequate amount public parks and open space is provided in new developments, a municipal council may require, where needed, the applicants for a proposed development of land to dedicate park space, in accordance with the provisions contained in *The Planning Act*.
- 4.5.16 Institutional uses such as government offices, recreational centers, schools, public service facilities including health care facilities and public services provided by non-profit service clubs should be located in areas from where the intended services may be provided efficiently.
- 4.5.17 Development densities in Grand Marais, Petersfield and the Village of Dunnottar are such that they have been designated Settlement Centres. However, these areas also have unique physical characteristics resulting from their proximity to water bodies or tributaries. In many ways these communities are considered recreational and seasonal areas. In order to preserve the existing natural features and character of these areas, the following policies apply to Grand Marais, Petersfield and the Village of Dunnottar Settlement Centres:

- 4.5.17.1 Uses which alter natural resources and / or natural landscapes (e.g. water, shoreline and natural vegetation, etc.), in a way that would diminish their ecological or monetary value shall not be permitted.
- 4.5.17.2 Development not compatible with the natural environment shall be avoided.
- 4.5.17.3 In order to preserve the natural environment, the attractiveness of the area, and to reduce the hazard of erosion, the indiscriminate clearing of trees shall be restricted.
- 4.5.17.4 The changing of slope or drainage patterns shall not be allowed unless it will aid in the reduction of erosion or drainage problems.
- 4.5.17.5 Maintenance or rehabilitation of natural vegetative cover along Lake Winnipeg and associated waterways will be encourage in order to protect and enhance wildlife and fisheries habitat and to prevent erosion.
- 4.5.17.6 Activities that discharge pollutants shall be restricted.
- 4.5.17.7 To ensure that development(s) will not negatively impact highly valued ecological lands, mitigative measures will be required to minimize against any associated adverse impacts on the ecological lands.
- 4.5.17.8 Development proposals shall be sited at an adequate distance from ecologically sensitive areas to minimize potential impacts on species at risk and associated habitat.
- 4.5.17.9 In order to ensure that public access to the shoreline is available, new or expanded development, including subdivisions, shall not include a continuous tier of development fronting on the waterfront.
- 4.5.17.10 Public Reserve dedication along waterways shall be strongly encouraged.
- 4.5.17.11 Where high capability beach area exists, public access and facilities should be provided, including establishing the area as a public reserve, providing public road access, sufficient parking space, a beach access area, garbage cans, and public washrooms. Where possible these public beach areas should be separated from residential dwelling areas, and, the public beach area should be a minimum of 100 feet wide (measure from the ordinary high water mark) or of an adequate dimension to meet environmental needs and to provide for public access.

4.0 LAND USE DESIGNATIONS

- 4.5.18 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
- 4.5.18.1 There is sufficient demand for the proposed development.
 - 4.5.18.2 The proposal is not wasteful of land.
 - 4.5.18.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.5.18.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.5.18.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.5.18.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.5.18.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.5.18.8 The proposed development will have adequate surface water drainage.
 - 4.5.18.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.
- 4.5.19 It is advised that proponents for new or expanded residential development, including subdivision, involving the creation of more than twenty-five (25) dwelling units should consult with the local school division to determine if land dedication will be required for a future school sites, and if needed, to design the development in a manner that will accommodate a school site. When incorporating a future school site into a development, the following should be considered:
- 4.5.19.1 School sites should be centrally located in residential area.
 - 4.5.19.2 School sites should have access to key transportation routes, for ease of school bus routing.

- 4.5.19.3 School sites should be connected to sidewalks and other active transportation features.
- 4.5.19.4 School sites should be located adjacent to amenities that can be jointly used (e.g. greenspace, park space, etc.).

4.6 General Development (GD)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.6.a To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.
- 4.6.b To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.
- 4.6.c To ensure that uses located within general development areas do not adversely affect adjacent uses.
- 4.6.d To promote mixed use nodal development along major transportation corridors that support public transit services.
- 4.6.e To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.

POLICIES

- 4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.
- 4.6.2 Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.
- 4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.

4.0 LAND USE DESIGNATIONS

- 4.6.4 The growth of General Development areas bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system.
- 4.6.5 Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices.
- 4.6.6 Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:
- 4.6.6.1 Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;
 - 4.6.6.2 Higher density multiple-family residential development (e.g. high-rise apartments) should be located on sites that are adjacent or close to key transportation routes, are within or adjacent to Mixed Use Nodal areas, or within walking distance to a transit node such as a bus stop.
 - 4.6.6.3 Higher density multiple-family residential development (e.g. high-rise apartments) may be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.
 - 4.6.6.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.
- 4.6.7 Small scale commercial uses may be appropriate in the General Development areas if they service the local population, are not reliant on municipal piped services and no suitable urban location exist within convenient proximity to the area. In reviewing proposals for a commercial use in a General Development area, the following shall be considered:
- 4.6.7.1 The size and type of operation.
 - 4.6.7.2 Compatibility with the surrounding land uses and activities.
 - 4.6.7.3 The requirement for provision of municipal services.

- 4.6.7.4 The potential for adverse effect on surface and groundwater, air quality, noise levels, and other characteristics important to the region.
- 4.6.8 Commercial uses which cater to highway traffic (e.g. motels, gas stations etc.), and those which require large sites, shall be grouped and located on sites zoned for highway commercial areas which may be adjacent to provincial highways. Highway commercial areas shall be designed to least interfere with the flow of traffic which may require service roads, and shall have a high quality of design.
- 4.6.9 Home based businesses may be allowed in General Development areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.
- 4.6.10 Trails, parks and open space should be designed to meet the needs of the local community with passive and / or active recreational facilities and provide amenities for alternative transportation.
- 4.6.11 Where a regional plan or strategy for alternative transportation or parks exists, the design of the park or open space shall respect the regional plan or strategy.
- 4.6.12 In order to ensure that an adequate amount public parks and open space is provided in new developments, a municipal council may require, where needed, the applicants for a proposed development of land to dedicate park space, in accordance with the provisions contained in *The Planning Act*.
- 4.6.13 Small scale institutional uses that are intended to service the local population may be permitted in General Development areas.
- 4.6.14 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.6.14.1 There is sufficient demand for the proposed development.
 - 4.6.14.2 The proposal is not wasteful of land.
 - 4.6.14.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.6.14.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.6.14.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.

4.0 LAND USE DESIGNATIONS

- 4.6.14.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.6.14.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.6.14.8 The proposed development will have adequate surface water drainage.
 - 4.6.14.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.
- 4.6.15 It is advised that proponents of new or expanded residential development, including subdivision, involving the creation of more than twenty-five (25) dwelling units should consult with the local school division to determine if land dedication will be required for a future school sites, and if needed, to design the development in a manner that will accommodate a school site. When incorporating a future school site into a development, the following should be considered:
- 4.6.15.1 School sites should be centrally located in residential area.
 - 4.6.15.2 School sites should have access to key transportation routes, for ease of school bus routing.
 - 4.6.15.3 School sites to should be connected to sidewalks and other active transportation features.
 - 4.6.15.4 School sites should be located adjacent to amenities that can be jointly used (e.g. greenspace, park space, etc.).

4.7 Industrial (I)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.7.a To support intensive industrial development within existing and designated industrial lands within the Planning District.
- 4.7.b To make available an adequate supply of serviced land in appropriate locations to meet the ongoing needs of the Planning District and Capital Region for various types of industry.

- 4.7.c To provide planned locations for intensive industrial developments, in an environmentally sustainable manner.
- 4.7.d To facilitate economic development by providing a supply of industrial land adequate to meet the demand for development, as well as land in strategic locations which are accessible to major transportation infrastructure and can be supported by market conditions.
- 4.7.e To encourage industries with similar characteristics to cluster together to avoid land use incompatibilities with adjacent land uses and disruption of the established transportation system.
- 4.7.f To ensure that future industrial development does not negatively impact on adjacent land uses.
- 4.7.g To reduce or eliminate land use conflicts between industry and other land uses both within the planning district and adjoining jurisdictions.
- 4.7.h To ensure that industrial areas provide for a safe and healthy work environment, and are developed in a sustainable and environmentally safe manner.

POLICIES

- 4.7.1 Generally heavy industrial development and uses should be located within the Planning District's Industrial designated areas where appropriate municipal services are available. However, property designated for industrial developments may be appropriate in rural areas in following circumstances:
 - 4.7.1.1 They require larger parcels of land and no suitable sites exist within currently designated areas;
 - 4.7.1.2 They require a rural location because of the development's hazardous nature or potential nuisance created by associated traffic; or
 - 4.7.1.3 There is a need to separate a development from population centres because of potential danger to public safety or nuisance from materials associated with the operation of the development.
- 4.7.2 Industries that are dependent upon an abundant supply of water and which may have a negative effect on the potable water supply will not be permitted in the rural industrial areas.
- 4.7.3 Within the City of Selkirk, non-conforming uses in the area south of the north Selkirk Industrial Park and east of P.T.H. 9A should be encouraged to relocate and the area redeveloped to a Business Park standard in order to increase the attractiveness of this entrance into the City of Selkirk.

4.0 LAND USE DESIGNATIONS

- 4.7.4 Within the City of Selkirk, industrial development in the area north and east of the downtown area, south of Taylor Avenue, should be discouraged. This area should be redeveloped for general commercial, tourist and recreation uses.
- 4.7.5 Industries presently located in non-industrial areas should be encouraged to relocate to appropriate industrial areas to reduce the impact or potential for impact of incompatible land uses. Should relocation of existing industry be impractical, steps should be taken to minimize the negative impact on adjoining property.
- 4.7.6 Expansion of industrial lands should be staged according to the servicing pattern. Development priority should be given to lands already serviced.
- 4.7.7 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.7.7.1 There is sufficient demand for the proposed development.
 - 4.7.7.2 The proposal is not wasteful of land.
 - 4.7.7.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.7.7.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.7.7.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.7.7.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.7.7.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.7.7.8 The proposed development will have adequate surface water drainage.
 - 4.7.7.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.8 Business Park (BP)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.8.a To make available an adequate supply of serviced land in appropriate locations to meet the ongoing needs of the Planning Area and Capital Region for various types of industry.
- 4.8.b To provide planned locations for business park developments, in an environmentally sustainable manner.
- 4.8.c To facilitate economic development by providing a supply of Business Park land adequate to meet the demand for development, as well as land in strategic locations which are accessible to major transportation infrastructure and can be supported by market conditions.
- 4.8.d To encourage industries with similar characteristics to cluster together to avoid land use incompatibilities with adjacent land uses and disruption of the established transportation system.
- 4.8.e To ensure that future business park development does not negatively impact on adjacent land uses.
- 4.8.f To reduce or eliminate land use conflicts between industry and other land uses both within the planning district and adjoining jurisdictions.
- 4.8.g To ensure that Business Park areas provide for a safe and healthy work environment, and are developed in a sustainable and environmentally safe manner.

POLICIES

- 4.8.1 Industries that are dependent upon an abundant supply of water and which may have a negative effect on the potable water supply will not be permitted in the rural business park areas.
- 4.8.2 Design guidelines shall be incorporated into municipal zoning by-laws and/or development agreements to ensure that the visual image of development is maintained, and that an overall high standard of development takes place.
- 4.8.3 The area located in the City of Selkirk between the northern limit of the Business Park and the sewage treatment plant may be provided with water service through an extension of the existing water distribution system or by private well.
- 4.8.4 Development of the existing Business Park in the City of Selkirk shall be directed to the north and west of the Business Park limits.

4.0 LAND USE DESIGNATIONS

- 4.8.5 Industries presently located in non-business park areas should be encouraged to relocate to appropriate business park areas to reduce the impact or potential for impact of incompatible land uses. Should relocation of existing industry be impractical, steps should be taken to minimize the negative impact on adjoining property.
- 4.8.6 Expansion of business park lands should be staged according to the servicing pattern. Development priority should be given to lands already serviced.
- 4.8.7 While the purpose of the Business Park land use designation is to reserve land for employment opportunities, consideration may be given to allowing residential uses, so long as those residential uses are associated with, and deemed necessary to support, a primary business park / employment related use.
- 4.8.8 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.8.8.1 There is sufficient demand for the proposed development.
 - 4.8.8.2 The proposal is not wasteful of land.
 - 4.8.8.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.8.8.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.8.8.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.8.8.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.8.8.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.8.8.8 The proposed development will have adequate surface water drainage.

- 4.8.8.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.9 Urban Neighbourhood (UN)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.9.a To provide and maintain a supply of residential land to meet housing demands, taking into consideration opportunities to retro-fit older housing stock.
- 4.9.b To provide and maintain an adequate variety of housing types to meet the needs of all residents.
- 4.9.c To provide and maintain services ancillary to residential development.
- 4.9.d To encourage LEED building and neighbourhood standards for housing developments.
- 4.9.e To encourage residential development that applies sustainability principles; hence facilitating an efficient use of municipal services and energy resources.
- 4.9.f To provide for neighbourhood commercial development that does not conflict with adjacent residential development.

POLICIES

- 4.9.1 In order to maximize the investment in infrastructure, development priority should be given to land already serviced, and the up-zoning of properties suitable for higher density residential and mixed use development.
- 4.9.2 Rehabilitation and conservation of existing housing stock should be encouraged to protect property values and preserve the existing housing stock.
- 4.9.3 Infill residential development in existing neighborhoods will be encouraged, in order to maximize the efficiency of exiting municipal services.
- 4.9.4 Complementary ancillary uses and services should be provided in residential areas such as parks, recreational facilities, schools, neighbourhood commercial services, and limited institutional uses such as churches, childcare facilities, seniors housing and nursing homes.
- 4.9.5 Home occupations may be permitted within residential areas but should not detract from the residential character of the area in which they are located. Home industries shall not be permitted in residential districts.

