



TRI-ROADS PLANNING DISTRICT
DEVELOPMENT PLAN
(draft for 1st Reading)

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PART 1: INTRODUCTION

The Tri-Roads Planning District ('the Planning District') coordinates planning and manages development for the Municipality of Russell-Binscarth and the Rural Municipality of Riding Mountain West.

The following document is the Development Plan ('the Plan') for the Planning District and is a summary of its vision, goals, and policies prepared in accordance with the provisions set out in *The Planning Act* (C.C.S.M. c. P80) and the *Provincial Planning Regulation* (MR 81/2011).

1.1 PURPOSE OF THE PLAN

This Plan's purpose is to guide future decision-making and to ensure that development takes place in an efficient and sustainable manner. As a guiding document to a zoning by-law and other municipal documents, the Plan will assist in prioritizing actions and decisions that impact both land use and the Planning District's social and economic objectives.

The Planning Act requires that a development plan must:

- Set out the plans and policies of the Planning District respecting its purposes and its physical, social, environmental and economic objectives.
- Through maps and statements of objectives, direct sustainable land use and development in the Planning District.
- Set out measures for implementing the plan.
- Include such other matters as the minister or Planning District Board considers advisable.

The Provincial Planning Regulation outlines policy areas that must be addressed in a development plan. These are expressed in the Provincial Land Use Policies, and development plans must be generally consistent with them. Development plan policies should also be mutually supportive of the policies of other local plans, including those in adjacent municipalities and planning districts, integrated watershed management plans, transportation plans, municipal emergency and business continuity plans, and climate change action plans, if applicable.

The *Provincial Planning Regulation* states that a planning authority must develop a long-term vision that supports the health and well-being of residents, the economy and environment of the planning area, and set goals, policies and timelines for achieving the vision. It further requires that the Development Plan must:

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

The Development Plan will undergo a periodic comprehensive review. However, new circumstances, needs or developments may warrant periodical amendments to the Plan during the interim. Proposed amendments should be reviewed by the Planning District Board within the context of the community vision and other goals and objectives found throughout the Plan.

1.2 ORGANIZATION OF THE PLAN

Part 1: Introduction

The regulatory framework for the Development Plan, an overview of its structure, and a guide for how it should be used.

Part 2: Vision & Goals

Vision, goals and objectives to guide the Planning District for the next 20 years.

Part 3: Land Use Area Policies

Objectives and policies to guide land use and development within designated areas of the Planning District.

Part 4: General Policies

General policies applicable to all land use designations throughout the Planning District.

Part 5: Implementation

Overview of tools available to implement the goals, objectives and policies of the Development Plan.

Part 6: Definitions

Definitions of key terms used in the Development Plan.

Part 7: Maps

Land use designation maps for the Planning District and each municipality and key contextual reference maps.

1.3 HOW TO USE THE PLAN

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next 20 years. Planning decisions must be sensitive to local conditions in specific areas of the Planning District, while at the same time advancing the plan's goals and objectives.

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

The following should be considered when using this Plan in relation to a proposed development, a proposal, or issue:

Step 1: Find the Applicable Land Use Area

Review the Land Use Maps in Policy Map 1: to determine the land use designation of the subject land.

Step 2: Review the Relevant Land Use Area Policies

Review the applicable policies to the subject lands current and proposed designation in Part 3:.

Step 3: Review the General Policies

Review the Reference Maps in Policy Map 1: to understand current and future considerations in the subject land vicinity and review the general policies in Part 4: and determine whether they apply to the subject lands.

Step 4: Evaluate the Proposal

Evaluate the development proposal and make an assessment as to whether the proposal conforms to the intent, objectives, and policies in the Development Plan.

1.4 DEVELOPMENT PLAN POLICIES

- (1) The Provincial Land Use Policies are a Regulation under *The Planning Act* and serve as a guide for the Planning District in undertaking Plan amendments or statutory reviews of the Development Plan.
- (2) All new development in the Planning District shall be consistent with this Development Plan.
- (3) The implementation of the Zoning By-Law, subdivision and development approvals and public works shall be consistent with the provisions and intent of this document.
- (4) No subdivision of land shall be permitted unless it conforms with the general intent and provisions of this Development Plan and The Planning Act.
- (5) Where there is development that does not currently comply with the land use policies in the Development Plan, these areas may still be zoned in the Zoning By-Law according to their present use in order to avoid the creation of non-conforming uses, provided that the overall intent of the Development Plan is maintained. Zoning applied to a property may conflict with the Development Plan designation to accommodate existing uses until such time as the property is redeveloped in alignment with the objectives and policies of the Development Plan. In these cases, subdivision and development proposals must be consistent with Development Plan policies.
- (6) The Zoning By-Law boundaries may differ slightly from the Development Plan. However, in no case should the difference be contrary to the intent of the Development Plan.
- (7) Crown Lands areas are under the administration and control of the Province of Manitoba and Government of Canada, and as such have been exempted from the land use policies in the Development Plan.
- (8) Crown land tenure must be obtained from the relevant department/branch with responsibilities for the relevant provincial legislation.
- (9) Closed public reserve lands and public roads will take on the same designation as adjacent lands to avoid unnecessary amendments.
- (10) Subdivision design standards, access, and servicing standards will be specified, as appropriate, in the Zoning By-Law and development agreements.
- (11) Interpretation of the land use maps, and policy intent of this Development Plan is at the discretion of the Planning District Board and/or its designate.

PART 2: VISION AND GOALS

The vision, goals, and objectives outlined in this section will guide the overall use, planning, and development in the Tri-Roads Planning District.

2.1 VISION STATEMENT

We are a forward-thinking, collaborative and resilient region prepared to welcome opportunities that celebrate our agricultural roots, natural amenities, and diverse communities.

2.2 GOALS AND OBJECTIVES



Plan for progressive and sustainable growth and change.

- Ensure that new development is compatible with existing and anticipated land uses, utility and transportation networks.
- Recognize that development will increase demand on water supply, impact water quality, increase demand on solid and liquid waste disposal systems, and that these factors should be considered when evaluating development proposals.
- Minimize risks to people and property that are associated with natural hazards or human-made features.
- Provide protection for past, present and future investment in public and private infrastructure, including utilities and transportation networks, to maintain the cost-effective operation of new, upgraded, or extended infrastructure services.
- Demonstrate ‘readiness’ to new agri-business, mining and tourism opportunities.



Embrace a range of diverse communities that attract and support residents of all ages.

- Provide well planned areas for living, working, shopping, and recreation that are visually attractive, and make efficient use of land and public services.
- Direct growth to urban areas that offer a broader range of services, amenities, and supports and make efficient use of existing infrastructure.

- Create opportunities to accommodate a broad range of housing options.
- Encourage transportation options for all ages, abilities and incomes.



Encourage regional collaboration and connection.

- Encourage community economic development initiatives and development of land in a manner that contributes positively to the physical, mental, social and economic health and well being of the Planning District.
- Promote inter-municipal co-operation within the Planning District as well as neighbouring jurisdictions to undertake joint land use planning, municipal servicing, and sustainable development initiatives that will benefit the entire District.
- Collectively promote natural and community-based assets to draw visitors into all communities and destinations.



Protect the natural environment, agricultural lands, and resources.

- Recognize the importance of the rural land base and to adopt strategies and policies to conserve this base and to encourage development and growth of the agricultural industry.
- Ensure that development does not occur on lands which are not suitable for the proposed use, unless appropriate mitigative measures are taken to prevent negative impacts and/or enhance the capability of the land to support the proposed development.
- Promote the protection and wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils, water and fisheries, and promote environmentally sound exploration and extraction.
- Encourage the identification, development and appropriate use of recreational resources and to ensure that recreational areas are protected from inappropriate development on or adjacent to them.
- Preserve and enhance areas which have natural beauty, scenic value, recreational potential, or historic/cultural significance and ensure continued public access to public resources.

PART 3: LAND USE AREA POLICIES

This section outlines objectives and policies for the Planning District’s Land Use Areas. In addition to the policies for each designation in this Part, the General Policies in Part 4 also apply to all development in the Planning District. Land Use Area maps can be found in Part 7.

The Planning District is comprised of the following Land Use Areas:

- **Urban Community**
- **Principal Community**
- **Rural Community**
- **Lakeside Community**
- **Agricultural Area**
- **Natural Area**

3.1 HOW TO READ THE LAND USE AREA POLICIES

Each Land Use Area is broken into several policy subsections.

Step 1: Review to the overall objectives and general policies for the Land Use Area.

SUBSECTION	DESCRIPTION	APPLIES TO...
Objectives	Strategic directions to achieve the overall intent of the Land Use Areas	All
General	Policies for what type of development should be directed to the Land Use Area	All

Step 2: Review the relevant policy subsections for the Land Use Area.

SUBSECTION	DESCRIPTION	APPLIES TO...
Infrastructure	Policies for when and how water and wastewater infrastructure is required	Urban Community, Principal Community, Rural Community, Lakeside Community
Residential	Policies for the type of residential development that may be developed and where it should go	Urban Community, Principal Community, Rural Community, Lakeside Community, Agricultural Areas

Commercial	Policies for the type of commercial development that may be developed and where it should go	Urban Community, Principal Community
Industrial	Policies for the type of industrial development that may be developed and where it should go	Urban Community, Principal Community
Community and Institutional	Policies for the type of community and institutional development, such as schools and healthcare facilities, that may be developed and where it should go	Urban Community, Principal Community
Parks and Open Spaces	Policies for the type of parks and recreation spaces that may be developed and where it should go	Urban Community, Principal Community
Agricultural	Policies for how agricultural land should be managed and the type of agricultural operations that may be developed and where it should go	Agricultural Areas
Livestock Operations	Policies for the location, size and management of livestock operations	Rural Communities, Lakeside Communities, Agricultural Areas, Natural Areas
Farm Related Residential	Policies for how farmstead land may be subdivided for residential purposes	Rural Communities, Agricultural Areas, Natural Areas
Commercial and Industrial	Policies for the type of agriculturally related commercial and industrial development that may be developed and where	Rural Communities, Agricultural Areas, Natural Areas

3.2 URBAN COMMUNITY

Russell is designated as an Urban Community. The Urban Community contains the greatest array of urban services, facilities, and amenities to support residents, businesses and employers, industry, community services, and recreation and education facilities. The Urban Community is serviced by municipal water and sewer.

3.2.1 Objectives

- (1) To sustain and strengthen Russell by encouraging growth, revitalization, and renewal through efficient and compatible use of land, infrastructure, and public services.
- (2) To provide a range of housing options, commercial and industrial development, institutional and recreation facilities, and public services for all residents.
- (3) To provide an adequate supply of serviced land to accommodate the future urban land use needs of the Planning District.
- (4) To promote a healthy and inclusive community that serves as a hub for the Planning District and the region.
- (5) To provide a community that is accessible for and welcoming to residents of all ages and abilities.
- (6) To support a vibrant main street commercial area as a space for community-building and economic innovation and development.