4.0 LAND USE DESIGNATIONS

- 4.9.6 A general housing strategy for the City of Selkirk should be established to ensure that new residential development projects include an affordable housing component and provide opportunities for home ownership. The strategy may consider alternative ownership models such as cooperatives.
- 4.9.7 The Zoning By-law shall provide for appropriately located high rise apartments, mixed use, planned unit developments, LEED developments, provisions for energy efficient developments meeting Manitoba Hydro power smart standards, and residential zoning categories recognizing and protecting a range of housing types.
- 4.9.8 Provision should be made for a wide variety of housing types in an environmentally attractive residential setting.
- 4.9.9 Multiple-family residential development shall be permitted in appropriate locations in the Urban Neighbourhood areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:
 - 4.9.9.1 Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;
 - 4.9.9.2 Higher density multiple-family residential development may be located on sites that are adjacent or close to key transportation routes, or within walking distance to a transit node such as a bus stop.
 - 4.9.9.3 Higher density multiple-family residential development should be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.
 - 4.9.9.4 Lower density multiple-family residential development could be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.
- 4.9.10 The establishment of new mobile home park subdivisions may be permitted in the Urban Neighbourhood area in the appropriate zoning district.
- 4.9.11 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:

- 4.9.11.1 There is sufficient demand for the proposed development.
 - 4.9.11.2 The proposal is not wasteful of land.
 - 4.9.11.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.9.11.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.9.11.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.9.11.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.9.11.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.9.11.8 The proposed development will have adequate surface water drainage.
 - 4.9.11.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.
- 4.9.12 It is advised that proponents for new or expanded residential development, including subdivision, involving the creation of more than twenty-five (25) dwelling units should consult with the local school division to determine if land dedication will be required for a future school sites, and if needed, to design the development in a manner that will accommodate a school site. When incorporating a future school site into a development, the following should be considered:
- 4.9.12.1 School sites should be centrally located in residential area.
 - 4.9.12.2 School sites should have access to key transportation routes, for ease of school bus routing.
 - 4.9.12.3 School sites to should be connected to sidewalks and other active transportation features.

- 4.9.12.4 School sites should be located adjacent to amenities that can be jointly used (e.g. greenspace, park space, etc.).

4.10 Downtown Mixed Use (DM)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.10.a To support continued development of the waterfront and vicinity as Selkirk's "meeting place" for community activities.
- 4.10.b To encourage the adaptive reuse of historic buildings.
- 4.10.c To encourage the establishment of a variety of commercial enterprises in order to support tourism in the Downtown.
- 4.10.d To encourage mixed-uses for buildings.
- 4.10.e To encourage higher density residential development.
- 4.10.f To protect and enhance the character of Manitoba Avenue and Main Street as a "neighbourhood main street".

POLICIES

- 4.10.1 Promote downtown development to stimulate revitalization and capitalize on existing infrastructure by:
 - 4.10.1.1 Encouraging and creating a plan to address the retention, recruitment, development, and incubation of unique and important businesses;
 - 4.10.1.2 Encouraging and supporting the adaptive reuse of heritage buildings and the location of government office and staff in the downtown;
 - 4.10.1.3 Ensuring that the zoning by-law supports the concept of mixed land uses and compact urban form in the downtown; and
 - 4.10.1.4 Encouraging construction on vacant lots.
- 4.10.2 Encourage downtown living in the City of Selkirk by:
 - 4.10.2.1 Supporting the creation of a pedestrian friendly downtown;
 - 4.10.2.2 Supporting the creation of a visually attractive downtown; and

- 4.10.2.3 Encouraging mixed-use residential development that integrates retail, personal, recreational, and institutional services required by the local population.
- 4.10.3 Promote a safe downtown by:
 - 4.10.3.1 Encouraging all public and private development in the downtown to be designed with site and building design principles (Crime Prevention Through Environmental Design) that promote safety and security; and
 - 4.10.3.2 Encouraging graffiti control.
- 4.10.4 Promote the unique character of the downtown by:
 - 4.10.4.1 Supporting special events at the Waterfront and in the downtown area; and
 - 4.10.4.2 Supporting and encouraging affordable activities in the downtown that foster a spirit of celebration and festivity and that promote the participation of all residents and visitors.
- 4.10.5 Encourage accessibility to and within the downtown by:
 - 4.10.5.1 Promoting universal design in all public and private development projects;
 - 4.10.5.2 Linking to East Selkirk and adjacent neighbourhoods with attractive transportation routes and access points with emphasis on multi-modal connections;
 - 4.10.5.3 Using streets and sidewalks, river corridors, pathways, and greenspaces as an interconnected network to integrate the downtown and connect it with the whole city;
 - 4.10.5.4 Supporting cycling and other alternative modes of transportation to and within the downtown; and
 - 4.10.5.5 Supporting cost-effective public transit to move people to and within the downtown.
- 4.10.6 Encourage the expansion and diversification of non retail activities such as government services, professional services, post secondary education services, arts and cultural services, and financial services.
- 4.10.7 Encourage land intensive commercial and institutional uses to establish on land designated as Regional Commercial and Regional Institutional.
- 4.10.8 The development of higher density multiple-family dwellings shall be permitted in the downtown district and / or along Main Street.

4.0 LAND USE DESIGNATIONS

- 4.10.9 Promote the development of the Selkirk waterfront area between the bridge and Marine Museum property with an emphasis on recreational / cultural / tourism uses.
- 4.10.10 Encourage new public facilities and office uses to locate in close proximity to the waterfront to enhance “the meeting centre” theme for the water front.
- 4.10.11 Selkirk’s rich historical background shall be encouraged to be considered in site and building design of new facilities and renovation of older buildings. This rich history may be the seed for an architectural design theme which presents Selkirk as an interesting destination point.
- 4.10.12 Incentives and design guidelines shall be considered to enhance historical resources in the downtown.
- 4.10.13 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.10.13.1 There is sufficient demand for the proposed development.
 - 4.10.13.2 The proposal is not wasteful of land.
 - 4.10.13.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.10.13.4 The proposed development will have direct frontage and access onto a developed all-weather public road.
 - 4.10.13.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.10.13.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.10.13.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.10.13.8 The proposed development will have adequate surface water drainage.

- 4.10.13.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.11 Regional Recreation and Open Space (RRO)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.11.a To provide recreation and open space to meet a variety of community needs and contribute to the community's quality lifestyle.
- 4.11.b To preserve natural areas with aesthetic value and access to the river edge.
- 4.11.c To separate non-compatible land uses with open space or landscaped buffers in order to minimize conflicts.
- 4.11.d To present Selkirk as a regional center hosting recreational and cultural events.
- 4.11.e To expand Selkirk's array of recreational facilities.

POLICIES

- 4.11.1 Regional Recreation and Open Space development should be directed to locate in Selkirk.
- 4.11.2 The RRPD and City Council shall support the integration of rivers, parks, and green spaces by:
 - 4.11.2.1 Enhancing year-round access to the Red River through the provision of boat launches, docks, river trail systems, and other conveniences.
 - 4.11.2.2 Protecting, preserving, and enhancing natural amenities and linking them where feasible.
 - 4.11.2.3 Encouraging the private sector to incorporate open space, landscaping, and alternative transportation amenities into development projects.
- 4.11.3 Selkirk's trail system should be expanded and strategically linked beyond Selkirk Park to include other scenic areas such as the waterfront and the golf course for recreational use and active transportation.

4.0 LAND USE DESIGNATIONS

- 4.11.4 Development of facilities and promotion of events that support recreation shall be permitted.
- 4.11.5 A multi-use trail system throughout the City should be introduced which would connect scenic routes (e.g. Selkirk Park, the Selkirk waterfront, Selkirk Golf Course), as well as inter-municipal trail linkages such as the Trans Canada Trail. Establishing a multi-use trail system may require that land be dedicated to the City of Selkirk, as public reserve, through the subdivision process, especially those lands that are adjacent to the Red River.
- 4.11.6 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.11.6.1 There is sufficient demand for the proposed development.
 - 4.11.6.2 The proposal is not wasteful of land.
 - 4.11.6.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.11.6.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.11.6.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.11.6.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.11.6.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.11.6.8 The proposed development will have adequate surface water drainage.
 - 4.11.6.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.12 Regional Commercial (RC)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.12.a To expand Selkirk's regional centre drawing power by offering greater service variety and selection while enhancing Selkirk's downtown and Main Street commercial district thereby making Selkirk an exciting community to live and / or visit.
- 4.12.b To expand Selkirk's commercial economic base thereby increasing employment opportunities for local citizens.
- 4.12.c To ensure that infrastructure improvements are planned to address the effects of further development to municipal infrastructure and undue costs are not borne by the municipality.

POLICIES

- 4.12.1 Regional Commercial development should be directed to locate in Selkirk.
- 4.12.2 To encourage the expansion and diversification of large land intensive uses in Regional Commercial areas.
- 4.12.3 Regional commercial developments which attract large volumes of traffic shall be designed to least interfere with the flow of traffic which may require service roads.
- 4.12.4 Development in Regional Commercial areas shall have a high quality of design.
- 4.12.5 Regional Commercial areas shall provide adequate off street parking.
- 4.12.6 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.12.6.1 There is sufficient demand for the proposed development.
 - 4.12.6.2 The proposal is not wasteful of land.
 - 4.12.6.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.12.6.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.

4.0 LAND USE DESIGNATIONS

- 4.12.6.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
- 4.12.6.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
- 4.12.6.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
- 4.12.6.8 The proposed development will have adequate surface water drainage.
- 4.12.6.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.13 Regional Institutional (RI)

In addition to the objectives described in Section 2.0 and Section 3.0 the following objectives are established:

OBJECTIVES

- 4.13.a To expand Selkirk's regional centre drawing power by offering a range of services thereby making Selkirk an exciting community to live and / or visit.
- 4.13.b To ensure that infrastructure improvements are planned to address the effects of further development to municipal infrastructure and undue costs are not borne by the municipality.
- 4.13.c To assure availability of adequate land in appropriate locations to meet the institutional needs of the City and the District.
- 4.13.d To ensure City institutional uses are developed in a manner that is harmonious to the environment and is in keeping with the character of the area.
- 4.13.e To support education, health and other institutional services, and related development to meet the needs of the City, District and Province.

POLICIES

- 4.13.1 Regional Institutional development should be directed to locate in Selkirk.
- 4.13.2 To encourage the expansion and diversification of large land intensive uses in Regional Institutional areas.
- 4.13.3 Development in Regional Institutional areas shall have a high quality of design.
- 4.13.4 The design of institutional buildings should be in keeping with the character of the area where practical.
- 4.13.5 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.13.5.1 There is sufficient demand for the proposed development.
 - 4.13.5.2 The proposal is not wasteful of land.
 - 4.13.5.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.13.5.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.13.5.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.13.5.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.13.5.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.13.5.8 The proposed development will have adequate surface water drainage.
 - 4.13.5.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

5

PLAN IMPLEMENTATION

CONTENTS:

- 5.1 Tools to Managing Growth and Change
- 5.2 Making Things Happen
- 5.3 The Plan Guides Actions
- 5.4 The Future is a Shared Responsibility
- 5.5 Monitoring Performance

This section of the Development Plan outlines the force of law that the Plan will have once adopted, lists various tools for implementing the Development Plan's direction and goals, how to monitor the performance of the Development Plan, and finally when amendments and a detailed review are required.

5.1 Plan Adoption

Once adopted, this Development Plan will have the force of law, and development or land use within the RRPD must adhere to the Development Plan policies.

5.2 Tools for Implementation

On its own, a Development Plan is a collection of maps, objectives and policies that are aimed at directing land use and development in a manner to achieve the District's goals. Implementation of the Development Plan's direction to achieve its goals is a shared responsibility between the RRPD and its member municipalities, and The Planning Act provides the tools to implement that direction. The following is a list and description of those tools.

SECONDARY PLAN

A secondary plan is a by-law that outlines how a specific geographic area should develop over time. More detailed and locally focused than a Development Plan, a secondary could address or even illustrate the requirements for a variety of topic for an area, including: the future subdivision layout and design; design and building standards; roadway patterns and connections; land use arrangements; protection of heritage assets; protection of specific natural resources and habitat; and economic development, to name a few.

Secondary plans are useful when trying to address how development should occur in a complex scenario. Such a scenario could involve planning an area to support a range of potentially conflicting land-uses (e.g. residential and employment lands), or, planning an area for development where multiple landowners with diverging interests and involved.

CONCEPT PLAN

A concept plan is a document that visually illustrates, through a schematic layout, how an area should develop over time. Concept plans could include a conceptual layout for a variety of items, including: layout of future roadways; layout of buildings and landscaping; location of sidewalks, bike paths, active transportation routes, parks and open space; and the location and transitional features between land uses, to name a few. Typically, a concept plan is not adopted as a by-law.

ZONING BY-LAW

A zoning by-law is a municipal by-law that organizes the community into land use zones, and outlines land uses that are permitted or conditional on a property, bulk requirements for new development (e.g. building height, building setbacks, etc.), dimensional standards for new lots (e.g. site area, site width), and other regulation for new development. The policies and objectives found within the Development Plan are generally implemented through a zoning by-law.

SUBDIVISION APPROVAL

Subdivision Approval allows for the division of a parcel of land into additional lots intended for future development. The subdivision approval process provides an opportunity for the local municipal council, the RRPD, and the Province of Manitoba to review and evaluate a proposal in accordance with the provisions and policies of the Development Plan. In addition, Council and the RRPD can attach conditions to a subdivision approval, in accordance with the Planning Act, to ensure ongoing conformance with Development Plan policies.

CONDITIONAL USE APPROVAL

Within a zoning by-law various types of land use, or development, can be listed as a Conditional Use. This provides the municipal Council an opportunity to review and evaluate a proposal for a conditional use, and render a decision to either approve or reject the proposal. As part of an approval, the municipal Council can add conditions that are meant to alleviate potential negative impacts on adjacent properties, and/or ensure that the proposal adheres to Development Plan policies.

VARIANCE APPROVAL

A zoning by-law lists a range of requirements for various types of development. As afforded by The Planning Act, a municipal Council may issue a variance order, which can alter the application of these requirements on a proposed development. As part of an approval, the municipal Council can add conditions that are meant to alleviate potential negative impacts on adjacent properties, and/or ensure that the proposal adheres to Development Plan policies.

DEVELOPMENT AGREEMENT

Through the approval of a subdivision, a zoning by-law amendment, a variance, or a conditional use application, the applicant / property owner may be required to enter into a development agreement with the local municipality. A development agreement may deal with the responsibilities, timing and quality of infrastructure installation (e.g. roadways, piped sewer lines, etc.), phasing of development, or even place restriction on land use and development on the subject property, in order to ensure continued adherence with Development Plan policies, municipal by-laws, or other regulations. *The Planning Act* outlines the matters that can be dealt with within these various applications.

DEVELOPMENT PERMIT

The alteration of land, and the placement or construction of buildings or structures on land typically require the issuance of a permit from the RRPD. Prior to issuing a development permit the RRPD will review proposals to ensure that they conform to applicable building codes, and, adhere to Development Plan policies and municipal by-law requirements (e.g. zoning by-laws).

PLANNED UNIT DEVELOPMENT

A Planned Unit Development (PUD) is a tool that can be included within a zoning by-law, often as a Conditional Use, which allows a land development project to be planned as an entity in accordance with an overall site plan. Through an overall site plan a PUD permits flexibility in the placement of buildings in order to preserve natural features (e.g. waterways, natural habitat, etc.) and/or address physical constraints (e.g. limiting lot dimensions).

OTHER MUNICIPAL BY-LAWS AND TOOLS

Land use and development may also be subject to municipal by-laws and implementation tools other than those listed above, and these other types of municipal by-laws and tools must also adhere to Development Plan policies. These other types of municipal by-laws and tools could include building by-laws, heritage protection by-laws, lot grading by-laws, business licensing by-laws, design guidelines, and action plans to name a few.

5.3 Monitoring Performance

Progress and success of this Development Plan can be determined from periodic assessment of the Development Plan's goals. These periodic assessments could look at the growth and development that has taken place throughout the District, how the Development Plan's policies have been implemented, and how effective these policies have been to achieving the Development Plan's goals. These assessments may reveal new emerging priority areas that may be addressed by amendments to the Development Plan itself.

5.4 Plan Amendments and Review

As noted at the beginning of this document, the Development Plan is a long range land use plan reflecting the District's broad development goals. As a By-law of the Red River Planning District (RRPD), the RRPD Development Plan sets out maps, objectives and policies to direct sustainable land use and development in a manner to achieve the District's goals. However, it is recognized that development proposals, or situation, may arise that the Development Plan does not accommodate or address, that the RRPD Board may wish to consider. In such instances an amendment to the Development Plan's text or maps may be required. Amendments to the Development Plan should be carefully considered, as the amendment may represent a change in the District's broad development goals. In addition, amendments should be evaluated against the Province of Manitoba's Provincial Planning Regulation, and

relevant research and data (e.g. market analysis / demand, transportation engineering, site and servicing engineering, best planning practice, etc.)

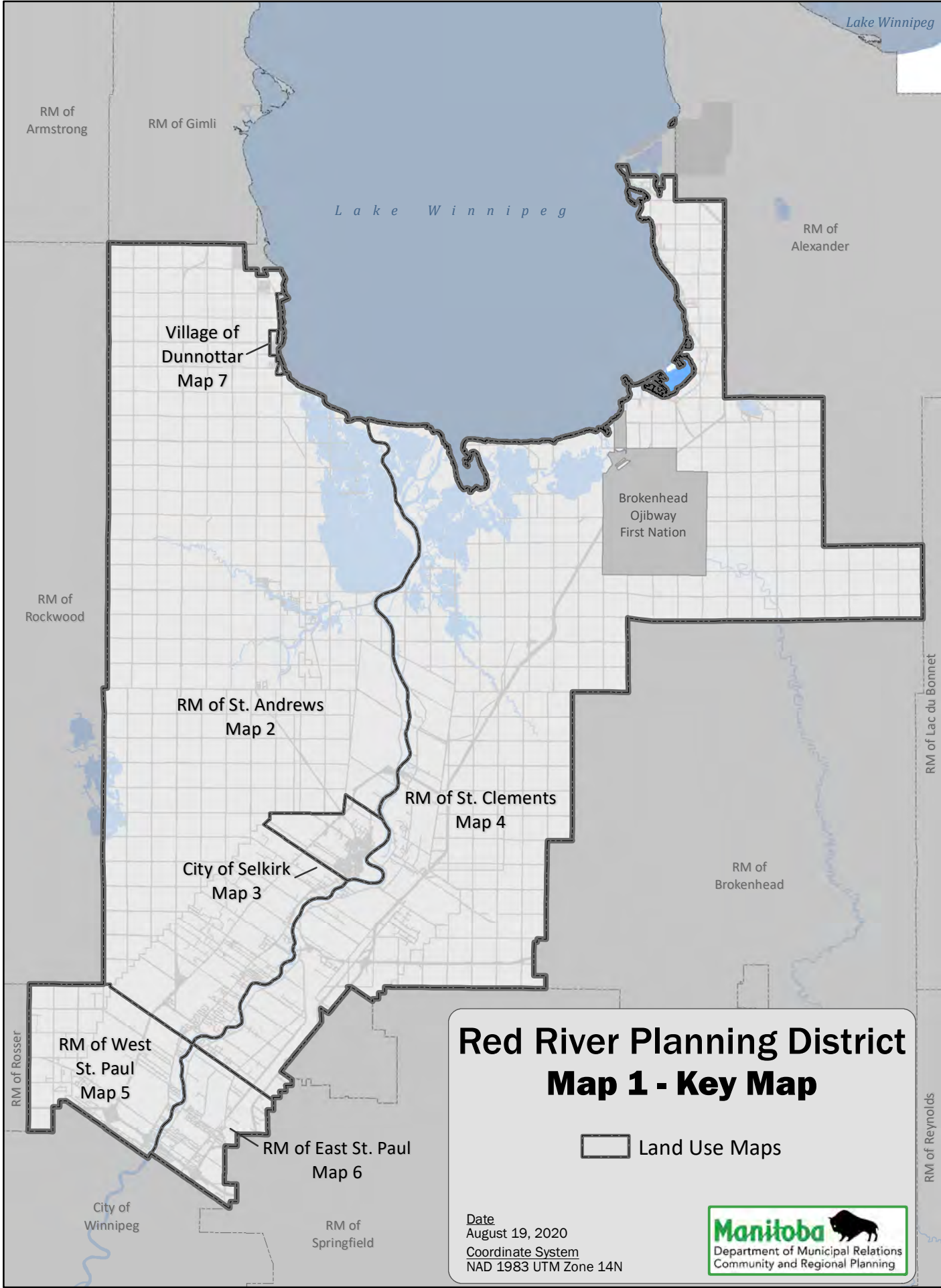
With respect to a formal review of the Development Plan, as required by The Planning Act, the RRPD Board must complete a detailed review of this Development Plan within 5 years after it is adopted. Once this detailed review is completed the RRPD Board will inform the Province of the direction that they have decided is necessary (e.g. complete a new Development Plan, complete minor adjustments, no changes required, etc.).

6

DEVELOPMENT PLAN LAND USE DESIGNATION MAPS

CONTENTS:

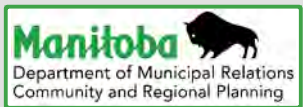
- Map 1 Red River Planning District Key Map
- Map 2 R.M. of St. Andrews
 - Map 2A Community of St. Andrews and Area
 - Map 2B Community of Petersfield and Area
 - Map 2C St. Andrews North Area
- Map 3 City of Selkirk
- Map 4 R.M. of St. Clements
 - Map 4A Floodway and Area
 - Map 4B Community of East Selkirk and Area
 - Map 4C Community of Grand Marais and Area
- Map 5 R.M. of West St. Paul
- Map 6 R.M. of East St. Paul
- Map 7 Village of Dunnottar

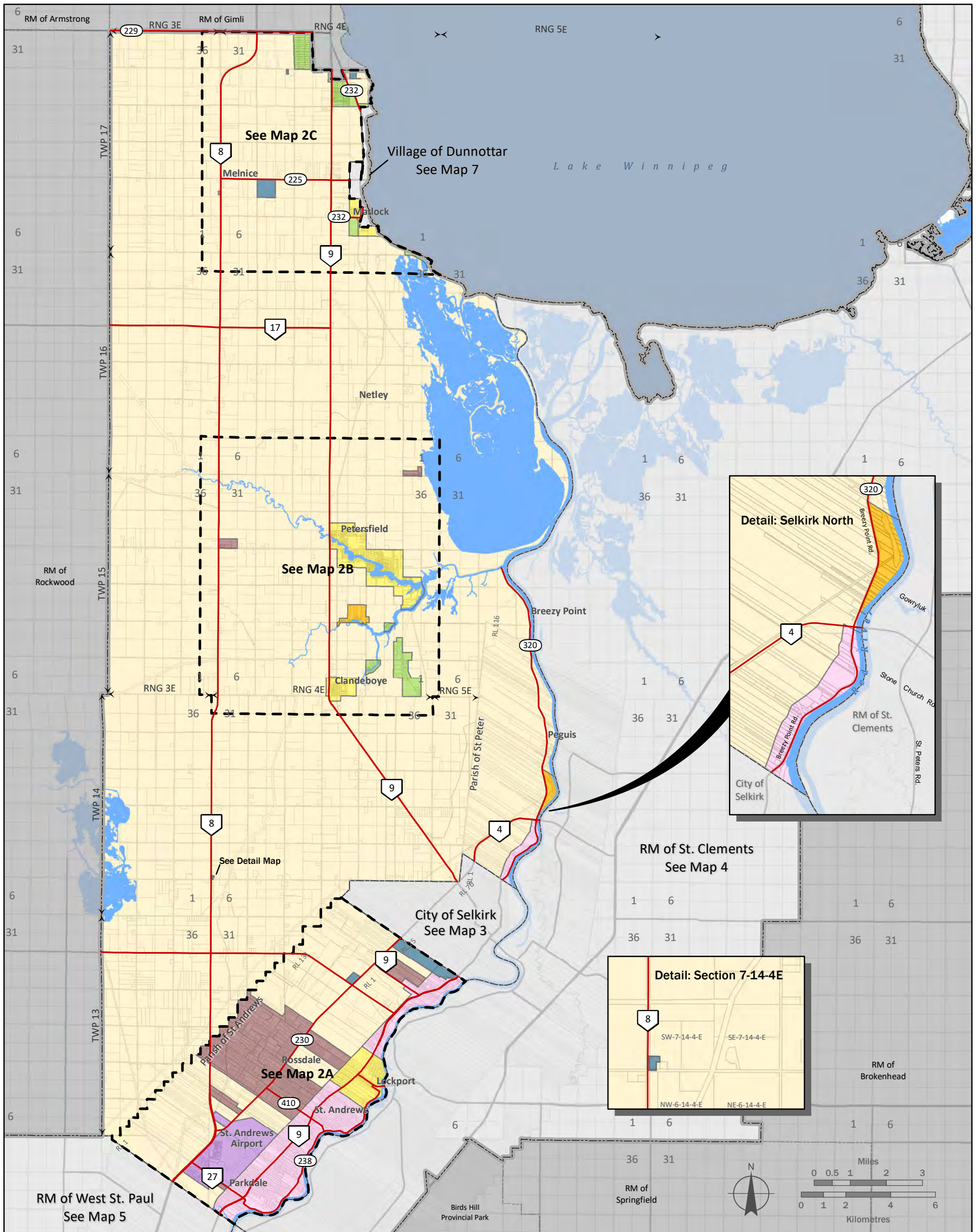


Red River Planning District Map 1 - Key Map

Land Use Maps

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Red River Planning District Land Use Designation

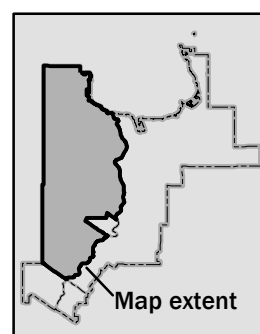
Map 2 - R.M. of St. Andrews

Designations

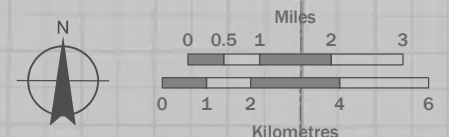
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|------------------------|--------------------------|
| Agriculture Restricted | Resort |
| Business Park | Resource and Agriculture |
| General Development | Rural Residential |
| Industrial | Settlement Centre |