3.2.2 General Policies

- (1) The Urban Community should provide for an appropriate mix of higher-density residential, commercial, institutional, recreational, industrial and public uses.
- (2) Where possible, intensification and redevelopment of existing Urban Community areas

should be prioritized over the expansion of the Urban Community area.

- (3) Expansion and/or development of underdeveloped areas of existing Urban Community should be directed away from prime agricultural land, livestock operations and other resource-related uses to avoid incompatibilities so that land is not prematurely taken out of production, or its use prematurely inhibited.

3.2.3 Infrastructure Policies

- (1) New developments shall be required to connect to municipal water or sewer services at the time of development.
- (2) Existing development not connected to water and sewer services should be required to connect to water and sewer services within time frames established by the Planning District Board or municipal Councils.
- (3) Lot sizes and densities should consider existing and planned sewer and water capacity.

3.2.4 Residential Policies

- (1) A diverse range of housing types and tenures should be encouraged to provide housing choices for all stages of life, including single-detached dwellings, duplexes, triplexes, fourplexes, and various multi-family dwellings.
- (2) Higher-density residential development types, such as triplexes and four-plexes, townhouses, and low-rise apartments, should generally be encouraged and accommodated adjacent to arterial and collector streets and areas where greater residential density is compatible with adjacent land uses.
- (3) Multi-unit developments and seniors' housing should be encouraged to locate near important community services such as along Main Street.
- (4) Secondary suites should generally be supported, subject to compliance with the Zoning By-law.
- (5) Mobile/manufactured homes shall be directed to mobile/manufactured home parks or mobile/manufactured home subdivisions.
- (6) Residential development should be located to avoid potential conflicts with other incompatible uses (e.g., industrial uses which generate noise, dust, odours, heavy traffic and other potential nuisance, sewage lagoons, highways, rail lines).
- (7) Home-based businesses should be generally supported, subject to compliance with the Zoning By-law, but should not be of a scale that generates significant levels of traffic or otherwise has adverse effects on neighbouring land uses.

3.2.5 Main Street Policies

- (1) The following policies apply to development along Russell’s Main Street north of Heather Street and South of Augusta Street.
- (2) A mix of commercial, business, social, and cultural activities and higher-density residential development and intensification should be encouraged along Main Street.
- (3) Redevelopment of vacant or underutilized properties to support increased residential and mixed-use development should be encouraged.
- (4) The addition and maintenance of parks, trees, planters, and various types of street furniture should be promoted.
- (5) Active retail and service uses should be encouraged to locate in ground floor commercial spaces along Main St and less active uses should be directed to upper floors where possible.
- (6) Development along Main Street should support its role as the main pedestrian-oriented social and cultural gathering area and destination of the Planning District.
- (7) Development along Main Street should consider the *Main Street Revitalization Guidelines* and any other relevant design guidelines and documents.
- (8) Taller buildings (i.e. 3-4 stories) and higher residential density should be encouraged along Main Streets.

3.2.6 Commercial Policies

- (1) A mix of commercial uses should be encouraged within the Urban Community area.
- (2) Small-format and pedestrian-focused commercial development should be directed to locate along Main Street whenever possible.
- (3) Commercial development of a larger-scale, car-oriented, or that is not suitable along Main Street should be directed to other commercial areas that do not detract from the viability or character of Main Street.
- (4) Commercial development should be in proximity to residential areas along arterial or collector streets and connected by sidewalks, trails, or other active transportation infrastructure.
- (5) For new larger-scale commercial developments, overall concept plans may be required that address servicing issues, site access and other planning considerations.
- (6) Efforts should be made to control the visual impact of development along Highways 16, 45, and 83.
- (7) The development and servicing of new commercial areas within and near the periphery of the existing Urban Community areas should only be undertaken if there are no existing serviced lands available that can accommodate projected demand.
- (8) New commercial areas should be located and serviced in a manner that minimizes the

costs of extending municipal infrastructure.

- (9) Commercial development should be located to ensure compatibility with existing adjacent land uses.
- (10) Large format commercial/retail uses are considered ‘significant developments’, and as such should require concept plans and have high quality landscaping and aesthetically pleasing site design.
- (11) Commercial development should be designed and located to fit with the adjoining residential areas and minimize commercial traffic within residential neighbourhoods.
- (12) Public amenities such as off-street parking, pedestrian sidewalks, ornamental lighting, street furniture, and landscaping of commercial properties should be encouraged in larger commercial areas.

3.2.7 Industrial Policies

- (1) Compatible small-scale light industrial development should be encouraged to locate in the Urban Community area and connect to municipal water and wastewater services.
- (2) New industrial development shall generally be directed to locate in proximity to regional transportation system corridors and railway areas.
- (3) The rehabilitation and redevelopment of existing industrial sites should be promoted prior to the development of new industrial areas.
- (4) Industrial uses which are incompatible or potentially incompatible with other urban uses and/or which pose a significant risk to public health and safety, due to the storage or processing of hazardous materials or requirements for heavy truck traffic, should be developed at suitable locations in the Urban Community area where they will be compatible with other uses and will not endanger public health and safety.
- (5) For new industrial developments, overall concept plans may be required that address servicing issues, site access and other planning considerations.
- (6) Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to the Urban Area. If such uses are proposed in these areas, special landscape buffering or other mitigative measures should be taken to screen these industrial uses from view.

3.2.8 Community and Institutional Development Policies

- (1) Large institutional uses such schools, hospitals, and personal care homes will generally be encouraged and accommodated adjacent to arterial and collector streets where compatible with adjacent land uses.
- (2) Other institutional uses, such as but not necessarily limited to, police stations, fire halls,

churches and special needs housing should be located throughout the Urban Community.

- (3) Smaller-scale community commercial uses will generally be encouraged and accommodated adjacent to arterial streets and collector streets, where compatible with adjacent land uses. Corner lots are encouraged for such uses.
- (4) All community and institutional developments shall be evaluated with respect to their service of and potential impacts on residential areas, balancing the benefits of proximity with the potential conflicts related to vehicle traffic, parking, and other issues.

3.2.9 Parks and Open Spaces Policies

- (1) A network of parks and open spaces that allow for passive and active recreation opportunities should be encouraged throughout the Urban Community to ensure easy access by all residents regardless of their residential location.
- (2) Parks and open space areas should be maintained at an acceptable level to ensure clean, hazard-free recreational space.
- (3) The use of landscaped buffers, sports fields and open spaces shall be considered as a means of protecting the physical environment and of separating non-compatible types of land uses.
- (4) A network of pathways, trails, and sidewalks are encouraged to be established to create active pedestrian connections. The Planning District Board or municipal Councils may request that this network be established as part of a development application, and this network should connect with existing active transportation infrastructure whenever possible.
- (5) New development should include parks and open space areas or connect to existing park and open space areas whenever possible. Municipal Councils may request land dedication or cash-in-lieu for public reserve purposes as part of a development application.
- (6) A public reserve dedication may be required as a condition of subdivision approval. Where public reserve land intended for public recreation uses (e.g. park, trail, etc.) is proposed within a new subdivision, appropriate access to that reserve land shall be provided. In addition, efforts should be made to provide adequate access to existing public reserve land that is intended for public recreational uses.
- (7) Parks and playgrounds shall be considered as an integral part of new residential areas and shall be identified on conceptual plans of subdivision.
- (8) Parks and playgrounds should be centrally located in a new residential area.
- (9) Parks and open spaces should have strong sight lines to encourage 'eyes on the street' and should be constructed in accordance with CPTED and Universal Design principles.

3.2.10 Growth Areas Policies

- (1) Existing agricultural operations may continue until the land is required for future expansion of the Urban Community.
- (2) Non-agricultural developments will generally not be allowed within these areas until a redesignation of the land identified as Growth Areas adjacent to and surrounding the Urban Community.
- (3) A secondary plan by-law shall be required to guide collaborative and orderly development prior to the redesignation of the land to Urban Community.
- (4) The secondary plan should identify:
 - (a) Vision and objectives
 - (b) Land Uses
 - (c) Infrastructure and servicing requirements
 - (d) Road networks
 - (e) Institutional, open space, and recreational land and/or facilities needed to accommodate additional residential development

3.3 PRINCIPAL COMMUNITY

Inglis and Binscarth are designated Principal Community. These communities serve both local and regional roles in the Planning District, and provide an array of services, facilities, and amenities to support residents, businesses and employers, industry, community services, and recreation and education facilities. Principal Community areas are serviced by municipal water and sewer.



3.3.1 Objectives

- (1) To sustain and strengthen existing communities by encouraging growth, revitalization, and renewal through efficient and compatible use of land, infrastructure, and public services.
- (2) To provide a range of housing options, commercial and industrial development, institutional and recreation facilities, and public services for all residents.

3.3.2 General Policies

- (1) In general, urban uses such as commercial, industrial, indoor recreational, intensive outdoor recreational, institutional, public, and serviced residential should be directed to Principal Community areas.
- (2) Expansion and/or development of underdeveloped areas of existing Principal Community areas should be directed away from prime agricultural land, livestock operations and other resource-related uses to avoid incompatibilities so that land is not prematurely taken out of production, or its use prematurely inhibited.

3.3.3 Infrastructure Policies

- (1) Where municipal water or sewer services are provided:
 - (a) New developments shall be required to connect to these services at the time of development.
 - (b) Existing development should be required to connect to these systems within time frames established by the Planning District Board or municipal Councils.
 - (c) Lot sizes should be smaller to provide for a higher density of development and efficient operation of services.
- (2) Where municipal water or sewer services are not available:
 - (a) Lot sizes shall be a minimum of 2 acres unless the lot is to be serviced by a holding tank as the means of onsite wastewater management in accordance with provincial regulations.
 - (b) Development should be planned to be able to accommodate efficient and economical water and sewer services in the future.

3.3.4 Residential Policies

- (1) A diverse range of housing types and tenures should be encouraged in Principal Community areas to provide housing choices for all stages of life. Housing types include single-unit dwellings, two-unit dwellings, multi-unit development, and seniors housing.
- (2) Secondary suites should generally be supported within Principal Community areas, subject to compliance with the Zoning By-law.
- (3) Home-based businesses should be generally supported, subject to compliance with the Zoning By-law, but should not be of a scale that generates significant levels of traffic or otherwise has adverse effects on neighbouring land uses.

3.3.5 Commercial Policies

- (1) A mix of commercial uses should be encouraged within Principal Community areas.
- (2) Commercial uses should be generally compatible with adjacent non-commercial uses.
- (3) Commercial development should be designed and located to fit with the adjoining residential areas and minimize commercial traffic within residential neighbourhoods.
- (4) Commercial development should be located in convenient proximity to residential areas along arterial or collector streets and connected by sidewalks, trails, or other active transportation infrastructure.
- (5) The maintenance and expansion of existing commercial areas in Principal Community

areas will be encouraged.

- (6) The central commercial area or corridor in Principal Community areas should be developed as mixed-use areas with commercial and multi-unit residential developments.
- (7) Public amenities such as off-street parking, pedestrian sidewalks, ornamental lighting, street furniture and landscaping of commercial properties will be encouraged in central commercial areas or corridors.
- (8) Where lands of a suitable size are not available, commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (i.e., large trucks), will be encouraged to locate at appropriate locations in a manner that complements rather than detracts from the viability of central commercial areas.
- (9) The development and servicing of new commercial areas within and near the periphery of existing Principal Community areas should only be undertaken if there are no existing serviced lands available that can accommodate projected demand.
- (10) New commercial areas should be located and serviced in a manner that minimizes the costs of extending municipal infrastructure.
- (11) Commercial development should be located to ensure compatibility with existing adjacent land uses.
- (12) Commercial lot sizes should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage, service, and buffer areas, without being wasteful of land.

3.3.6 Industrial Policies

- (1) Industrial development should generally be encouraged in Principal Community areas.
- (2) Industrial development should generally be located in proximity to regional transportation system corridors and railway areas.
- (3) The rehabilitation and redevelopment of existing industrial sites should be promoted prior to the development of new industrial areas.
- (4) Industrial uses which are incompatible or potentially incompatible with other Principal Community uses and/or which pose a significant risk to public health and safety, due to the storage or processing of hazardous materials or requirements for heavy truck traffic, should be developed at suitable locations where they will be compatible with other uses and will not endanger public health and safety.
- (5) Proposed development should mitigate the effects of noise, vibration, dust, odours, or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas. Mitigative measures may include landscaping, fencing, or other measures to minimize nuisance and visual impacts.
- (6) Outside storage areas should generally be confined to lots within the internal areas,

located within the rear yard and be well screened by fencing or landscaping.

- (7) New industrial areas should be located and serviced in a manner that minimizes the costs of extending municipal infrastructure.
- (8) Industrial development should be located to ensure compatibility with existing adjacent land uses.
- (9) Industrial lot sizes should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage, service, and buffer areas, without being wasteful of land.

3.3.7 Community and Institutional Policies

- (1) Institutional uses such as government, educational, residential, medical, religious, cultural, and emergency services may be directed to Principal Areas.
- (2) Shared use of municipal and school facilities and lands for community service purposes and the development of complementary sport facilities should be encouraged.

3.3.8 Parks and Open Spaces Policies

- (1) A network of parks and open spaces that allow for passive and active recreation opportunities should be encouraged in Urban Areas.
- (2) The Planning District Board or municipal Councils may request that pathways, trails and sidewalks are established as part of a development application, and this network should connect with existing infrastructure whenever possible.
- (3) Parks and playgrounds shall be considered as an integral part of new residential areas and shall be identified on conceptual plans of subdivision and dedicated to the community as public reserve through the subdivision process.
- (4) Municipal Councils may request public land dedication or cash-in-lieu for public reserve purposes as part of a development application.
- (5) Where public reserve land intended for public recreation uses is proposed within a new subdivision, appropriate access to that public reserve land shall be provided.

3.4 RURAL COMMUNITY

The smaller communities throughout the Planning District are designated Rural Community. Communities with this designation provide opportunities for the managed development of rural residential and supportive uses while minimizing impacts to established agricultural and livestock operations. Non-agricultural residential uses supported by onsite water and wastewater systems will be directed to Rural Community areas.

3.4.1 Objectives

- (1) To ensure that rural development is not wasteful of agricultural land and does not interfere with the operations and expansion of agricultural and livestock activities.
- (2) To ensure that rural residential does not interfere with the operations and expansion of Urban Community or Principal Community areas.
- (3) To preserve the rural character of these areas.
- (4) To ensure an adequate supply of rural residential lands to promote population retention and a rural lifestyle appropriate to the area.

3.4.2 General Policies

- (1) Rural Community areas are intended to maintain the rural character of the area.
- (2) Lots are encouraged to be a minimum of two (2) acres with a minimum frontage requirement of 198 feet (60 metres). Where it can be demonstrated that these minimum requirements insufficient (e.g., where riparian setbacks, wetlands, and/or flood hazard areas impact the buildable area of a site) or excessive (e.g., where a lot is served by a holding tank as the means of onsite wastewater management, access to municipal services) in fulfilling their purpose, they may be altered at the discretion of Council or the Planning District Board.

- (3) The normal ongoing operations of surrounding agricultural and resource enterprises, including noise, odour, and dust, are acknowledged to be part of acceptable characteristics of rural life in Rural Community areas.
- (4) Higher density developments should be directed to Urban Community and Principal Community areas.
- (5) Within any area which is proposed for re-designation to Rural Community, the developer shall undertake the following, prior to proceeding with any subdivision or re-designation application:
 - (a) Obtain a groundwater report indicating that there is a suitable source of groundwater within the area to fulfill the needs of future residents of the area.
 - (b) Provide an engineering overview of local soil conditions, demonstrating their suitability for sewage disposal, slope stability, drainage, and any other engineering matter.

3.4.3 Infrastructure Policies

- (1) New dwellings and developments will be encouraged to locate where there is an adequate supply of potable water.
- (2) All sewage and other waste disposal shall comply with provincial regulations and surface water quality shall be protected by adherence to provincial guidelines.
- (3) Where new residential development proposes on-site wastewater treatment, the location and size of building lots should reflect the capability of local soils to adequately support an approved on-site wastewater treatment system.
- (4) Within areas which are classified as agricultural capability Class 6 or 7 or unimproved organic soils, no on-site wastewater management systems will be allowed, other than holding tanks and composting toilets, or any other innovative system that may receive provincial approval.

3.4.4 Residential Policies

- (1) Rural residential development will be directed to Rural Community areas.
- (2) Infilling and clustering of rural residential development will be encouraged where practical. Infill and development within existing Rural Community areas will be prioritized over the expansion of these areas or the designation of new Rural Community areas. Contiguous expansion of existing Rural Community areas will be prioritized over designation of new non-contiguous areas.
- (3) Where rural residential development is proposed on treed land, the development is encouraged to be designed a way that protects and enhances existing tree cover.

- (4) Where lots are developed for residential use adjacent to a waterbody or waterway:
 - (a) The residence shall be sited at an appropriate setback distance from the waterway.
 - (b) A maximum amount of mature woody vegetation shall be retained to maintain bank stability and minimize erosion.
 - (c) Existing native riparian vegetation shall be retained along the watercourse to protect water quality and the riparian and aquatic ecosystem.
 - (d) Lot development and building construction shall incorporate appropriate sediment control measures to minimize the entrance of sediment and other substances from entering the watercourse during construction activities.
- (5) Where there are a reasonable number of suitable vacant lots existing in the Rural Community areas, no further subdivision of land should be supported in adjacent areas.
- (6) New rural residential development should be able to be provided with municipal services (i.e., snow removal, fire protection, etc.) with reasonable efficiency and cost to the Municipality.
- (7) Home-based businesses should be generally supported, subject to compliance with the Zoning By-law, but should not be of a scale that generates significant levels of traffic or otherwise has adverse effects on neighbouring land uses.
- (8) Secondary suites should generally be supported within Principal Community areas, subject to compliance with the Zoning By-law.

3.4.5 Livestock Operations Policies

- (1) New livestock operation developments will not be allowed in Rural Community areas.
- (2) All livestock operations existing within Rural Community areas prior to the adoption of this Development Plan will be recognized as legal non-conforming uses and may be maintained at the current level of activity as measured by Animal Units.
- (3) The Zoning By-Law may allow for animal keeping in areas designated Rural Community at a maximum of ten (10) Animal Units, subject to compliance with use-specific standards.
- (4) Animal keeping shall generally not be allowed within any individual lot which is less than five (5) acres in size.

3.5 LAKESIDE COMMUNITY

The recreation-oriented communities located along Lake of the Prairies in the north of the Planning District are designated Lakeside Community.

Communities with this designation provide opportunities for the managed development of seasonal and recreational residential and supportive uses while minimizing impacts to established agricultural and livestock operations and surface and ground water sources. Seasonal and recreational residential uses will be directed to Lakeside Community areas.

3.5.1 Objectives

- (1) To preserve the rural and natural character of Lakeside Community areas.
- (2) To ensure an adequate supply of seasonal recreational lands to promote population retention and a culture of “lakeside living” appropriate to the area.
- (3) To protect the Lake of the Prairies reservoir and surrounding ecosystems from pollution and disruption and to protect Lakeside Community residents from the impacts of flooding and other hazards.
- (4) To recognize and support the different needs of seasonal and year-round residents of Lakeside Community areas.
- (5) To increase outdoor recreation, retail and accommodation opportunities.
- (6) To support the continued development of existing cottage areas and set out mechanisms to encourage development of a mix of uses and to introduce efforts to create opportunities for the cottage areas to evolve into more complete communities with support services and a diversity of building forms and tenure.

3.5.2 General Policies

- (1) Lakeside Community areas should be developed in a pattern which efficiently uses land and minimizes infrastructure and public service costs.

- (2) Lakeside Community development should generally be directed away from prime and viable lower class agricultural lands.
- (3) Development (and infill development) within the existing Lakeside Community area will be encouraged before expanding or designating additional lands.
- (4) Development should be encouraged to locate adjacent to existing built-up areas where public services, including roads, power lines, and other services can be efficiently and economically expanded.
- (5) Development should be directed away from livestock production operations and sensitive environmental areas and encouraged to maintain the natural character of the landscape. New designated areas will be subject to the mutual separation distance policies established under the *Provincial Planning Regulation*.
- (6) In instances where developments incorporate shoreline, the developer should ensure adequate and continuing public access to the waterbody.
- (7) Where lands adjacent to a shoreline are to be subdivided, the following may be required:
 - (a) Public shoreland reserve suitable to accommodate erosion hazards or to include the provision of acceptable shoreline protection as determined through an appropriate and professional geotechnical and/or environmental assessment.
 - (b) Provision for access to the shoreline at suitable locations in the proposed development.
 - (c) The establishment and maintenance of a public reserve with undisturbed native vegetation adjacent to water bodies. A purpose of the public reserve is to establish a functioning riparian area of undisturbed native vegetation which serves one or more of the following purposes:
 - (i) Helps stabilize the banks.
 - (ii) Provides aquatic and wildlife habitat.
 - (iii) Protects water quality.
- (8) In areas where the specific flood, erosion and bank instability hazards have not been determined, buildings shall be set back from all water bodies at a distance an engineering investigation shows that these limits should be established, and at the discretion of the Local Planning Authority, and/or the applicable Provincial authority.
- (9) Wastewater management shall be in accordance with Provincial regulations. The use of septic fields along Lake of the Prairies is strongly discouraged.

3.5.3 Residential Policies

- (1) Home-based businesses should be generally supported, subject to compliance with the Zoning By-law, but should not be of a scale that generates significant levels of traffic or otherwise has adverse effects on neighbouring land uses.