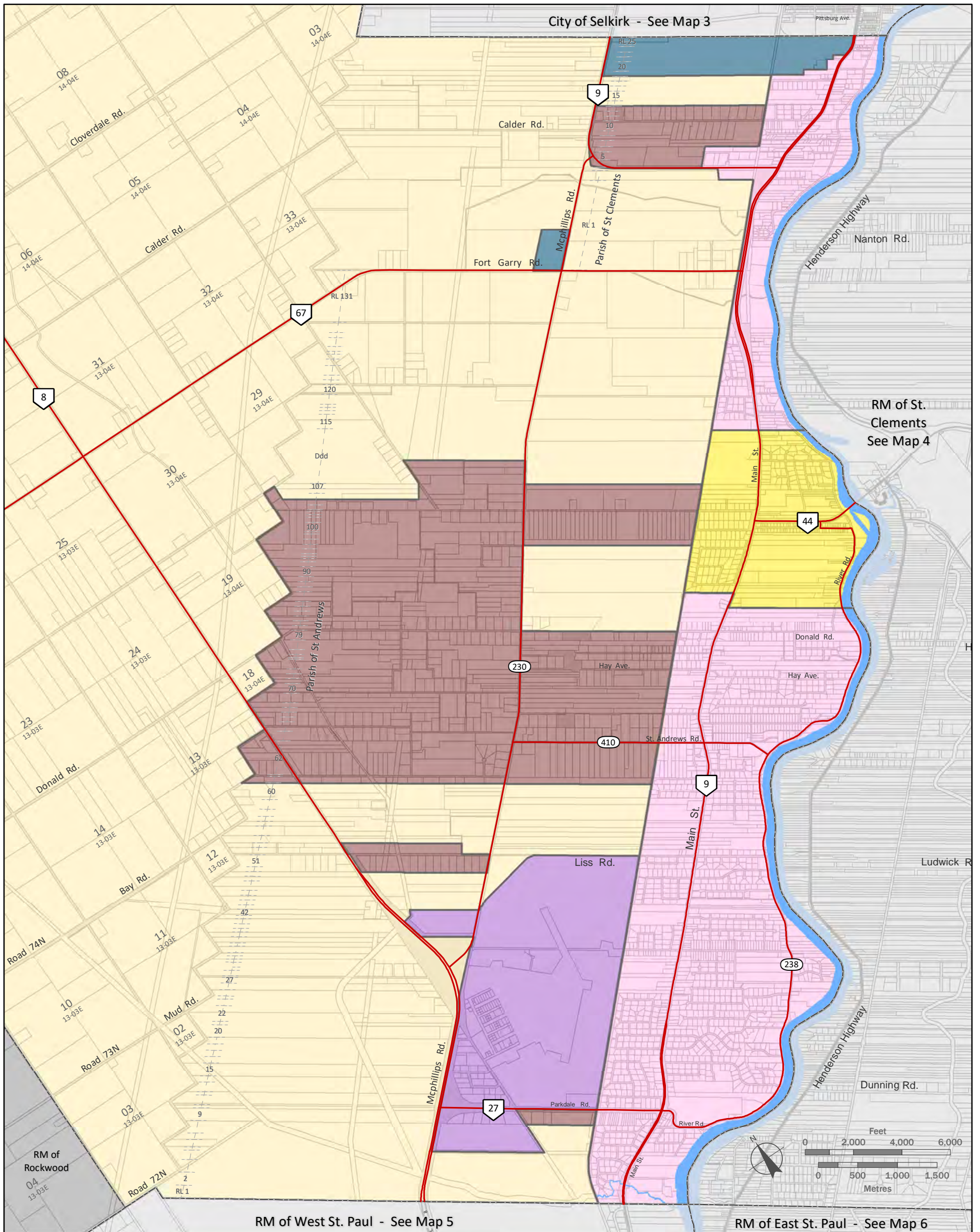
Other features

- | | |
|--------------------|-------------------------|
| Assessment parcel | Water body |
| Municipal boundary | Provincial Highway/Road |



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August 19, 2020
Coordinate System
NAD 1983 UTM Zone 14N
Notes
Detail maps are not to scale





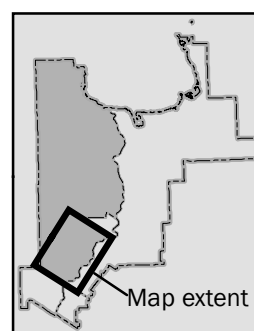
Red River Planning District Land Use Designation Map 2A - Community of St. Andrews and Area

Designations

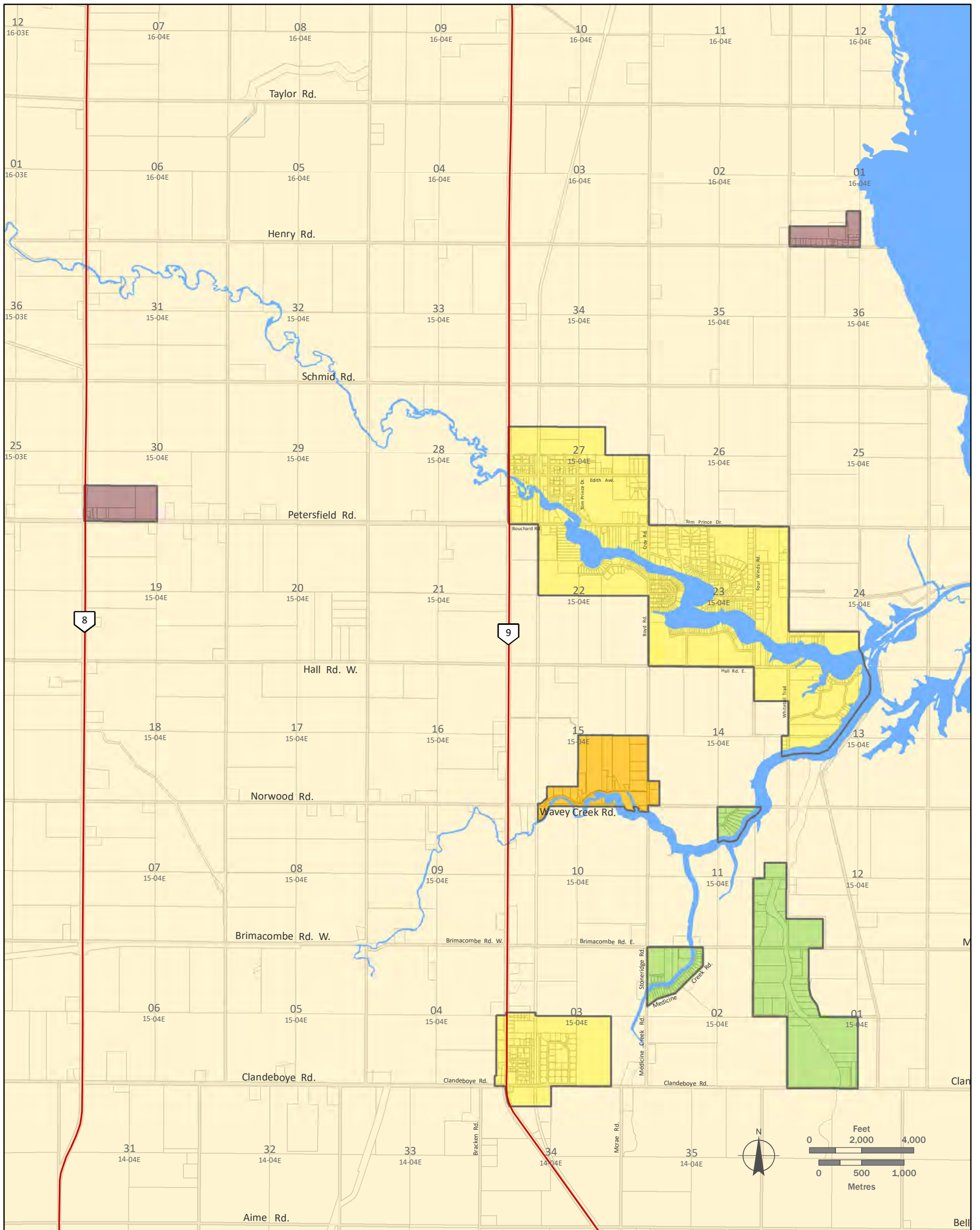
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|--|--|
| Agriculture Restricted | Industrial |
| Business Park | Resource and Agriculture |
| General Development | Settlement Centre |

Other features

- | | |
|--|--|
| Assessment parcel | Water body |
| Municipal boundary | Provincial Highway/Road |








Date
August 19, 2020
Coordinate System
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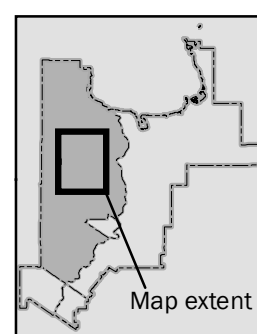
Red River Planning District Land Use Designation Map 2B - Community of Petersfield and Area

Designations

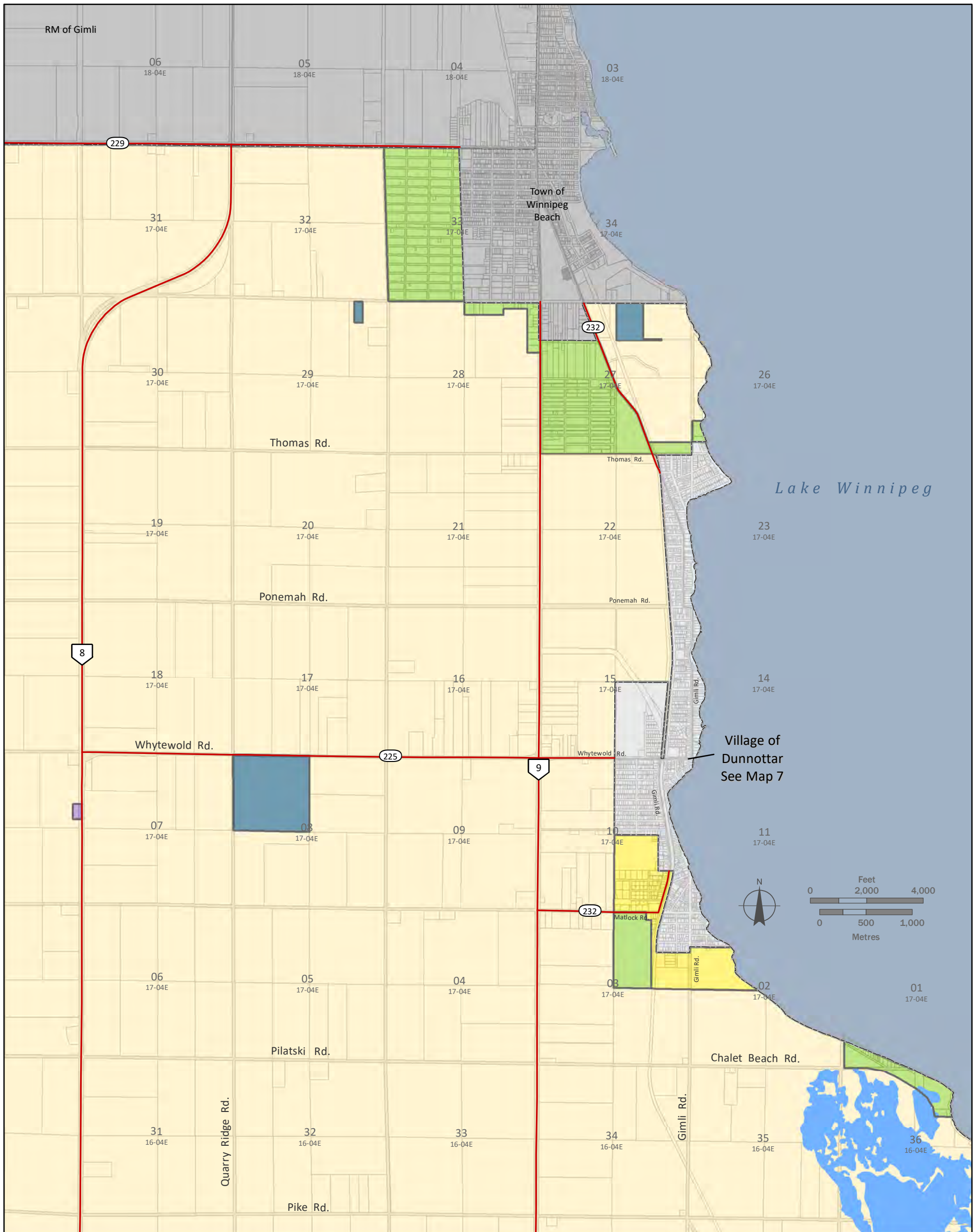
- | | |
|--|---|
|  Agriculture Restricted |  Rural Residential |
|  Resort |  Settlement Centre |
|  Resource and Agriculture | |

Other features

- | | |
|---|---|
|  Assessment parcel |  Provincial Highway/Road |
|  Water body | |



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Coordinate System
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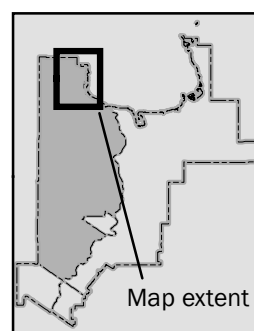
Red River Planning District Land Use Designation Map 2C - St. Andrews North Area

Designations

- | | |
|--|--|
| Business Park | Resource and Agriculture |
| Industrial | Settlement Centre |
| Resort | |

Other features

- | | |
|--|---|
| Assessment parcel | Water body |
| Municipal boundary | Provincial Highway/Road |