- (2) Seasonal and year-round recreation residential development will be directed to Lakeside Community areas.
- (3) Infilling and clustering of recreation residential development will be encouraged where practical. Infill and development within existing Lakeside Community areas will be prioritized over the expansion of these areas or the designation of new Lakeside Community areas. Contiguous expansion of existing Lakeside Community areas will be prioritized over designation of new non-contiguous areas.
- (4) Where lakeside residential development is proposed on treed land, the development is encouraged to be designed a way that protects and enhances existing tree cover.
- (5) Where lots are developed for residential use adjacent to a waterbody or waterway:
 - (a) The residence shall be sited at an appropriate setback distance from the waterway.
 - (b) A maximum amount of mature woody vegetation shall be retained to maintain bank stability and minimize erosion.
 - (c) Existing native riparian vegetation shall be retained along the watercourse to protect water quality and the riparian and aquatic ecosystem.
 - (d) Lot development and building construction shall incorporate appropriate sediment control measures to minimize the entrance of sediment and other substances from entering the watercourse during construction activities.
- (6) Where there are a reasonable number of suitable vacant lots existing in the Lakeside Community areas, no further subdivision of land should be supported in adjacent areas.
- (7) New lakeside residential development should be able to be provided with municipal services (i.e., snow removal, fire protection, etc.) with reasonable efficiency and cost to the Municipality.

3.5.4 Tourism and Commercial Policies

- (1) Commercial uses serving and supporting seasonal recreation and tourism should be encouraged/supported to locate in Lakeside Community areas.
- (2) Commercial development in Lakeside Community areas should not negatively impact the viability of commercial areas in Urban Community and Principal Community areas.

3.5.5 Livestock Operation Policies

- (1) New livestock operations shall not be permitted in the Lakeside Areas. All livestock operations existing prior to the adoption of this Development Plan will be recognized as legal non-conforming uses and may be maintained at the current level of activity as measured by Animal Units (AU).

3.6 AGRICULTURAL AREA

Agriculture is central to the history of the Planning District and continues to help shape the culture and economy of our communities. The intent of the Agricultural Area is to protect the viability of the agriculture sector and to ensure a healthy environment.

3.6.1 Objectives

- (1) To protect agriculture land from fragmentation and encroachment by non-agricultural uses and to encourage sustainable agricultural practices.
- (2) To support a range of scales and types of livestock operations, including specialised agricultural operations.
- (3) To encourage growth and development in a manner which is compatible with adjacent land uses.
- (4) To maintain the character and quality of life of Agricultural Areas.

3.6.2 General Policies

- (1) Land use within the Agricultural Area shall be characterized by large parcels of land generally no less than 80 acres in area.
- (2) Highly productive prime agricultural lands should not be developed for non-agricultural uses, unless there is no suitable alternate site or if the development meets an important public need.
- (3) Urban uses shall generally not be considered in the Agricultural Area.
- (4) New development in Agricultural Areas should be located to be compatible with other existing or proposed uses, including existing or potential resource extraction or harvesting.
- (5) New non-farm developments should be directed away from prime agricultural lands, viable lower class agricultural lands, and existing livestock operations.

- (6) The subdivision of land for non-agricultural purposes should be extremely limited to minimize potential for land use conflict, to ensure land remains viable for farming, and to prevent fragmentation into parcels with sizes inadequate to sustain agricultural production.
- (7) Small land holdings (less than 80 acres in area) for small-scale or specialised agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
- (8) Agricultural practices, resource development, and new development in the Agricultural Area will be undertaken in harmony with the environment where natural areas such as wood lots and riparian vegetation are preserved as integral components of a quality rural environment.
- (9) Accessory on-farm business enterprises, including accessory manufacturing and fabrication operations, will be subject to terms and performance standards established in the Zoning By-Law and administered as conditional uses.
- (10) The removal of topsoil, or other organic surface material on lands designated for agricultural use shall not be permitted unless approval has been granted by the Planning District Board. This policy is not intended to restrict excavation for the purposes of drainage ditches, dykes, road construction, building sites or similar work, or gaining access to aggregate and other quarry minerals.
- (11) The retention of existing woodlots and shelter belts and the creation of new shelter belts and other conservation measures shall be encouraged to prevent soil erosion.

3.6.3 Agricultural Policies

- (1) Agricultural Areas should be preserved for a full range of agricultural activities on prime agricultural land and also on viable lower-class lands where agriculture is or has been the dominant activity and it is desirable and feasible to provide protection to such activities.
- (2) Prime and viable lower class agricultural lands should be protected from fragmentation into smaller parcels.
- (3) Proposals to establish or expand irrigation operations which may impact groundwater shall be subject to any applicable provincial regulations and requirements.
- (4) Existing agricultural enterprises which operate with generally accepted practices of farm management and in conformance with Provincial regulations should be protected from new development which might unduly interfere with their continued operation.
- (5) The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.

3.6.4 Livestock Operation Policies

- (1) New or expanding livestock operations shall be allowed only within the Agricultural Policy Area.
- (2) New or expanding livestock operations shall be sited so as to minimize conflict with existing or planned urban, tourist or mining developments.

Size Criteria

- (1) Livestock operations (expansion of existing and development of new) shall be located within the Agricultural Area.
- (2) Livestock operations will be required to be developed and operated in a manner which minimizes the production of offensive odours and the potential for pollution of soils, groundwater, and surface water.
- (3) Livestock operations with between 10 AU and 299 AU may generally be established or expanded as a permitted use in the Zoning By-Law.
- (4) The establishment or expansion of livestock operations of 300 AU and larger will be treated as conditional uses within the Zoning By-Law.
- (5) All proposals for new and expanding operations over 300 AU shall require review and report by the Technical Review Committee of the Province.

Siting Criteria

- (6) New and expanding livestock operations shall be required to meet mutual separation distances from a single residence and designated areas as established in the Zoning By-Law in accordance with the Provincial Planning Regulation.
- (7) Livestock operations should locate where they will be compatible with surrounding land uses.
- (8) The siting of all new livestock operations should only be permitted in areas with access to power and all-weather roads. Costs associated with the extension of services shall be borne by the developer.
- (9) New or expanded livestock operations shall be on soils with a dry land agricultural capability rating of Class 6, Class 7, or unimproved organic soils based on detailed soil surveys (at a scale of 1:50,000 or better). The developer may be required to pay the costs incurred for detailed soil surveys if the information is not available for the area.
- (10) Livestock operations located on the banks of all waterways will be referred to the applicable provincial authority for review. Setback distances to waterways will be maintained pursuant to provincial guidelines.
- (11) A minimum setback distance of 1,000 feet shall be maintained between the ordinary high-water mark of the Assiniboine River and Lake of the Prairies and any new livestock operation.

- (12) Existing facilities which are located within 1,000 feet of the ordinary high-water mark of the Assiniboine River and Lake of the Prairies may be expanded, subject to the provisions of the Zoning By-Law, provided that no portion of the expanded facility will be located within 330 feet of the ordinary high-water mark.
- (13) Proposed and residual lots resulting from the subdivision of parcels containing livestock operations shall be of such dimensions to maintain minimum property boundary and watercourse setbacks as required by the Province.
- (14) The establishment or expansion of livestock confinement facilities shall conform to the regulations of other levels of government, including regulations under the provincial *Environment Act* and *Water Protection Act*.
- (15) New livestock operation facilities located in areas subject to flooding shall be constructed at a suitable flood-protection level. The applicable provincial authority responsible for issuing permits for confined livestock areas and manure storage facilities will consider flooding issues as part of the issuance of these permits.
- (16) On sites where there is a potential risk of soil, groundwater, and/or surface water pollution, livestock operations may be required to provide information as identified in 4.3 Water and Shoreland
- (17) The Planning District Board, municipal Councils, and developers of livestock operations will be encouraged to have regard to the advice of provincial technical advisors respecting the proposed siting and development of major livestock operations.

3.6.5 Farmstead Subdivision Policies

- (1) Subdivision of land for farm related residential purposes in Agricultural Areas may be considered under the following conditions:
 - (a) A single lot subdivision is proposed for a retiring farmer who wishes to subdivide an existing farmstead residence from the agricultural operation and retain it for retirement purposes. The farmstead residence must have existed for a minimum of 10 years before it may be subdivided.
 - (b) Where due to farm consolidation, the dwelling on the farm being acquired or sold is not required as part of the consolidated farming operation.
 - (c) Where a farm is incorporated, and it is necessary to establish a separate residential site from the farm holdings for business or mortgaging purposes.
 - (d) A parcel of land has been physically separated (i.e. by rail line, river, etc.) from the balance of the agricultural holding such that consolidation with adjacent holdings is not reasonable and the separated parcel cannot be reasonably used for any other agricultural purpose.
 - (e) It is required for an individual who significantly participates in an existing agricultural operation on an ongoing basis and derives an income from it.

- (2) The farmstead site severance permitted in the policies above shall:
 - (a) Consist of the area confined by the shelterbelt, where one exists, or otherwise not be wasteful of agricultural land.
 - (b) Include an existing habitable dwelling.
 - (c) Have legal and direct access to an all-weather municipal road or provincial highway.
 - (d) Be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water.
- (3) Only one subdivision per parcel generally 80 acres in size may be permitted in the Agricultural Area.
- (4) Smaller lot sizes may be considered in the case of lot boundary adjustments and title consolidations if there are no additional lots being created and the end result is consistent with the overall intent of the Development Plan.

3.6.6 Residential Policies

- (1) Non-farm residential development shall not be allowed in the Agricultural Area and should generally be directed towards Urban Community, Principal Community, Rural Community, and Lakeside Community areas.

3.6.7 Commercial and Industrial Policies

- (1) Commercial and industrial developments which support the agricultural sector, require larger land parcels, do not require piped municipal services, do not have a negative impact or rely on the provincial highway system, and/or may be better suited to a rural location, may be established in Agricultural Areas.
- (2) Commercial and industrial developments should be encouraged to provide enough land for potential expansion, while not wasting land.
- (3) Home-based businesses may be permitted in Agricultural Areas.
- (4) Low-intensity recreation development and activities may occur in the Rural Area t.
- (5) Commercial and industrial uses should be directed away from prime agriculture land and viable lower-class lands and should be sited to avoid potential conflict with existing agriculture uses.

3.7 NATURAL AREAS

The natural beauty and ecological integrity of the Planning District are crucial to the health of our communities and the ongoing strength of our tourism industry. The intent of Natural Areas is to ensure that the Planning District's wild spaces and natural habitats are protected from incompatible development.

3.7.1 Objective

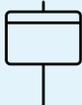
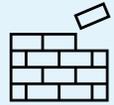
- (1) To protect existing national parks, provincial parks, provincial forests, and other natural reserve areas and wildlife habitats from incompatible or potentially incompatible land use activity or development.
- (2) To protect the natural water bodies and their associated riparian areas within the Planning District.

3.7.2 General Policies

- (1) Natural Lands shall be protected from incompatible or potentially conflicting land use development.
- (2) Natural lands may be developed for low-intensity recreational uses in a manner which protects their roles as wildlife habitats, particularly in the areas adjacent to any sensitive or important ecological areas.
- (3) Municipally owned lands may be designated as Natural Lands in order to maintain the passive character of these lands and retain these publicly owned lands in their current state.

PART 4: GENERAL POLICIES

The following General Policies apply to all areas of the Planning District.

 <p>4.1 Development Planning</p>	 <p>4.2 Natural Resources and Conservation</p>	 <p>4.3 Water and Shoreland</p>	 <p>4.4 Mineral Resources</p>	 <p>4.5 Outdoor Recreational Resources</p>
 <p>4.6 Utilities</p>	 <p>4.7 Water and Wastewater</p>	 <p>4.8 Stormwater and Drainage</p>	 <p>4.9 Roads</p>	 <p>4.10 Highways</p>
 <p>4.11 Rail Corridors</p>	 <p>4.12 Aircraft Landing Areas</p>	 <p>4.13 Hazardous and Dangerous Goods</p>	 <p>4.14 Animal Keeping</p>	 <p>4.15 Hazard Lands, Flooding, and Erosion</p>
 <p>4.16 Heritage Resources</p>	 <p>4.17 Health, Education and Community Facilities</p>	 <p>4.18 Tourism and Recreation</p>	 <p>4.19 Energy and Efficiency</p>	 <p>4.20 Infrastructure Planning</p>

4.1 DEVELOPMENT PLANNING



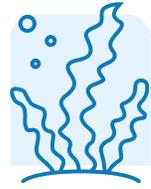
- (1) Development should consider the health, safety and general welfare of all residents.
- (2) Contiguous and compatible development should be encouraged.
- (3) Infilling and revitalization of existing built-up areas should be encouraged to accommodate new development.
- (4) As a condition of approval, developers may be required to enter into a Development Agreement with a Municipality specifying the obligations of the developer to provide infrastructure installation and/or improvements, including but not limited to:
 - (a) Roadways
 - (b) Drainage
 - (c) Municipal or onsite wastewater management systems
 - (d) Domestic water supply
 - (e) Solid waste management services adequate to support the proposed uses.
- (5) New development should follow established standards for new infrastructure (such as roadways, drainage, or piped services).
- (6) The subdivision of lands and readjustment of parcel boundaries may be considered provided new lots conform to the policies in the Development Plan and the requirements of the Zoning By-Law and other applicable regulations.
- (7) Where large undeveloped areas are being considered for future community development, an overall concept plan should be prepared for the area to provide for an efficient, well-planned development.
 - (a) The concept plan should illustrate the general arrangement of future roadways, building lots, open spaces, piped services, area drainage, and other major features.
 - (b) The design of the roadways, piped services, and building lots should be integrated with existing roadways and services, and should generally conform to recognized engineering and planning standards.
- (8) In approving new developments for residential, commercial or industrial purposes, consideration should be given to the current and projected demand for that particular type of use.
- (9) New residential development and agricultural operations will be encouraged to incorporate low impact, environmentally conscious concepts to minimize pollution loads and environmental impacts.

4.2 NATURAL RESOURCES AND CONSERVATION



- (1) Development activities and changes to the built environment will protect and improve the environment and natural ecosystems by minimizing or mitigating all of the following:
 - (a) pollution of air, soil, and water.
 - (b) contaminated sites.
 - (c) unacceptable effects of noise.
 - (d) the release and proliferation of invasive species and their impacts.
- (2) Natural areas and habitats shall be protected from incompatible or potentially incompatible land use activity and/or development where:
 - (a) Rare or endangered flora and fauna have received provincial and federal designation and protection under any under any applicable act or regulation.
 - (b) Lands have received provincial designation and protection.
 - (c) Lands have been identified as a critical and significant wildlife habitat, where applicable.
- (3) The Zoning By-Law should identify land designated by regulation by the province including Wildlife Management Areas, Provincial Parks, and Protected Areas.
- (4) Appropriate setbacks from uses which provide excessive noise, pollution, or activity may be established within the Zoning By-Law to protect private and municipal natural lands such as flood plains, locations having significant recreational and ecological values, public parks, forests, and wildlife corridors.
- (5) Developers of habitat conservation projects shall be encouraged to consult with municipal councils regarding the nature and extent of such projects. Wherever possible, such projects shall endeavor to maintain a reasonable level of agricultural enterprise, balanced with the habitat objectives of the developer.
- (6) Application of environmental protection measures, as outlined in any applicable integrated watershed management plan of the Assiniboine West and Inter-Mountain Watershed Districts shall be encouraged.
- (7) Public access to natural areas and wildlife and fisheries habitat will be encouraged, where feasible. Access should not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity.

4.3 WATER AND SHORELAND



- (1) The siting of livestock operations in proximity to water bodies shall refer to provincial regulation for setback requirements.

4.3.2 Vegetation and Riparian Areas

- (1) The preservation and reintroduction of native vegetation will be encouraged in sensitive environmental areas, such as along the shorelines of lakes, rivers, creeks and streams to stabilize the banks, filter run-off, and maintain the quality of water in these waterways.
- (2) To ensure the protection, retention and, where required, the rehabilitation of riparian areas, the following may be established within the Zoning By-Law:
 - (a) A minimum setback of 15 metres (49.2 feet) undisturbed native vegetation area upslope from the normal high-water mark of first and second order drains and artificially created retention ponds.
 - (b) A minimum setback of 30 metres (98.4 feet) undisturbed native vegetation area upslope from the normal high-water mark for all natural water bodies and waterways, including ephemeral streams.
- (3) Developments that create minor disturbances to the natural vegetative cover in riparian areas, such as docks, pathways, and boathouses, may be permitted in those areas, provided that not more than 25% of the length of the lot's shoreline is affected.

4.3.3 Wetlands

- (1) Where new development is proposed, wetlands of Classes 3 to 5 (seasonal to permanent) shall be subject to any applicable provincial regulations.
- (2) Development proposals which require drainage of wetlands or significant volumes of surface water and/or groundwater, including irrigation projects will be required to investigate the need for a Provincial Water Rights License. Development approval may be withheld until such time as a license is issued.

4.3.4 Aquatic Habitats

- (1) Proposed developments located near waterways and water bodies that have the potential to alter, disrupt, or destroy aquatic habitat, including riparian areas, will be referred to the applicable provincial authority for review.
- (2) Any development in or near water that has the potential to alter, disrupt or destroy fish habitat (including fisheries, spawning sites, and nursery areas) will conform to the following development criteria:
 - (a) Measures shall be put in place to limit nutrient and sediment inflow.

- (b) The construction of dykes is preferred to channel deepening and straightening.
- (c) Lands shall not be cleared, cultivated, or developed within the riparian buffers established in the Zoning By-law under section 4.5.3.2 above.
- (d) Organic loading or siltation from agricultural run-off shall be prohibited.
- (e) Fish protection procedures for stream crossings as required by the Provincial and Federal Governments should be adhered to.
- (f) The development proposal shall be circulated to the applicable provincial and federal authorities for review and comment, prior to commencement of any construction or land altering activity.

4.3.5 Water Quality

- (1) The Planning District Board may prohibit activities in the area upstream of major waterways which may pollute the water, and will require the developer to manage potential contaminants to the greatest extent possible by:
 - (a) Providing suitable separation distances and/or containment systems between developments and waterways.
 - (b) Implementing management plans to address runoff of sediments and/or contaminants into storm water drains and other drainage infrastructure.
- (2) Development or activities which could cause groundwater pollution (e.g., livestock operations) may be considered provided that:
 - (a) It can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the groundwater supply.
 - (b) Appropriate precautionary measures will be taken to sufficiently mitigate the risk of endangering the quality of the water supply.
- (3) Waste management, and any other development which may impact water quality shall have adequate separation distances from community and natural water resources.

4.4 MINERAL RESOURCES

- (1) Areas designated by the Province as being of high aggregate, mineral, or lands containing a valid mineral disposition, should be protected from incompatible and potentially incompatible land uses that would restrict exploration and development.
- (2) Surface uses in areas with known resources or high discovery potential, such as the ‘Russell – McAuley Potash Deposit’, may be restricted to non-intensive agriculture (e.g., livestock grazing, cropping, forestry), temporary uses, or other uses that will permit access



to the resources.

- (3) In areas designated by the Province as being of medium aggregate, mineral, oil or gas potential, incompatible and potentially incompatible land uses may be permitted following Provincial review and approval.
- (4) Land uses which may be sensitive to the inherent characteristics of aggregate, mineral, oil, or gas extraction and processing (e.g., residential or certain types of commercial, institutional, or recreational uses) shall not be allowed within an appropriate distance of the existing or anticipated limit of the extraction operation. Suitable buffers and/or other mitigation measures may also be required.
- (5) Aggregate and mineral extraction shall be listed as a conditional use in the appropriate zones within the Zoning By-Law.
- (6) The exploration, development, production, termination, and abandonment of all aggregate, mineral, oil, or gas resources shall be undertaken in a manner that is environmentally safe, stable, and compatible with adjoining lands. These activities shall also be in keeping with federal and provincial regulation and guidelines, including rehabilitation.
- (7) Rehabilitation of depleted aggregate pits and quarries shall be the responsibility of the owner/operator of the site.
- (8) Topsoil that is removed to gain access to aggregate or quarry minerals shall remain on the property and be replaced upon remediation.
- (9) On prime agricultural land, rehabilitation of the site shall be required to restore soils to the same average soil quality for agriculture as the surrounding lands.

4.5 OUTDOOR RECREATIONAL RESOURCES



- (1) Areas with high recreational capability, interesting or rare natural features, and the Planning District’s Wildlife Management Areas should be protected for extensive or passive outdoor recreational activities and related uses.
- (2) Proposed recreational development should not restrict the access to and use of natural resources (e.g., lakes and streams).
- (3) Proposed recreational developments should protect natural resources and adjacent uses by ensuring that new developments carefully match the activity and its intensity to the land’s capability to sustain the use over an extended period. Such developments should not threaten the ecological integrity or sustainability of the area.
- (4) Recreational uses shall be located at sufficient distance from livestock operations, industrial areas, aggregate resources, and waste disposal areas.
- (5) Recreational trail systems should not conflict with agricultural operations or private properties.

4.6 UTILITIES



- (1) Essential activities of government and public and private utilities should be permitted in any land use designation subject to the requirements of the Zoning By-Law. Such uses should be located and developed in a manner which is sensitive to and minimizes potential incompatibility with neighbouring land uses.
- (2) Existing public and private utilities shall be protected from incompatible or potentially incompatible land uses which may negatively affect their operation.
- (3) Cooperation will be encouraged with Manitoba Hydro, telecommunications utilities and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.

4.7 WATER, WASTEWATER & SOLID WASTE



- (1) Onsite drinking water systems and wastewater management systems, including septic fields, must comply with applicable provincial legislation and regulations.
- (2) Where sewage or waste from a particular business or industry may generate problems for wastewater disposal or treatment systems, an engineering review may be required, along with specialized pre-treatment installations to deal with any unique treatment or disposal.
- (3) Where a wet industry will be directing industrial wastewater to a municipal wastewater treatment facility, an industrial use agreement will be established between the municipality and the industry owner.
- (4) Where permitted, multiple lot or multiple dwelling unit developments in unserved areas may be allowed to use individual water supply and sewage disposal systems, provided that the density of development is conducive to the use of such systems, that onsite wastewater management systems are approved by the provincial authority having jurisdiction, and that no unacceptable problems for groundwater will be created.
- (5) Development in the vicinity of water treatment plants, sewage lagoons, and waste disposal sites should be limited to uses which would not be adversely affected by these facilities.
- (6) Separation distances between municipal servicing infrastructure uses such as water treatment plants, sewage lagoons, and waste disposal sites and non-compatible uses will be established in the Zoning By-Law.