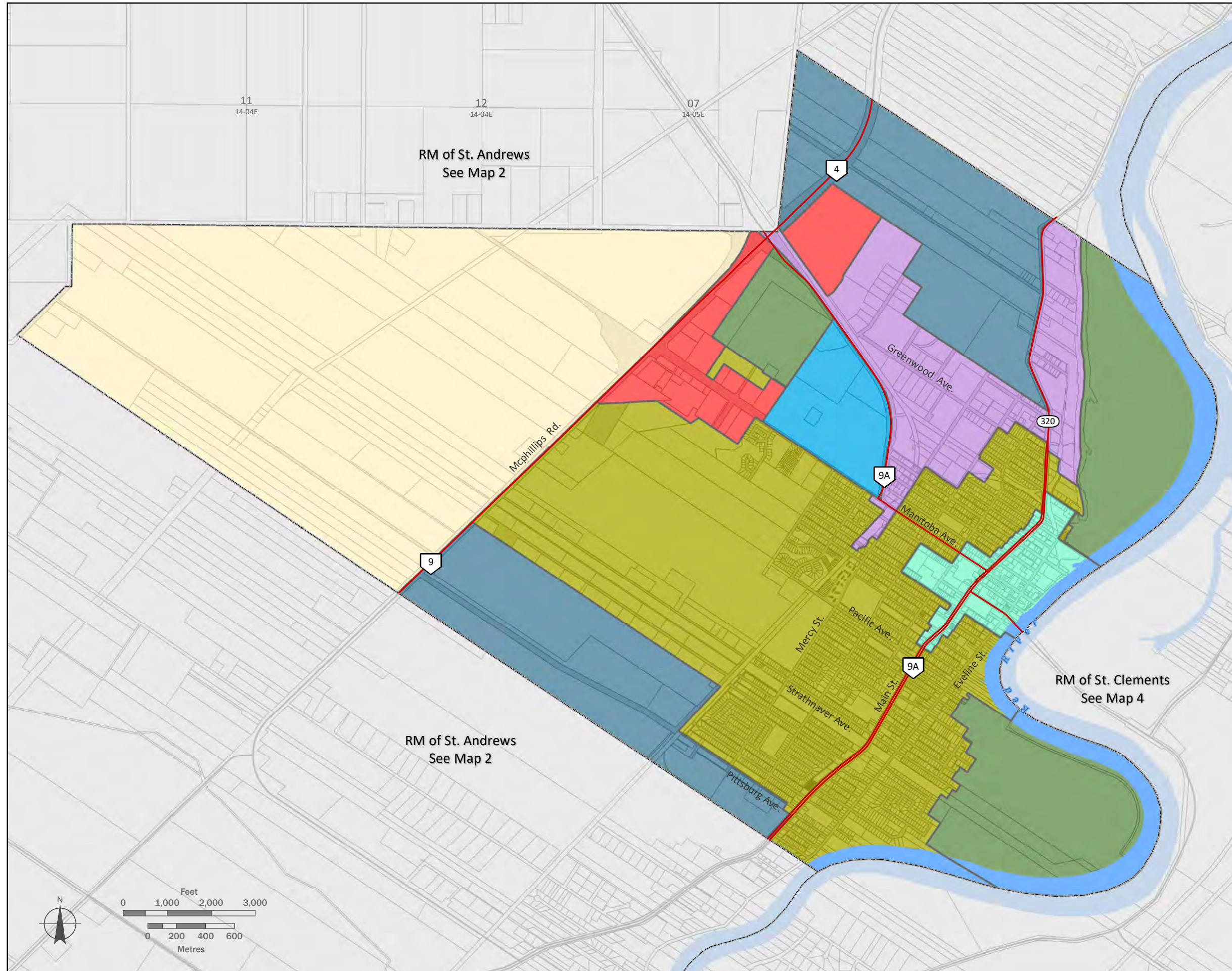


Date
August 19, 2020
Coordinate System
NAD 1983 UTM Zone 14N

Red River Planning District Land Use Designation

Map 3





City of Selkirk

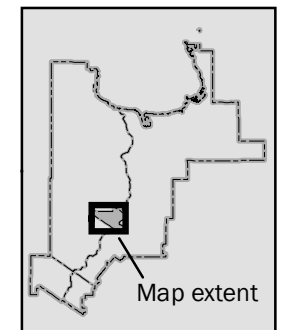


Designations

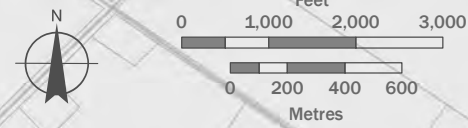
-  Business Park
-  Downtown Mixed Use
-  Industrial
-  Regional Commercial
-  Regional Institutional
-  Regional Recreation and Open Space
-  Resource and Agriculture
-  Urban Neighbourhood

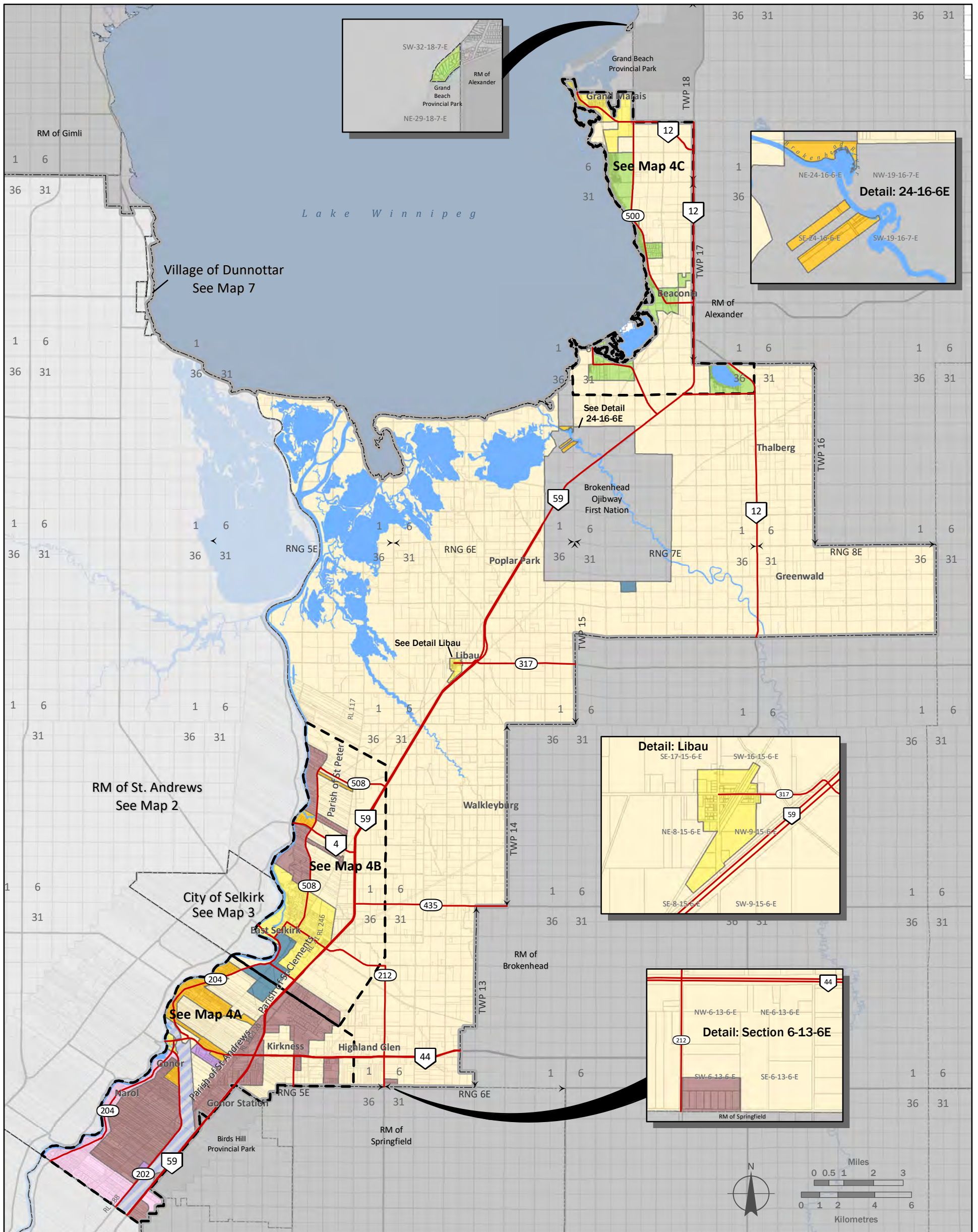
Other features

-  Assessment parcel
-  Municipal boundary
-  Water body
-  Provincial Highway/Road



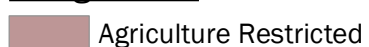

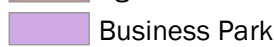
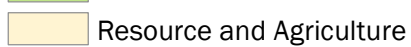


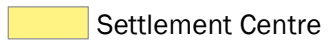

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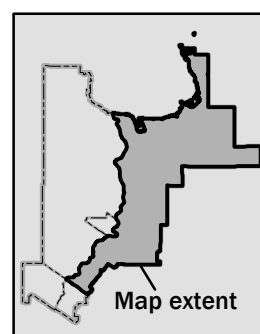
Red River Planning District Land Use Designation Map 4 - R.M. of St. Clements

Designations

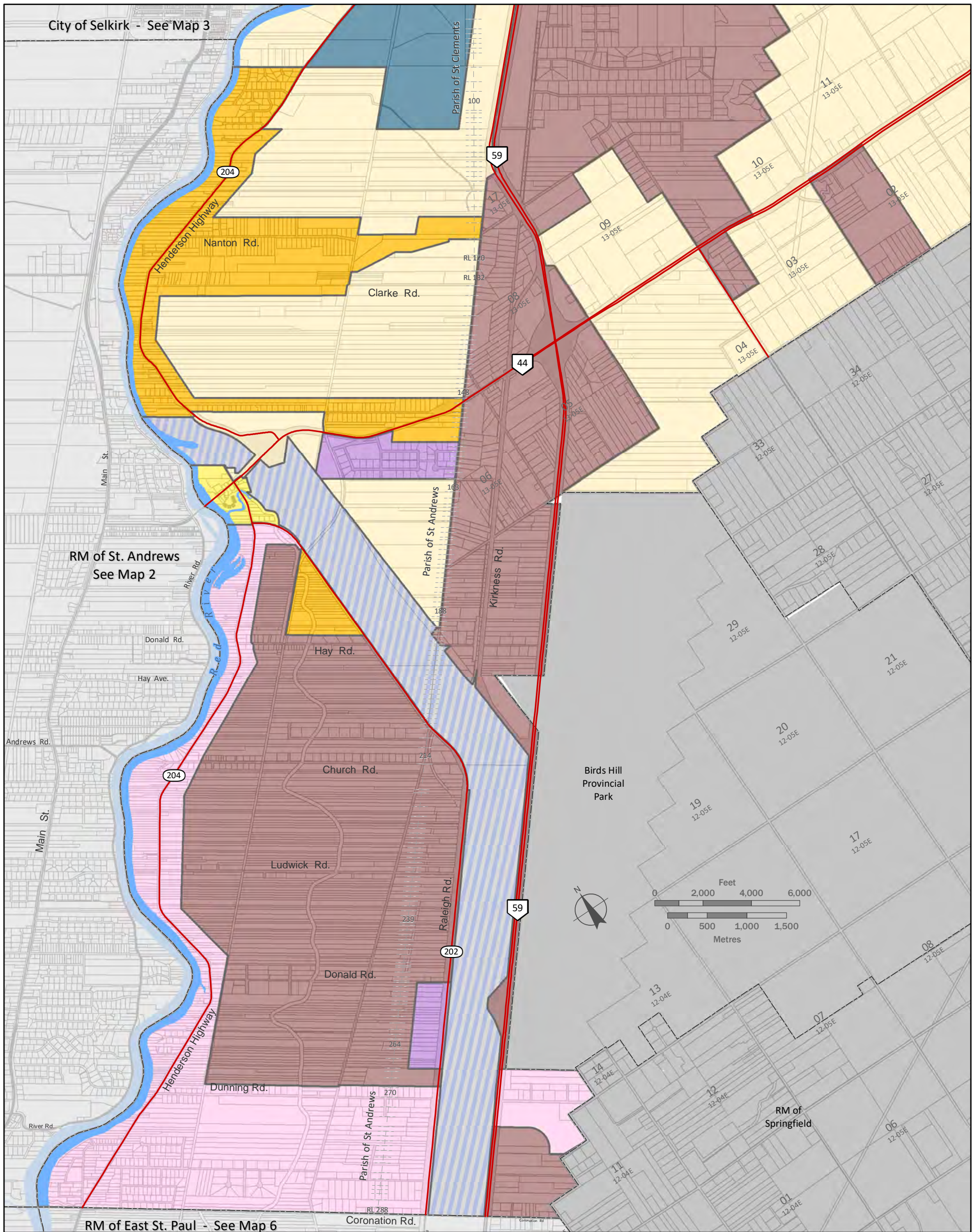
- | | |
|--|--|
|  Agriculture Restricted |  Resort |
|  Business Park |  Resource and Agriculture |
|  Floodway |  Rural Residential |
|  General Development |  Settlement Centre |
|  Industrial | |

Other features

- | | |
|--|---|
|  Assessment parcel |  Water body |
|  Municipal boundary |  Provincial Highway/Road |











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August 19, 2020
Coordinate System
NAD 1983 UTM Zone 14N
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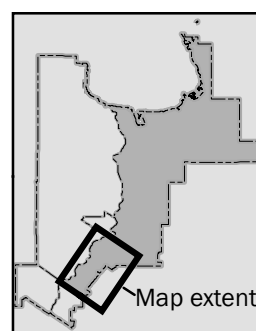
Red River Planning District Land Use Designation Map 4A - Floodway and Area

Designations

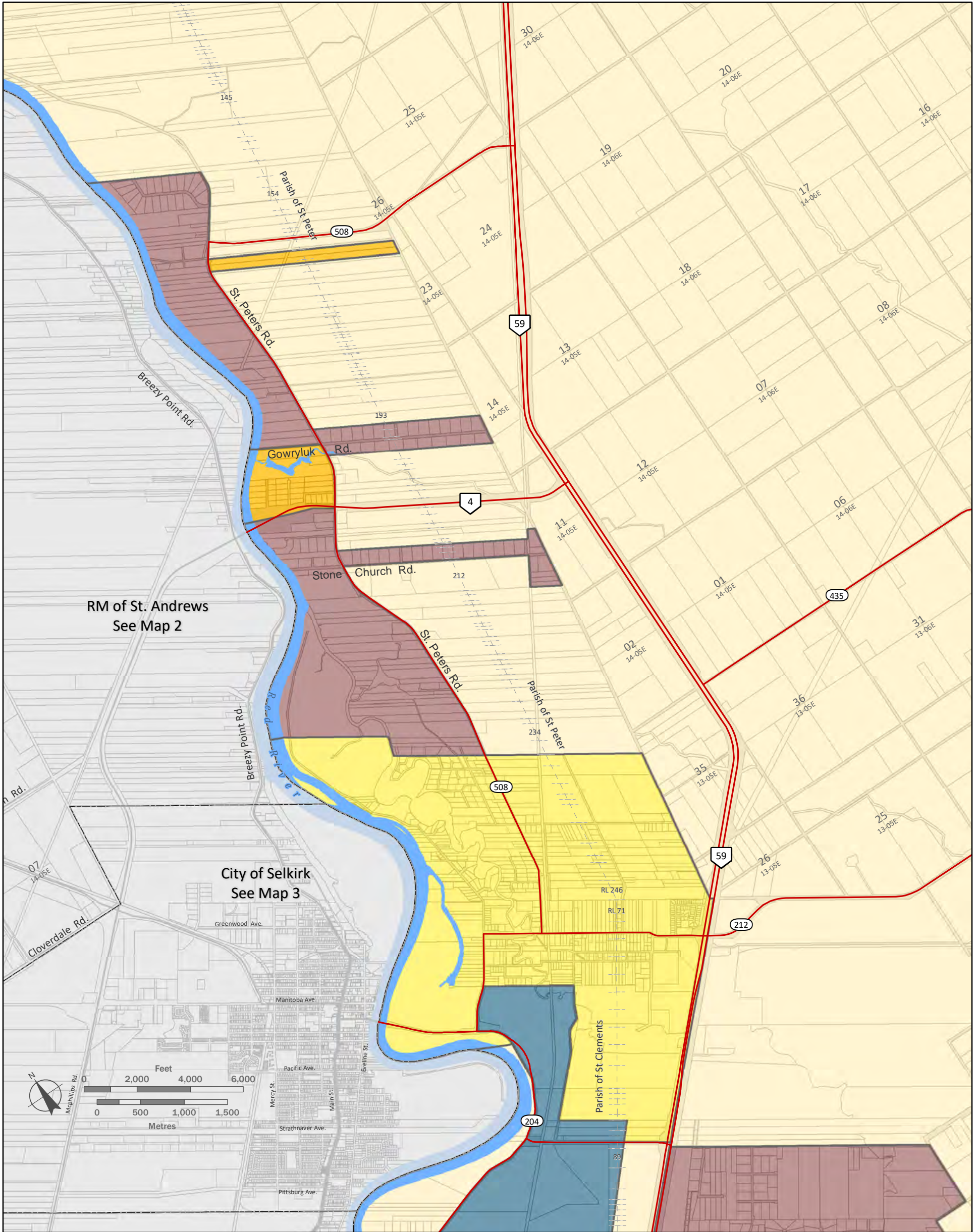
 Agriculture Restricted	 Industrial
 Business Park	 Resource and Agriculture
 Floodway	 Rural Residential
 General Development	 Settlement Centre

Other features

 Assessment parcel	 Water body
 Municipal boundary	 Provincial Highway/Road



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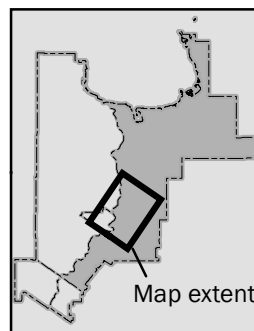
Red River Planning District Land Use Designation Map 4B - Community of East Selkirk and Area

Designations

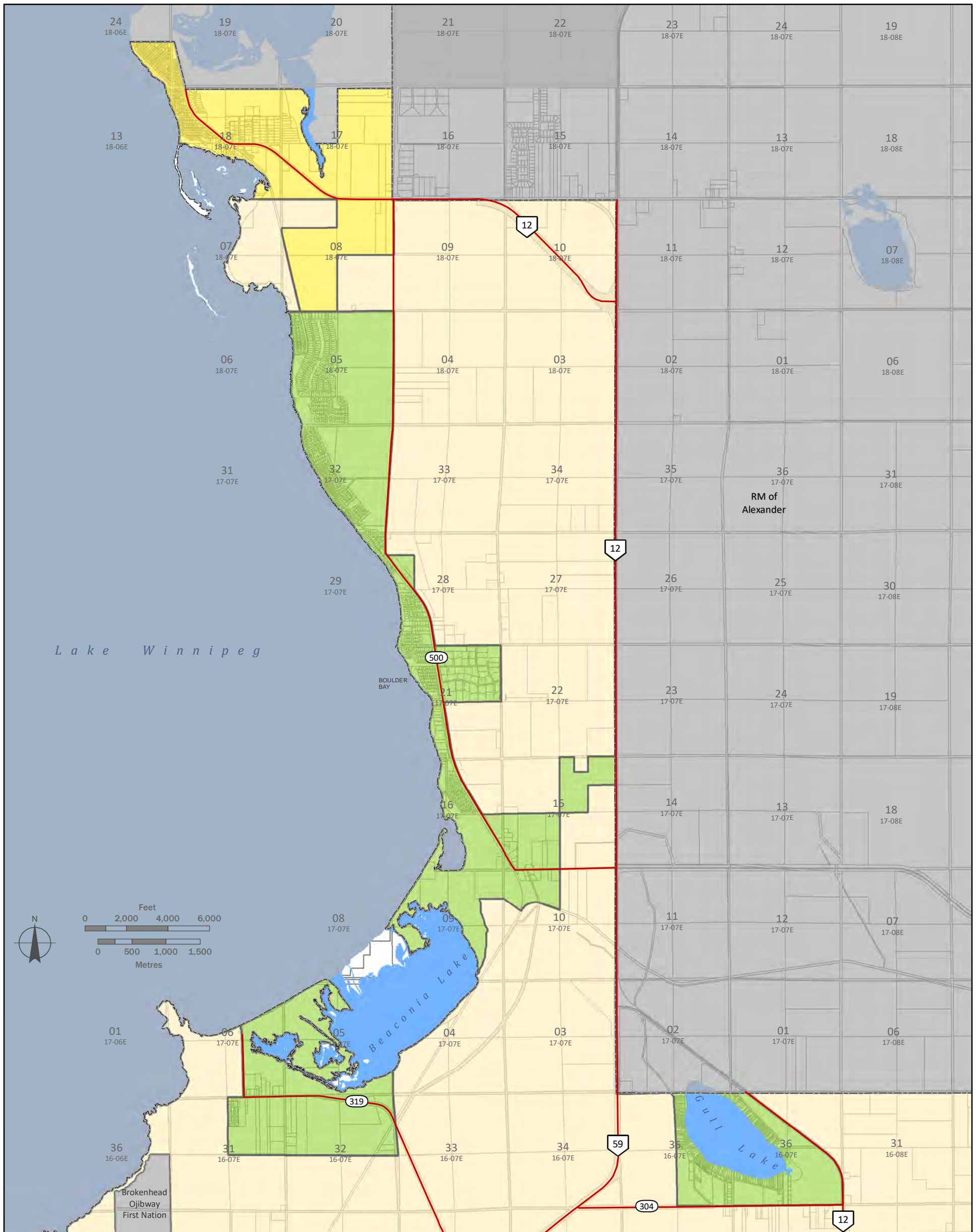
- | | |
|--|---|
| Agriculture Restricted | Rural Residential |
| Industrial | Settlement Centre |
| Resource and Agriculture | |

Other features

- | | |
|--|--|
| Assessment parcel | Water body |
| Municipal boundary | Provincial Highway/Road |



Date
August 19, 2020
Coordinate System
NAD 1983 UTM Zone 14N



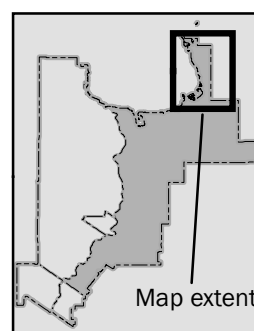
Red River Planning District Land Use Designation Map 4C - Community of Grand Marais and Area

Designations

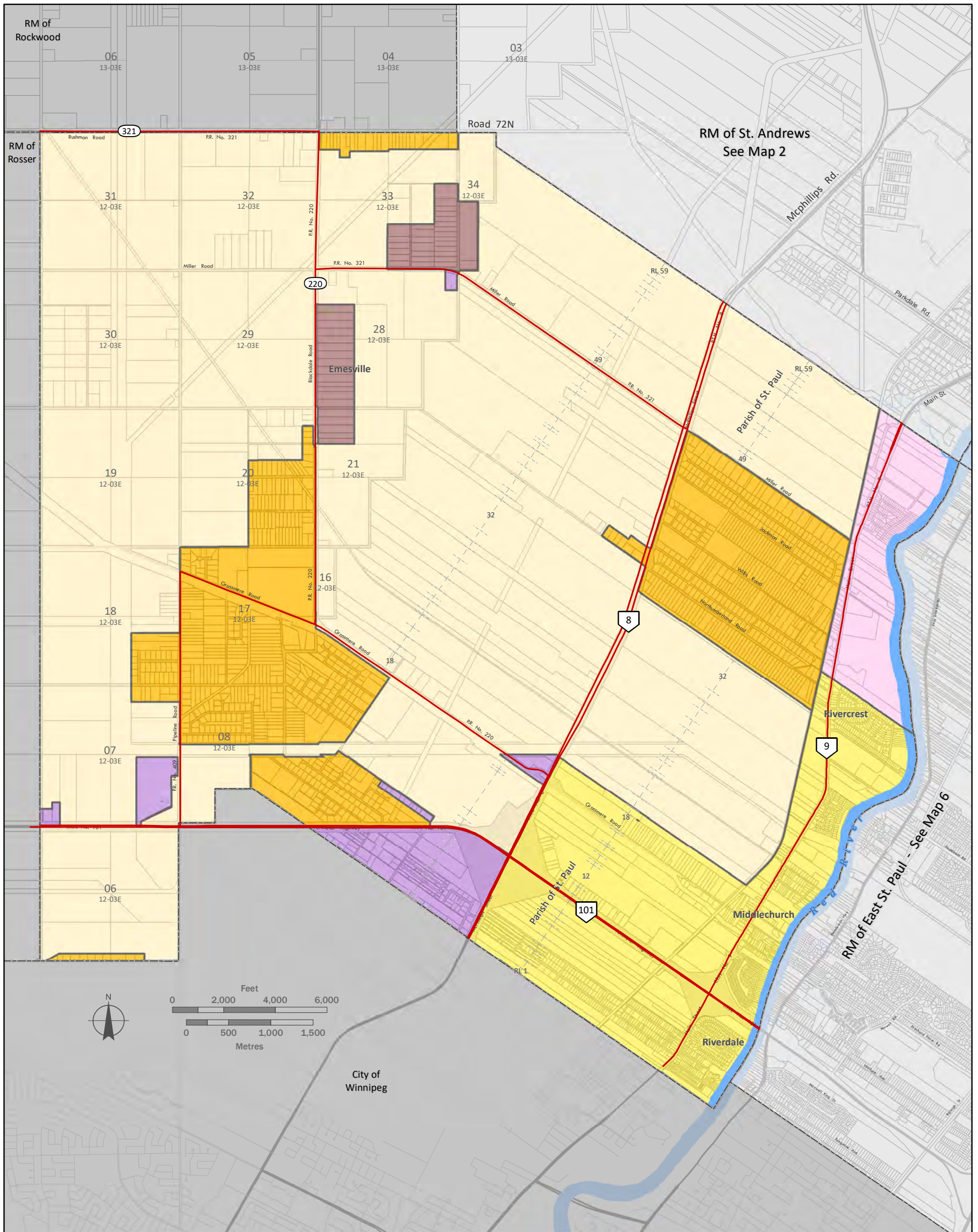
- Resort
- Settlement Centre
- Resource and Agriculture

Other features

- Assessment parcel
- Municipal boundary
- Water body
- Provincial Highway/Road









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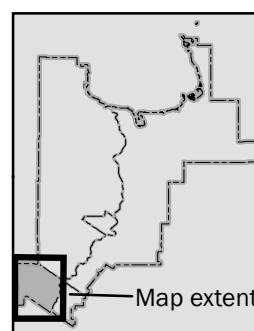
Red River Planning District Land Use Designation Map 5 - West St. Paul