4.8 STORMWATER AND DRAINAGE



- (1) Drainage for new development shall be designed and constructed to restrict surface water discharge to pre-development flows in accordance with applicable municipal and provincial regulations.
- (2) A drainage study and/or storm drainage plan may be required from a developer showing the expected impact on existing drainage systems and surrounding properties and the proposed method of addressing future drainage.
- (3) The provision of on-site drainage and water retention or detention systems acceptable to the authority having jurisdiction may be required.
- (4) Development which may impact the provincial highway drainage system shall be circulated to the applicable provincial authority for review. Approval from the department shall be required to drain any water into the ditches of a provincial highway. The cost of any revisions required to the existing highway drainage system that are directly associated with the development will be the responsibility of the developer. It may also be necessary to submit a detailed drainage plan prepared by qualified experts, the cost of which will be the responsibility of the developer.

4.9 ROADS



4.9.1 Traffic Volumes

- (1) New development which has the potential to generate significant vehicular traffic should be directed away from areas and land uses where such levels of traffic could endanger public safety.
- (2) Where there is existing or anticipated high volumes of truck traffic, the municipality may designate certain roadways as truck routes, to reduce deterioration of the local road system and to minimize safety problems and nuisance factors within communities.
- (3) Land uses which have potential to generate significant amounts of regional vehicular and/or truck traffic should be encouraged to locate in proximity to major municipal roadways, provincial roads, and provincial highways where appropriate. Access to the provincial system should be via the municipal road system.

4.9.2 Road Network and Design

- (1) Functional planning studies may be required to investigate specific transportation problems or potential problems as determined by municipal Councils.
- (2) The local road or street network associated with any type of proposed development should be designed to conform with both the existing and planned road and street system of the neighbouring areas.
- (3) New multi-lot subdivisions with a proposed public road should have two points of access/egress to facilitate safe traffic circulation and allow for adequate emergency access as recommended by the relevant subdivision regulations.
- (4) The design of subdivisions should ensure direct access to public roads, maintain civic addressing standards, limit emergency service liabilities, and avoid potential conflicts regarding access.

4.9.3 Access

- (1) New developments shall have direct legal access to an existing all-weather public roadway of sufficient standard and capacity.
- (2) Commercial uses which primarily serve the traveling public should be encouraged to locate where there is access available from major roadways, including provincial roads and provincial highways where appropriate, and where the efficiency and safety of the adjoining roadway is not jeopardized.
- (3) Where a local traffic authority has control over roadways, new development adjacent to such roadways will be subject to approval by that traffic authority.
- (4) Access management plans should be developed in cooperation with the applicable

provincial authority to ensure accesses are integrated with the transportation system in a strategic and efficient manner.

4.9.4 Construction and Maintenance

- (1) Where roadways and associated infrastructure (e.g., streetlights, traffic control devices, etc.) are required to be constructed or upgraded, the developer must enter a development agreement with the municipality in accordance with the provisions of *The Planning Act*.
- (2) Disruptions to local development should be minimized when street construction and/or upgrading is required.
- (3) Municipal road allowances should be maintained for public access. Any clearing, cultivation, or cropping of unimproved road allowances, shall be subject to review and approval by the Municipal Council.

4.9.5 Noise, Dust and Fumes

- (1) Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways (e.g., residential uses, hospitals) should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers to mitigate these impacts.
- (2) Building setback standards shall be applied to new development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.

4.9.6 Active Transportation - Sidewalks and Cycling

- (1) Wherever possible, proposed sidewalks should be constructed in conformance with predetermined patterns or on either side of rights-of-way, adjacent to lot lines and provide a maximum of feasible separation between pedestrians and vehicular traffic.
- (2) An efficient, safe and economical pedestrian and cycling path network should be encouraged in Urban Community, Principal Community, and Lakeside Community areas, and in any employment-intensive uses in other land use areas.
- (3) New development throughout the Planning District should be encouraged to connect to local and regional active transportation trails where appropriate.
- (4) Existing local and regional active transportation paths, trails, and facilities should be protected from developments that may potentially interrupt, interfere or limit active transportation activities.
- (5) Abandoned railway lines should be protected from redevelopments with land uses that may

negatively impact their conversion to active transportation trails.

- (6) Should any transportation or utility corridor become redundant, consideration shall be given to converting such lands to public uses that may include or support an extension of active transportation trails.
- (7) The Planning District shall consider applicable municipal active transportation plans when reviewing development applications.
- (8) Any proposed active transportation facility should locate outside the provincial highway right-of-way

4.9.7 Parking

- (1) Flexible requirements for the provision of off-street parking spaces should be considered for the Zoning By-Law.

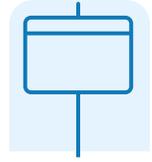
4.9.8 Drainage

- (1) Permission is required from Manitoba Infrastructure to drain any water into the highway drainage system. The Department prefers to see no increase in storm flows in the highway ditch system. However, if this is unavoidable, the cost of any revisions required to the existing highway drainage system, which are directly associated with the development, will be the responsibility of the developer.
- (2) Although municipalities are the local drainage authority, subject to approval by Manitoba Sustainable Development, Manitoba Infrastructure will work cooperatively with the municipalities and Manitoba Sustainable Development to address drainage concerns.

4.9.9 Frontage Roads

- (1) Frontage roads are at times essential in the elimination of direct connections onto a highway. However, they should be discouraged when planning the overall development of an area.
- (2) Frontage roads constructed adjacent to the right-of-way of another road are uneconomical both in terms of initial capital investment and annual maintenance costs. Greater benefits could be derived if the same road were utilized as an internal street so that both sides could provide access to the adjoining land.
- (3) It is however, recognized that there are some developments in the highway commercial category for which a frontage road could be beneficial, some exceptions could be made in these instances. Frontage roads should access the highway system via the local road system. Frontage roads that may be required to serve development will be a municipal responsibility.

4.10 HIGHWAYS



- (1) Development should not limit the capability of any provincial highway to move all modes of traffic safely and efficiently or impact access to Provincial Roads and Provincial Trunk Highways.
- (2) Development which may have impact on the operation, safety, function, or expansion of provincial highways will not be permitted without the outlined provision of appropriate mitigative measures.

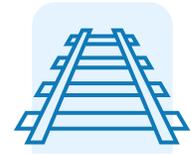
4.10.2 Access

- (1) To ensure safety and reduce conflicts, access from the municipal road network onto the provincial highway system will be consolidated to strategic locations.
- (2) A permit is required from the provincial authority responsible for highways for any new, modified, or relocated access, or to intensify the use of an existing access to a provincial highway, for any site adjacent to a Provincial Road or Provincial Trunk Highway that is not the responsibility of the Municipality.
- (3) The developer shall be responsible for the cost of any access and/or intersection improvements and/or traffic controls identified in a traffic impact study as a result of the proposed development and will be implemented to the satisfaction of the Planning District, municipality and/or the authority having jurisdiction over the affected highway.

4.10.3 Development Siting

- (1) Where proposed development might have an impact on a Provincial Trunk Highway or Provincial Road, the Province shall be consulted regarding location of the development, local traffic patterns including access to the highway, area drainage, and related matters. Proposals shall be circulated to the appropriate provincial authority for review prior to the issuance of a development permit.
- (2) The clustering of uses and development of internal road networks should be encouraged to reduce the use of frontage roads when planning new areas of development in proximity to a provincial highway.
- (3) New development near a major transportation corridor or facility shall be directed locate on the same side of that corridor or facility as any existing development to maximize safety and avoid the need for local traffic to cross the corridor or facility.
- (4) Subdivision or development will not be permitted in areas designated for highway widening or expansion, unless provisions are arranged with the Province to accommodate future widening or expansion.
- (5) The development of strip or row lots which front on provincial highways shall not be permitted.

4.11 RAIL CORRIDORS



- (1) In general, development that would require new crossings over active rail lines should be discouraged.
- (2) In areas where development is proposed near existing active rail corridors the following criteria shall be observed:
 - (a) All proposed development within 75 meters of a rail corridor may be required to undertake professional noise and/or vibration studies, to the satisfaction of the municipal Council. The developer shall undertake appropriate measures as directed by the municipal Council to mitigate any adverse effects that were identified.
 - (b) All proposed development on lands adjacent to a rail corridor should provide safety measures (e.g., berms and fencing). This includes conforming to the minimum setbacks outlined in the Federation of Canadian Municipalities Rail Association of Canada guidelines and CNR's requirements.
 - (c) When residential development is proposed for land near a rail corridor, a portion of land may be required as a public reserve to provide a buffer between the residences and the railway.
- (3) Rail Line Setbacks may be established in the Zoning By-law to prevent new or intensification of habitable areas within an established proximity to a rail line.

4.12 AIRCRAFT LANDING AREAS



- (1) Existing and proposed aircraft landing fields and aerial approaches within the Planning District should be protected from incompatible or potentially incompatible land uses that may adversely impact their operation and/or endanger public safety.
- (2) Applicable federal and provincial legislation and regulation shall be reviewed prior to development near aircraft landing areas.
- (3) Consideration should be given to Transport Canada's Guidelines for "Land Use in the Vicinity of Aerodromes" when reviewing development proposed near the airport.
- (4) The Zoning By-Law shall establish separation distances for future development adjacent to the Russell Regional Airport.

4.13 HAZARDOUS AND DANGEROUS GOODS



- (1) Developments that create hazardous situations, or are subject to environmental hazards, shall not be permitted unless the hazard has been removed or appropriate remedial measures have been taken that will protect life and property, and are within the regulations and guidelines of the appropriate provincial and federal departments.
- (2) Where development of a potentially hazardous use is proposed, information shall be required from the developer relating to:
 - (a) The nature of any potential discharges into the air, soil or water.
 - (b) The nature of outside storage requirements.
 - (c) Compatibility with surrounding land uses.
 - (d) Plans for buffering such activities from adjacent land uses.
- (3) Facilities which manufacture, handle, store, or distribute hazardous material shall be separated residential areas, buildings used for human occupation, and provincial highways.
- (4) Anhydrous ammonia facilities shall be located at least 100 metres from the edge of the right-of-way of any provincial highway.
- (5) In instances where the risk is severe, development may be directed to a suitable location in the Agricultural Area.

4.14 ANIMAL KEEPING



- (1) The total number of animals is less than ten (10) Animal Units (AU).
- (2) Hobby farms, including recreational enterprises such as riding stables, require a land holding of not less than five (5) acres, with the total land area being equal to one (1) acre per one (1) Animal Unit (AU) to a maximum of nine (9) Animal Units (AU).
- (3) The keeping of animals for hobby farm purposes must adhere to all local, provincial and federal health, agriculture, and environmental regulations in addition to the standards set forth in the Zoning By-Law.