Designations

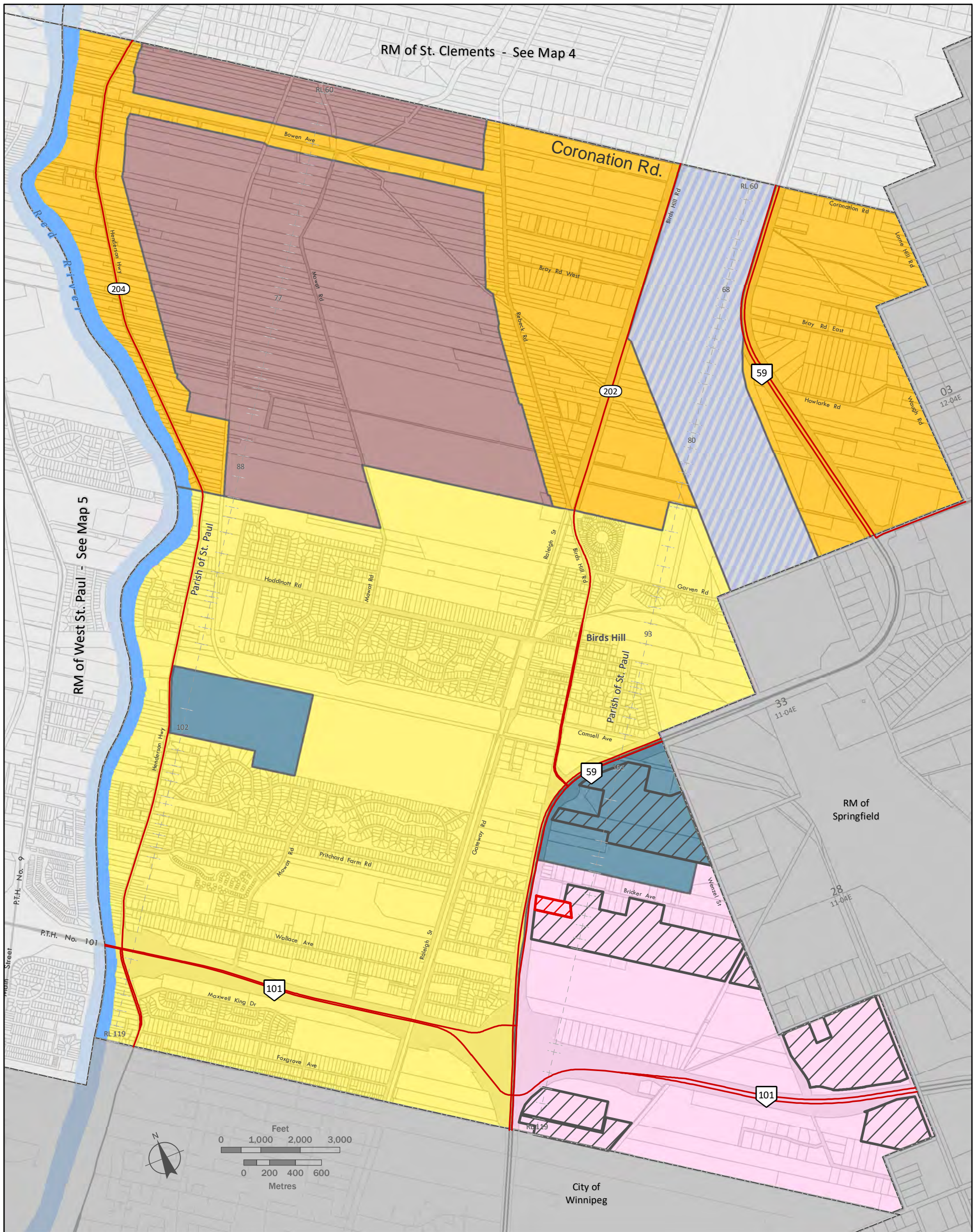
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|  Agriculture Restricted |  Resource and Agriculture |
|  Business Park |  Rural Residential |
|  General Development |  Settlement Centre |

Other features

- | | |
|--|---|
|  Assessment parcel |  Water body |
|  Municipal boundary |  Provincial Highway/Road |




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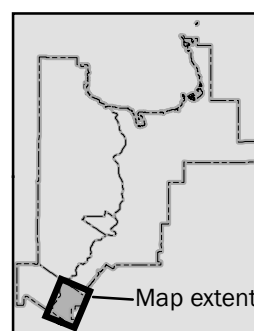
Red River Planning District Land Use Designation Map 6 - East St. Paul

Designations

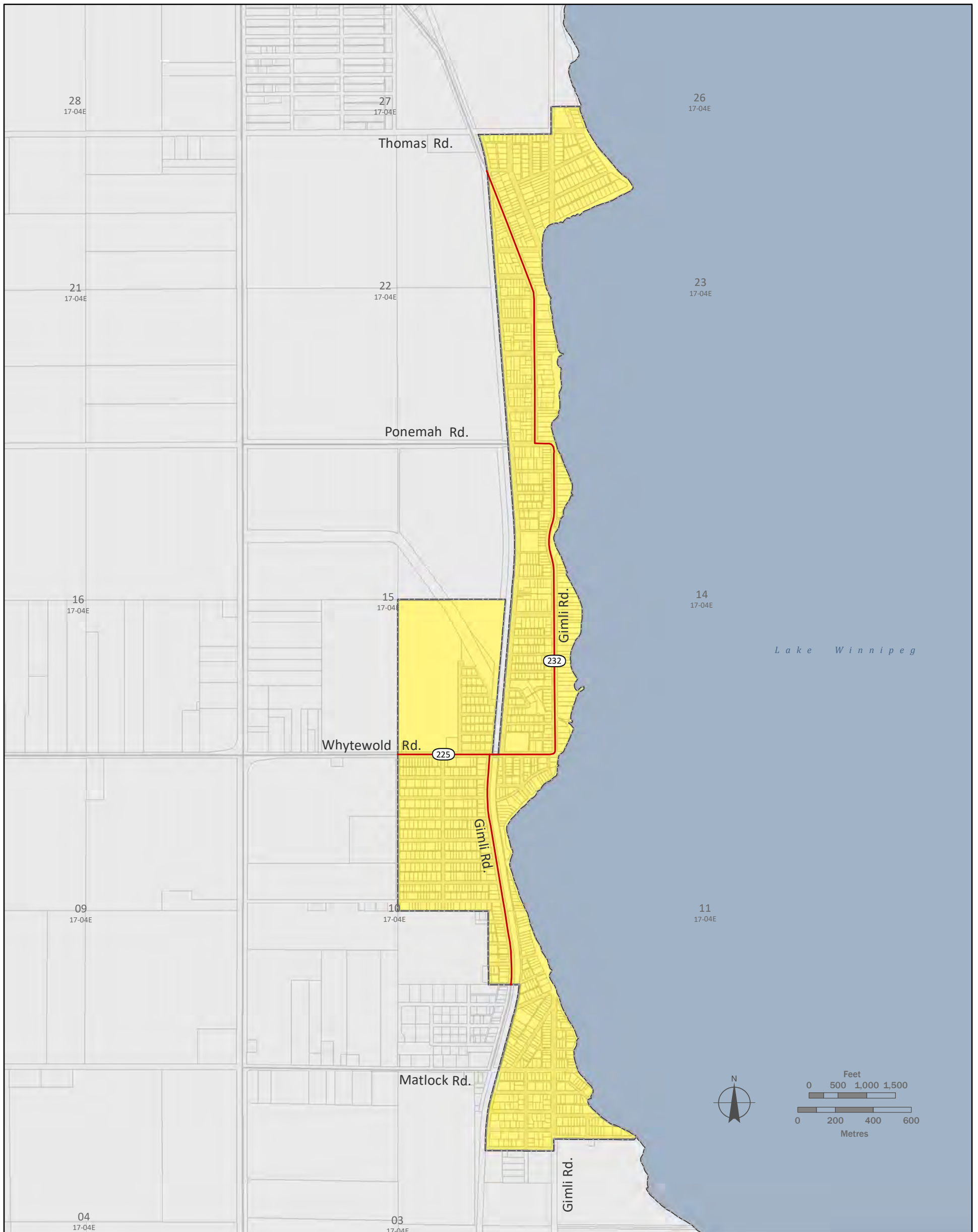
- | | |
|--|---|
|  Agriculture Restricted |  Industrial |
|  Floodway |  Rural Residential |
|  General Development |  Settlement Centre |

Other features

- | | |
|---|---|
|  Assessment parcel |  Municipal boundary |
|  Current Brokenhead Treaty Land |  Water body |
|  Expected Brokenhead Treaty Land |  Provincial Highway/Road |



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Red River Planning District Land Use Designation Map 7 - Village of Dunnottar

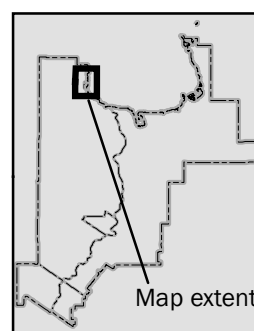
Designations

Settlement Centre

Other features

Assessment parcel
 Municipal boundary

Water body
 Provincial Highway/Road



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GLOSSARY

CONTENTS:

Glossary

GLOSSARY

AFFORDABLE HOUSING: Adequate shelter which generally costs less than 30% of the household income.

AGGREGATE: Sand and gravel or crushed rock.

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. (exploitation agricole)

APPROVING AUTHORITY: (i) the Minister, or (ii) the Board of the Planning District that is authorized by an order of the Minister to act as an approving authority within the area of jurisdiction of the Board, or (iii) a municipal Council, or (iv) designated employee or officer.

BOARD: The Red River Planning District Board.

BUFFER: An area of land, physical or landscape feature, natural habitat, or a combination of, which is intended to separate land uses or developments.

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

CONCEPT PLAN: A plan which may show the general arrangement of future roadways, building lots, major physical features, drainage, and open spaces of a particular site or area and how they are integrated into the existing roadways, services, and surrounding area.

CONDITIONAL USE: Means the use of land or building which, due to its unique characteristics and/or potential impacts, requires review and approval from Council as per the zoning by-law.

CONSERVATION SUBDIVISION: means a flexible, density-neutral approach to subdivision design in which dwelling units are concentrated on a small portion of a parcel, allowing most of the land to be protected as natural open space.

GLOSSARY

CONTIGUOUS PARCEL: means an uninterrupted area of land.

DEER WINTERING AREA: The area of land as defined by the Province of Manitoba for the protection of white-tailed deer.

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

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

ECOLOGICAL RESERVE: Crown land that has been established to preserve unique and rare examples of plants, animals, and geological features.

ECONOMY: means the global system of managing resources and of producing, distributing and consuming goods and services.

ENVIRONMENT: includes air, land, water, flora, and fauna.

FARMSTEAD: The land area used by the farm operator for a habitable residence, animal shelters, and buildings used for the farm operation, normally in a single cluster and located within the confines of a shelterbelt, if established.

FISH HABITAT: Spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes as per the *Fisheries Act*.

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

FRACTIONAL 1/4 SECTION: That portion of a 1/4 Section as surveyed by the Dominion of Canada National Survey, which is less than 160 acres of land and which is not covered by water.

HEALTH: Means the condition of being sound in body, mind, and spirit and is to be interpreted in accordance with the objects and purposes of *The Sustainable Development Act*.

HERITAGE DESIGNATION: Refers to the process of legally protecting sites, whether by the Province or by the local municipality as set forth in *The Heritage Resources Act*.

HERITAGE RESOURCE: Includes (i) a heritage site; and (ii) any work or assembly of works of nature or of human endeavour that is of value for its archaeological, palaeontological, prehistoric, historic, cultural, natural scientific or aesthetic features.

GLOSSARY

HERITAGE SITE: Means any site containing heritage resources that has been designated by either the Government of Canada, Province of Manitoba, or municipality.

INFILL DEVELOPMENT: Refers to new development within existing built up areas on lands which are currently vacant or underutilized and is considered at both a neighbourhood and individual lot basis.

LANDSLIDES: Are all types of localized movements, except subsidence, of the earth's crust caused fundamentally by gravity and taking place because of some inherent instability in the arrangement of the materials.

LAND SUBJECT TO FLOODING: Lands subject to flooding are all lands subject to flooding by the 200 year flood, a recorded flood exceeding the 200 year flood, a recorded flood exceeding the 200 year flood, or a flood specified by the Water Resources Division in areas protected by flood control works.

LIVEABILITY: Encourages inclusive communities that support diversity and social and environmental sustainability.

LIVESTOCK OPERATION: Means a permanent or semi-permanent facility or non-grazing area where at least ten 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.

MAJOR PROVINCIAL HIGHWAY: Means a highway designated in *Provincial Planning Regulation (M.R. 81/2011)* as a major provincial highway because of its importance as a regional, provincial, interprovincial or international highway.

MITIGATIVE MEASURES: Refers to any steps or procedure used to reduce the impact of a development, and may comprise field salvage or project re-design.

200 YEAR FLOOD: Is a flood which is likely to occur, on the average, only once in 200 years or more specifically, a flood which has a 0.5 percent chance of being equalled or exceeded in any years. Also described as a 0.5 percent flood or a flood having a return period of 200 years.

ORDINARY HIGH WATER MARK: The highest level of water that normally occurs; the occurrence of said level being so common as to mark on the soil a character, in respect to vegetation, distinct from that of the bank.

PRIME AGRICULTURAL LAND: Land having Classes 1, 2 and 3 soils as classified by the agricultural land capability system of the Canada Land Inventory and interpreted as such by the Manitoba Soil Survey and by the Province of Manitoba.

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

GLOSSARY

PROVINCIAL ROAD: Means a highway declared to be a provincial road under *Transportation Infrastructure Act*.

PROVINCIAL TRUNK HIGHWAY: Means a highway declared to be a provincial trunk highway under *Transportation Infrastructure Act*.

QUARRY MINERALS: Means the following minerals obtained by quarrying: shale, clay, peat, silica rich sand, dolomite, limestone or any other quarry minerals as defined in Consolidated Regulation 65/92 of *The Mines and Minerals Act*.

RECREATION DEVELOPMENT / USES: Any development, whether intensive or extensive which facilitates recreation in a special area such as campground developments and trails.

RESTRICTED RANGE OF FARMING ACTIVITIES: Shall mean a restricted range of farming activities as opposed to “full range” of farming activities.

RIPARIAN AREAS: An area of land on the banks or in the vicinity of a water body, which due to the presence of water supports, or in the absence of human intervention would naturally support, an ecosystem that is distinctly different from that of adjacent upland areas.

SENSITIVE LAND: (a) land that is susceptible to flooding, permafrost, erosion, or that has unstable slopes or poor drainage; (b) areas of special significance for animal, bird or plant life, including wetlands, forests, and nesting areas; and (c) land on which any development is likely to harm ecological diversity.

SHORELAND: Land within 1,000 feet of the ordinary high water mark of a lake, sea or inlet thereof; or land within 300 feet of the ordinary high water mark of a river, stream, watercourse, creek, spring or other body of water.

SMALL SCALE FARMING / AGRICULTURAL ACTIVITIES: Farming activities usually utilizing a small parcel of land where the activities are specialized in nature (e.g. nurseries, horticulture, bee keeping, etc.).

SUBSIDENCE: The vertical settlement, lowering or falling of the earth’s surface.

SUSTAINABILITY: Means the capacity of a thing, action, activity or process to be maintained indefinitely in a manner consistent with the spirit of the Principles of Sustainable Development and Guidelines for Sustainable Development set out in Schedules A and B to *The Sustainable Development Act*.

SUSTAINABLE DEVELOPMENT: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

UNIVERSAL DESIGN: A practice of planning and designing the environment to accommodate individuals over a lifetime and looks at physical access to buildings, services and landscapes.

GLOSSARY

VIABLE LOWER CLASS AGRICULTURAL LAND: Land which is not prime but which is used for farming or has the potential of being used for farming.

VISITABILITY: A movement which seeks to change the standards for residential construction requirements to include consideration of specific features that make it easier for persons with mobility limitations to live and visit.

WATER BODY: Any 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, including but not limited to a lake, river, creek, stream, slough, pond, marsh, swamp and wetland, including ice on any of the forgoing.

WATER COURSE: An open, defined channel, river, drain or ditch either naturally or artificially created, which intermittently or continuously contains moving water.

WETLANDS: Class 2 or 3 land as defined by the land capability system of the Canada Land Inventory for Waterfowl.

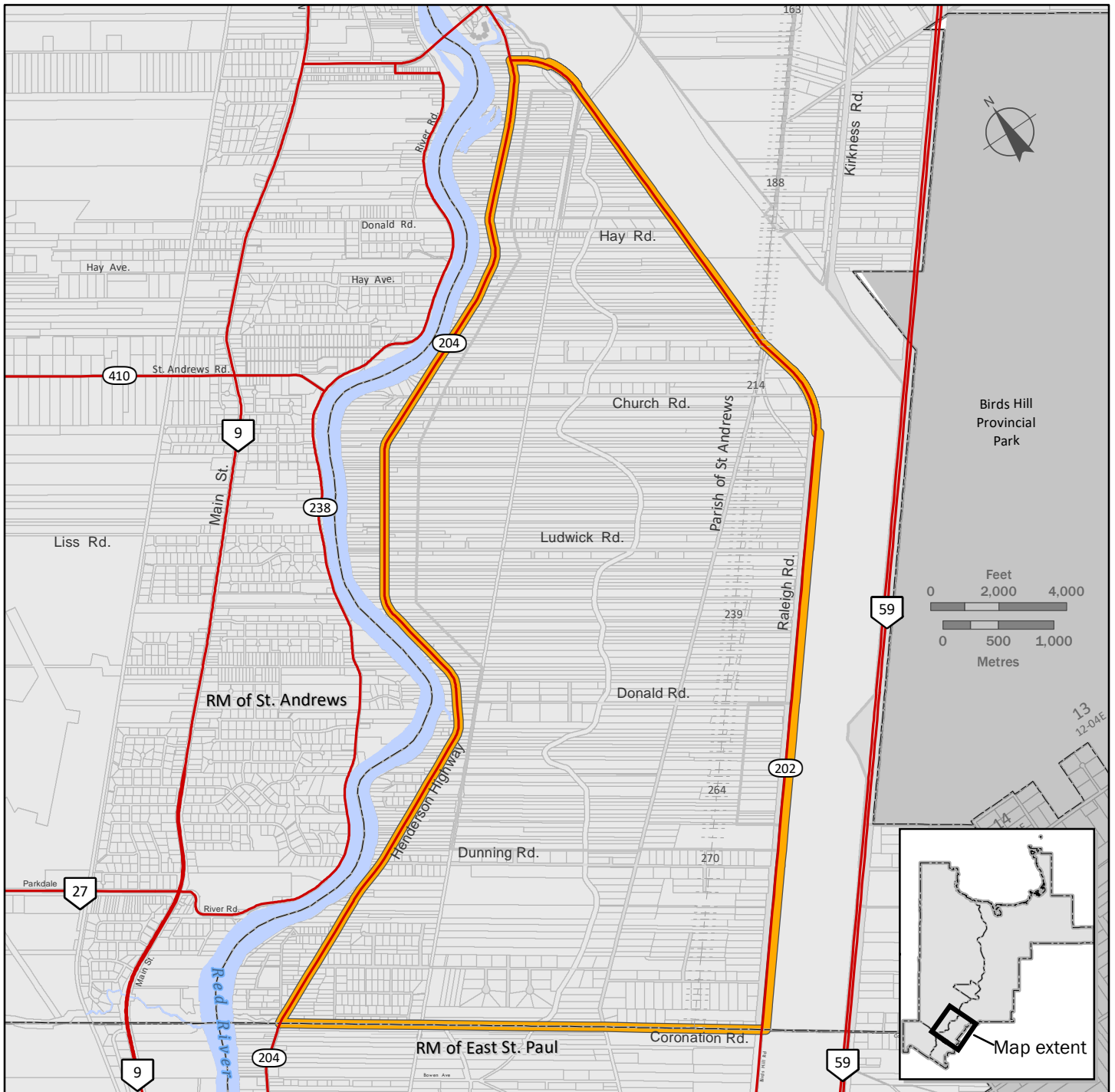
APPENDIX A: HERITAGE ASSETS

Designated Heritage Sites in the RRPD			
Name	Municipality	Location	Designation
Colcleugh House	City of Selkirk	102 Pacific Ave.	Provincial
Selkirk Post Office and Customs Building	City of Selkirk	406 Main St.	Provincial
Traders Bank Building	City of Selkirk	389-391 Eveline St.	Provincial
Stuart House	City of Selkirk	478 Eveline St.	Provincial
Lower Fort Garry National Historic Site (including individual building designations)	R.M. of St. Andrews	Highway 9	Federal
St. Peter's Dynevor Anglican Church Rectory	R.M. of St. Andrews	1147 Breezy Point Road	Provincial
Captain William Kennedy House	R.M. of St. Andrews	417 River Road	Provincial
Firth House (Former E.H.G.G. Hay House)	R.M. of St. Andrews	546 River Road	Provincial
Little Britain United Church	R.M. of St. Andrews	879 PTH No.9	Provincial
St. Andrews on the Red	R.M. of St. Andrews	3 St. Andrews Road	Provincial
Summerscales House	R.M. of St. Andrews	1168 River Road	Provincial
St. Louis Cabin	R.M. of St. Andrews	NE 22-15-4E Petersfield	Municipal
Scott House	R.M. of St. Andrews	266 River Road	Municipal
Miss Davis' School Residence / Twin Oaks	R.M. of St. Andrews	Lot 51 River Road	Federal
West St. Paul Municipal Building	West St. Paul	3550 Main St.	Provincial
Bunn House	R.M. of St. Clements	River Lot 97	Provincial
St. Peter's Dynevor Anglican Church	R.M. of St. Clements	River Lot 212	Provincial
Cox House	R.M. of St. Clements	348 Henderson Hwy. North	Provincial

APPENDIX A: HERITAGE ASSETS

Non-Designated Site in the RRPD		
Name	Municipality	Location
Miller Olympic Monument	Village of Dunnottar	Gimli Road
Milne Memorial Park	Village of Dunnottar	72 Gimli Road
Birds Hill War Memorial	East St. Paul	3021 Bird's Hill Road
Silver Fox Estates Monument	East St. Paul	2021 Agar Ave.
Hyland Park and Monument	East St. Paul	3014-3120 Henderson Hwy.
Comber House	City of Selkirk	309 Eveline St.
Knox Presbyterian Church	City of Selkirk	341 Eveline St.
Selkirk Mental Health Centre	City of Selkirk	825 Manitoba Ave.
Marine Museum of Manitoba	City of Selkirk	490 Eveline St.
Masonic Hall	City of Selkirk	207 Eaton Ave.
Merchant's Hotel	City of Selkirk	383 Eveline St.
Port of Selkirk Monument	City of Selkirk	125 Manitoba Ave.
Red Feather Farm	City of Selkirk	163 Edstan Place
Selkirk Centennial Monument	City of Selkirk	200 Eaton Ave.
Selkirk Firefighters Memorial	City of Selkirk	200 Eaton Ave.
Selkirk Lift Bridge	City of Selkirk	342 Eveline St.
Selkirk War Memorial	City of Selkirk	314 Eveline St.
Smith House	City of Selkirk	322 Eveline St.
Teeter House	City of Selkirk	218 Maclean St.
Clandeboye School No. 47 (Monument)	R.M. of St. Andrews	Highway 9, Clandeboye
Service Flying Training School No. 18 Relief Landing Field / Netley Field	R.M. of St. Andrews	9400 Highway 9
Beaconia Cairn	R.M. of St. Clements	30931 PR 500
Gunn's Hill Monument	R.M. of St. Clements	6860 Henderson Hwy.
Holy Trinity Ukrainian Catholic Church	R.M. of St. Clements	6297 Henderson Hwy.
Holy Trinity Ukrainian Ortho- dox Church	R.M. of St. Clements	33037 Road 88N
Red River Floodway / Spillway	R.M. of St. Clements	7085 Henderson Hwy. (Lockport, MB.)

APPENDIX B: ADDITIONAL MAPS



Red River Planning District Land Use Designation

Map 8 - South St. Clements Boundary

South St. Clements Area



Other features



Assessment parcel



Municipal boundary



Water body



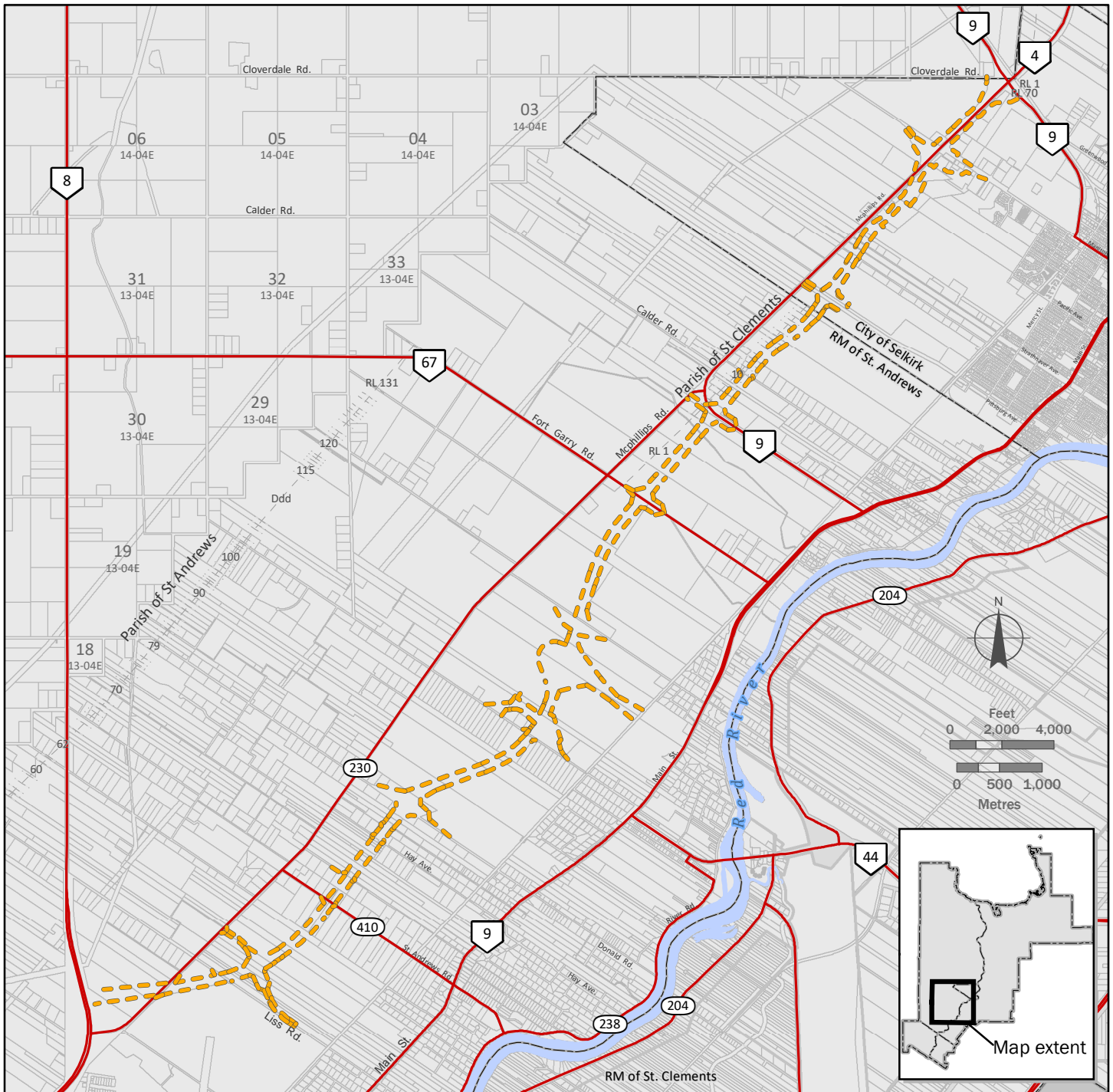
Provincial Highway/Road

Date

December 18, 2019

Coordinate System

NAD 1983 UTM Zone 14N



Red River Planning District Land Use Designation

Map 9 - Winnipeg-Selkirk Corridor

Winnipeg - Selkirk Corridor



Other features



Assessment parcel



Municipal boundary



Water body



Provincial Highway/Road

Date
December 18, 2019
Coordinate System
NAD 1983 UTM Zone 14N