4.15 HAZARD LANDS, FLOODING, AND EROSION



- (1) Development will generally be directed away from hazard lands.
- (2) Land subject to significant flooding, erosion, or bank instability should be left in its natural state or only developed for low intensity uses such as cropping, grazing, forestry, or open space recreational activities which are generally acceptable within hazard lands.
- (3) Development on lands subject to flooding, erosion and bank instability may be permitted only if the risks are eliminated or ways are identified to ensure that:
 - (a) No additional risk to life, health, or safety is created as a result of development.
 - (b) Buildings and other structures and services, such as septic fields, are protected from the risks related to flooding, erosion, and bank instability.
 - (c) Water flow, velocities, and flood levels will not be adversely altered, obstructed, or increased as a result of development.
 - (d) Activities which alter existing slopes and may accelerate or promote erosion or bank instability should be prohibited, unless appropriate mitigative measures are taken to minimize the potential of such erosion or bank instability.
 - (e) Existing tree and vegetation cover should be preserved where appropriate to maintain bank stability to reduce erosion, siltation, and the amount of nutrient entering surface water.
- (4) Development proposals in hazard areas shall be referred to the appropriate provincial and federal departments and agencies for review prior to approval by the Planning District.

4.15.2 Flood Mitigation

- (1) Flood mitigation measures must include the following:
 - (a) The identification of protection levels for land subject to flooding, that maintain a minimum 0.67 metres (two feet) of free board at a flood level equaling the 200-year flood or the flood of record, whichever is greater.
 - (b) Requiring that natural vegetative cover be preserved within riparian areas to reduce erosion and maintain bank instability.
- (2) Structures, sewers, and water services should be protected against flood damage and be functional during flood conditions.
- (3) Where an area is known to be subject to ponding due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of the ponding area wherever possible. Otherwise, the developer shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.

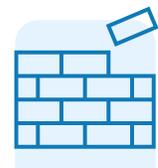
4.15.3 Aquifer Areas

- (1) Where buildings with basements are proposed in areas subject to fluctuating groundwater levels, proponents should be encouraged to investigate groundwater conditions at the site and to take whatever measures are considered appropriate to protect the basement from groundwater-related damage.

4.15.4 Erosion

- (1) To reduce the risk of bank erosion or instability in areas where the specific hazard has not been determined, buildings shall be set back from all waterways, a distance equal to ten (10) times the height of the bank above the channel grade or one hundred (100) feet, whichever is greater, unless an engineering investigation shows these limits may be reduced.
- (2) Development proposals in hazard areas may require the completion of engineering studies (e.g., erosion control or bank stabilization measures, hydro-geological investigation or study, or geo-technical reports). These studies must be completed by a qualified professional engineer licensed in Manitoba, and may include recommendations regarding preventative and mitigative measures, which eliminate the risk or reduce the risk to an acceptable level, and remedial measures which restore or rehabilitate damage which may occur.

4.16 HERITAGE RESOURCES



- (1) The Planning District may legally protect heritage resources, structures, and burials utilizing provisions of *The Heritage Resources Act* and/or municipal heritage conservation zones under *The Planning Act*. The Planning District may require the applicable identification and assessment work, and any related requirements such as Heritage Resource Impact Assessments (HRIA), mitigation, or agreements..
- (2) Heritage resources and human remains should be protected where:
 - (a) Buildings or landscapes have received or are in the process of receiving or are being considered for municipal and/or provincial heritage designation.
 - (b) Buildings or landscapes have been developed and operate as heritage sites.
 - (c) A greater variety of heritage resources are also defined and automatically protected under The Heritage Resources Act. Plans with the potential to impact heritage resources and/or human remains may be subjected to a Heritage Resources Impact Assessment after review.
- (3) Any proposed development that may impact heritage resources or burials will be forwarded to the relevant provincial, or federal government for review and comment.

4.17 HEALTH, EDUCATIONAL, AND COMMUNITY FACILITIES



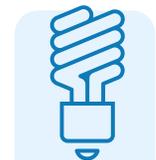
- (1) Multi-lot subdivisions and multi-unit dwelling proposals shall be circulated to the local school division to enable planning for enrollment and school bussing.
- (2) Public facilities and spaces should be equitably distributed in each community and located to be safe, served by different transportation modes, and accessible to visitors with mobility impairments.
- (3) Investment should be continued in amenities and facilities that support and attract young families.

4.18 TOURISM AND RECREATION



- (1) Asessippi Provincial Park, Lake of the Prairies, and the Planning District’s historical sites should be promoted as key recreation areas and experiences.
- (2) The development, designation and conservation of heritage resources should be coordinated with other heritage and recreational offerings in the region to maximize cultural and tourism potential.

4.19 ENERGY AND EFFICIENCY



- (1) Technologies involving wind, solar, and bio-gas energy production will be encouraged to establish in the Planning District.
- (2) The construction of energy and water efficient buildings should be encouraged.

4.20 INFRASTRUCTURE PLANNING



- (1) Co-operative and inter-Municipal servicing initiatives will be encouraged including possible revenue sharing agreements to equitably share costs and benefits of existing and future development in the Planning District.
- (2) An Asset Management Plan and Policy can provide the framework to prioritizing infrastructure investments.

PART 5: IMPLEMENTATION

5.1 DEVELOPMENT PLAN

5.1.1 Adoption

Adoption of this Development Plan by the Planning District Board by By-Law will give the Plan the force of law. Once adopted, all undertakings and development carried out within the area affected by the Development Plan must be generally consistent with the policies set out in the Development Plan in accordance with Section 65 of *The Planning Act*.

5.1.2 Amendments

The Development Plan may be amended at any time when considered appropriate or necessary by the Planning District Board to anticipate and respond to changing conditions within the Planning District.

The Planning Act provides that the Planning District can set out a date by which the Planning District Board must complete a review of the Development Plan. It is the intent of the Planning District Board to carry out a review of the Development Plan within five to eight years of the date on which the Plan came into effect or after the date of the previous review.

5.2 ZONING BY-LAWS

Following adoption of the Development Plan, member municipalities are required to enact a Zoning By-Law, which will set out specific regulations for land use and development.

Zoning By-Laws designate zones for certain types of uses (i.e., residential, commercial, industrial, etc.). Permitted and conditional uses and development standards are prescribed for each zone. A Zoning By-Law must generally conform to a Development Plan adopted for the area. The objectives and policies in the Development Plan provide guidance to a Council when preparing the Zoning By-Law or considering an amendment to the Zoning By-Law.

5.2.1 Conditional Use Approvals

Within the Zoning By-Law, there will be provisions for the approval of various types of development as a conditional use in each zone. This process provides each Council with the flexibility to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides Council with the opportunity to establish conditions of approval appropriate for each proposal. In utilising the conditional use process, each municipal Council will have an opportunity to influence the location of some types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community. The policies and objectives contained in this Plan provide guidance for the conditional use approval process.

5.2.2 Variation Orders

The Planning Act enables each municipal Council to issue variation orders for the purpose of varying or altering the application of its Zoning By-Law. The various ways that a Zoning By-Law may be varied are outlined in *The Planning Act*. Councils may attach conditions to a variation order in order to maintain the intent and purpose of the Development Plan or the Zoning By-Law. Each municipal Council may authorise its Development Officer or the Development Officer of the Planning District to grant or refuse a minor variation as set out in *The Planning Act*.

5.2.3 Existing and Non-Conforming Use

In general, where a land use is designated in the Development Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use. However, any redevelopment of the parcel of land will be required to comply with the use designated in this Plan.

5.3 DEVELOPMENT PERMITS

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

5.4 DEVELOPMENT OFFICER

Council may authorize its development officer or the development officer of the Planning District to issue development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to the requirements of a Zoning By-Law.

5.5 SUBDIVISION APPROVALS

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review process involving the Municipal Council and Planning District Board, utility companies, and certain Provincial government departments in accordance with *The Planning Act*. This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the Development Plan. A subdivision proposal cannot proceed without the approval of Municipal Council and the approving authority. Council and/or the approving authority, may attach conditions to a subdivision approval in accordance *The Planning Act*.

5.6 DEVELOPMENT AND COST-SHARING AGREEMENTS

Approval of subdivisions and zoning amendments can be conditional upon entry into a development agreement that protects the interests of both the applicant and the Planning District. A development agreement on a subdivision deals with the responsibilities of the applicant and the municipality in providing services to the land in question. A development agreement on a zoning amendment may deal with such issues as the use of the land, the siting of building, the installation of services and the provision of open space.

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

A developer may be required to contribute towards the cost of establishing new infrastructure that may be needed to adequately service the new development.

Each Council may enter into tax, service and cost sharing agreements for municipal infrastructure and industrial development particularly for resource and agriculture-related commercial/industrial developments that require inter-municipal co-operation and support to make the project viable.

5.7 ADDITIONAL MEASURES

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

5.7.1 Building Regulations

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

5.7.2 Other By-Laws

Municipalities may adopt other by-laws concerning the use, development and maintenance of land. In addition to building by-laws, the Planning District Board or Council may consider implementing property maintenance by-laws, access/approach by-laws, drainage by-laws and other types of by-laws affecting the use of land as necessary. These by-laws should align where possible to this Development Plan and with the Zoning By-law.

5.7.3 Special Studies

Developers may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required for development of intensive livestock operations, for lands affected by flooding hazards, endangered species, potential for groundwater or surface water pollution, and general risk to health and the environment. Developers may also be required to conduct traffic studies prepared by qualified engineers as part of the review of a proposed development.

5.7.4 Asset Management and Capital Expenditure Program

The capital works program and public improvements of the Municipalities should conform to the policies set out in this Development Plan. This is an important implementation tool since a municipality may influence the rate and direction of growth through the provision of Municipal services to land. Council should consult the Development Plan when revising their annual five-year capital expenditure programs.

5.7.5 Strategic Plans for Economic Development

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

5.7.6 Municipal Cooperation

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

5.7.7 Acquisition and Disposal of Land

The Municipalities, Planning District, or Community Development Corporation may acquire an interest in land or sell, lease or otherwise dispose of land for the purpose of implementing the Development Plan.

5.8 MONITORING PERFORMANCE

Over the life of the Development Plan, policy changes may be warranted from time to time. Similarly, new implementation initiatives may be needed, and priorities may require adjustment in response to the varied and changing conditions in the surrounding region. Progress and success can be determined from periodic assessments of the Development Plan's key elements and agenda. These periodic assessments will look at the success of the development management strategies of the plan and the quality of the environments we have created. These assessments may reveal emerging priority areas that may be addressed through the Zoning By-Law, Capital Budgets, or changes to the Development Plan itself.

PART 6: DEFINITIONS

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

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

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

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

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

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

Cottage means a dwelling that is

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

Development means

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

Drinking water system means a system used to pump, store, treat and distribute drinking water, and

includes the facilities and services used in the provision of drinking water.

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

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

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

- (a) *Lands subject to flooding* – all lands which would be flooded by a **200-year flood** or the flood of record, whichever is higher.
- (b) *Lands subject to water erosion* – all lands which would, within a 50-year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body.
- (c) *Lands subject to other hazards such as landslides or subsidence* – those lands where actual effects of such hazards have occurred or have been predicted.
- (d) Lands designated as a floodway area — as identified by the Province.

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

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

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

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

Human remains means (for the purpose of this document) remains of human bodies that in the opinion of the minister have heritage significance and that are situated or discovered outside a recognized cemetery or burial ground in respect of which there is some manner of identifying the persons buried therein.

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

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

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

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

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

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

Prime agricultural land means the following land:

- (a) Land composed of mineral soil determined to be of dryland Agricultural Capability Class 1, 2, or 3;
- (b) A land unit of one quarter section or more, or a river lot, in which 60% or more of the land is dryland Agricultural Capability Class 1, 2, or 3;
- (c) Land composed of organic soil determined to be of dryland Agricultural Capability Class O1, O2, or O3;
- (d) Land determined to be of Irrigation Suitable Class 1A, 1B, 2A, or 2B.

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

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

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

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

Sustainable Development is an approach to development that seeks to balance economic growth, social inclusion and environmental protection. The goal of sustainable development is to meet today's needs without compromising future generations' ability to meet their own needs.

Universal Design is the design of physical environments and user interfaces to make them accessible to people regardless of age, ability, or other factors. Universal Design identifies and removes barriers with a focus on allowing everyone to participate.

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

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

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

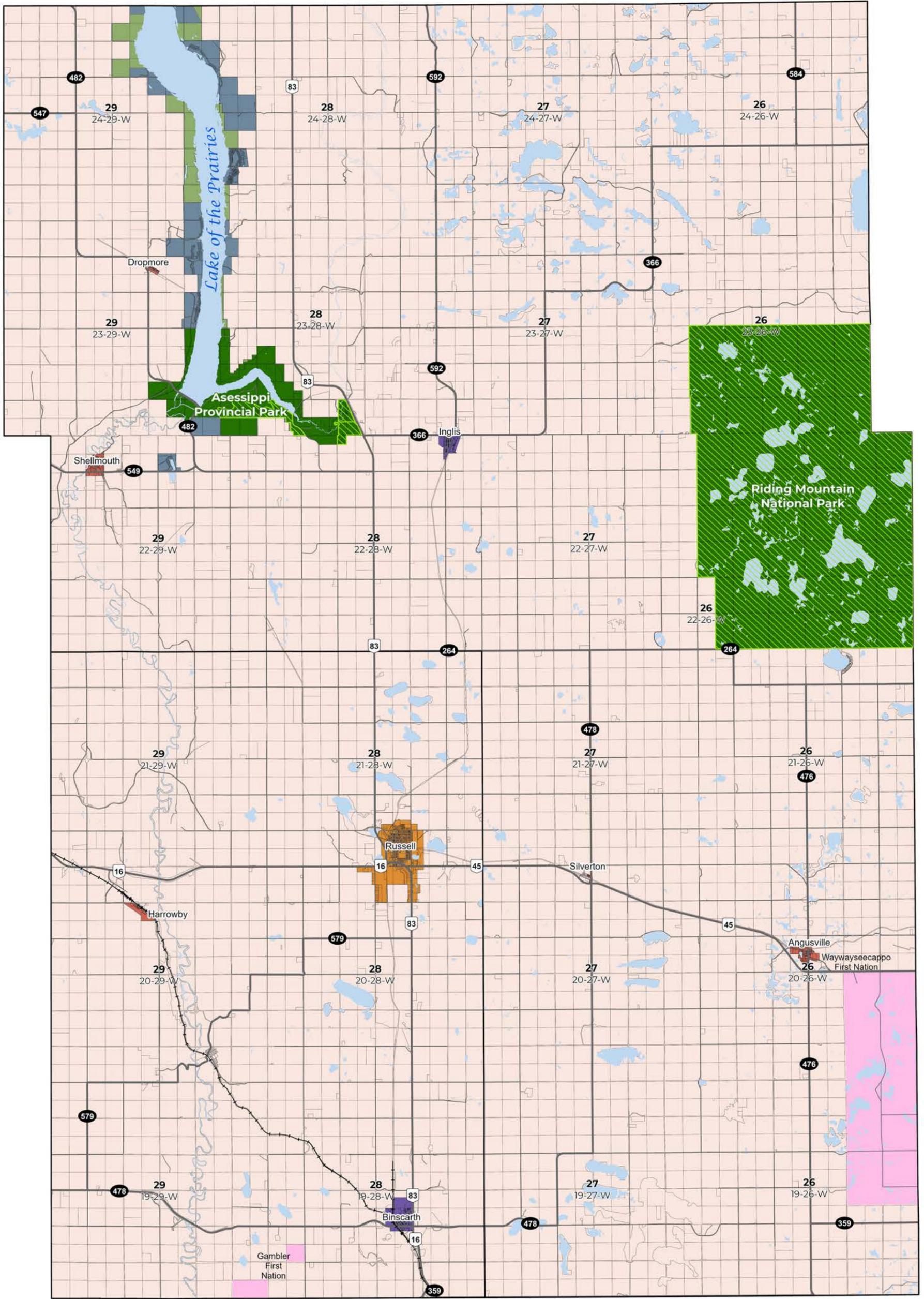
PART 7: MAPS

7.1 LAND USE AREA MAPS

- (1) The Land Use Maps designate land use categories and form part of this Plan. Amendments to these maps must follow the procedures outlined in *The Planning Act*. Each land use designation has corresponding policy statements in [Part 3: Land Use Area Policies](#).
- (2) Boundaries between different land use designations as illustrated on the land use maps are intended to serve as guidelines only and are not to be interpreted as precise dimensions or locations. Situations may necessitate a degree of flexibility in the application of these boundaries if they comply with the general intent of the Development Plan.

The following Land Use Area Policy Maps are included in this section:

Policy Map 1:	Tri-Roads Planning District Overview
Policy Map 2:	Russell
Policy Map 3:	Russell Growth Areas
Policy Map 4:	Binscarth
Policy Map 5:	Inglis
Policy Map 6:	Lake of the Prairies
Policy Map 7:	Lake of the Prairies – Asessippi
Policy Map 8:	Angusville
Policy Map 9:	Shellmouth
Policy Map 10:	Dropmore
Policy Map 11:	Harrowby
Policy Map 12:	Silverton



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SYSTEMS

Project #: 5582.0001.01
 Author: DL
 Checked: RS / AS
 Status: --
 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
NAD 1983 UTM Zone 14N

Scale:
1:85,000
(When plotted at 22"x34")

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

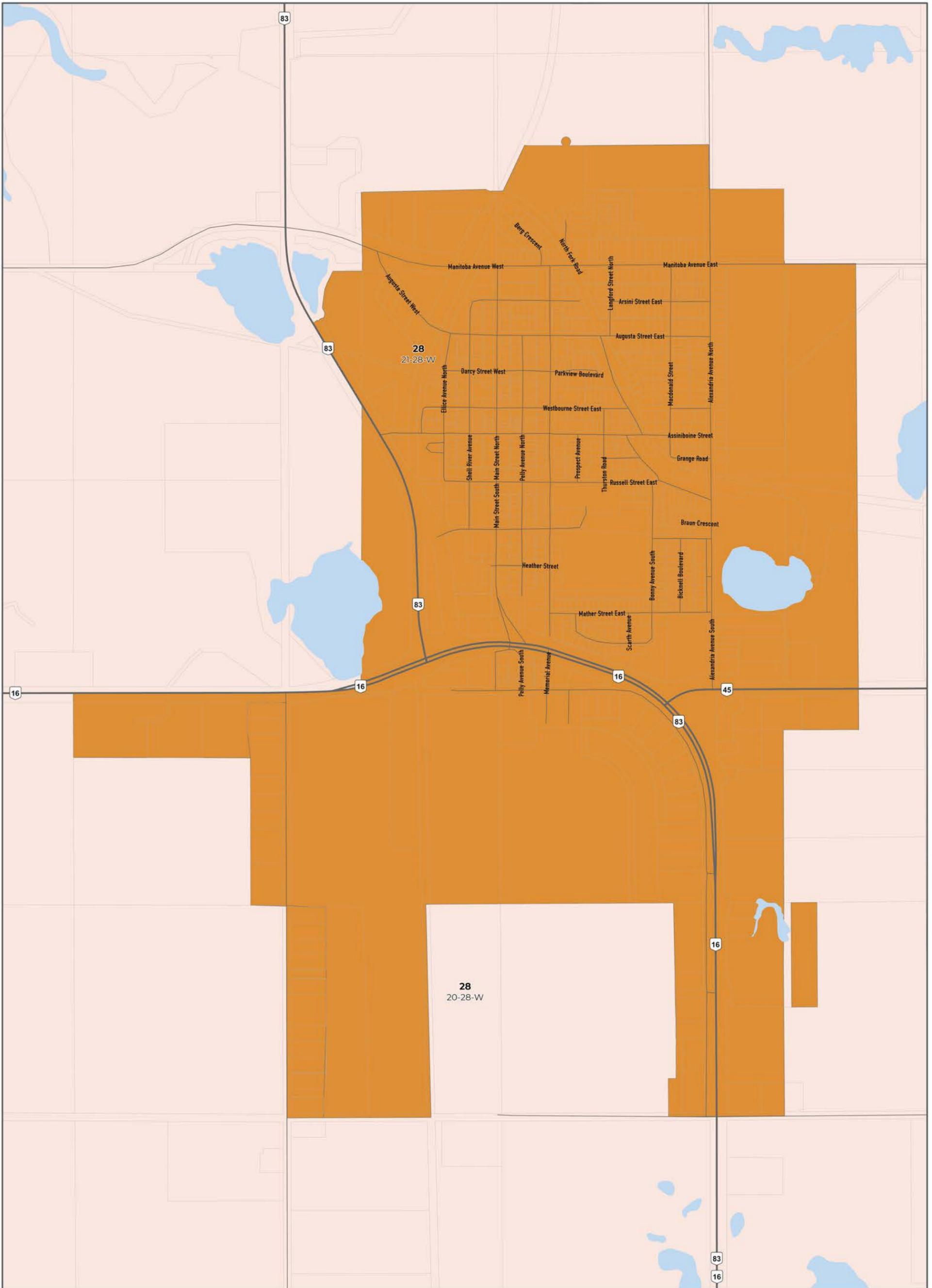


Legend

- Municipal Boundary
- Railroad
- Highway
- Road
- Water
- Reserve Lands
- Parcel
- Provincial and National Park
- Protected Area
- Land Use Designations**
- Agricultural Area
- Lakeside Community
- Natural Area
- Rural Community
- Urban Community
- Principal Community

**Tri-Roads
Planning District**

Zoning Bylaw Map -
Overview



Project #: 5582.0001.01
 Author: DL
 Checked: AS
 Status: --
 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:6,750
 (When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

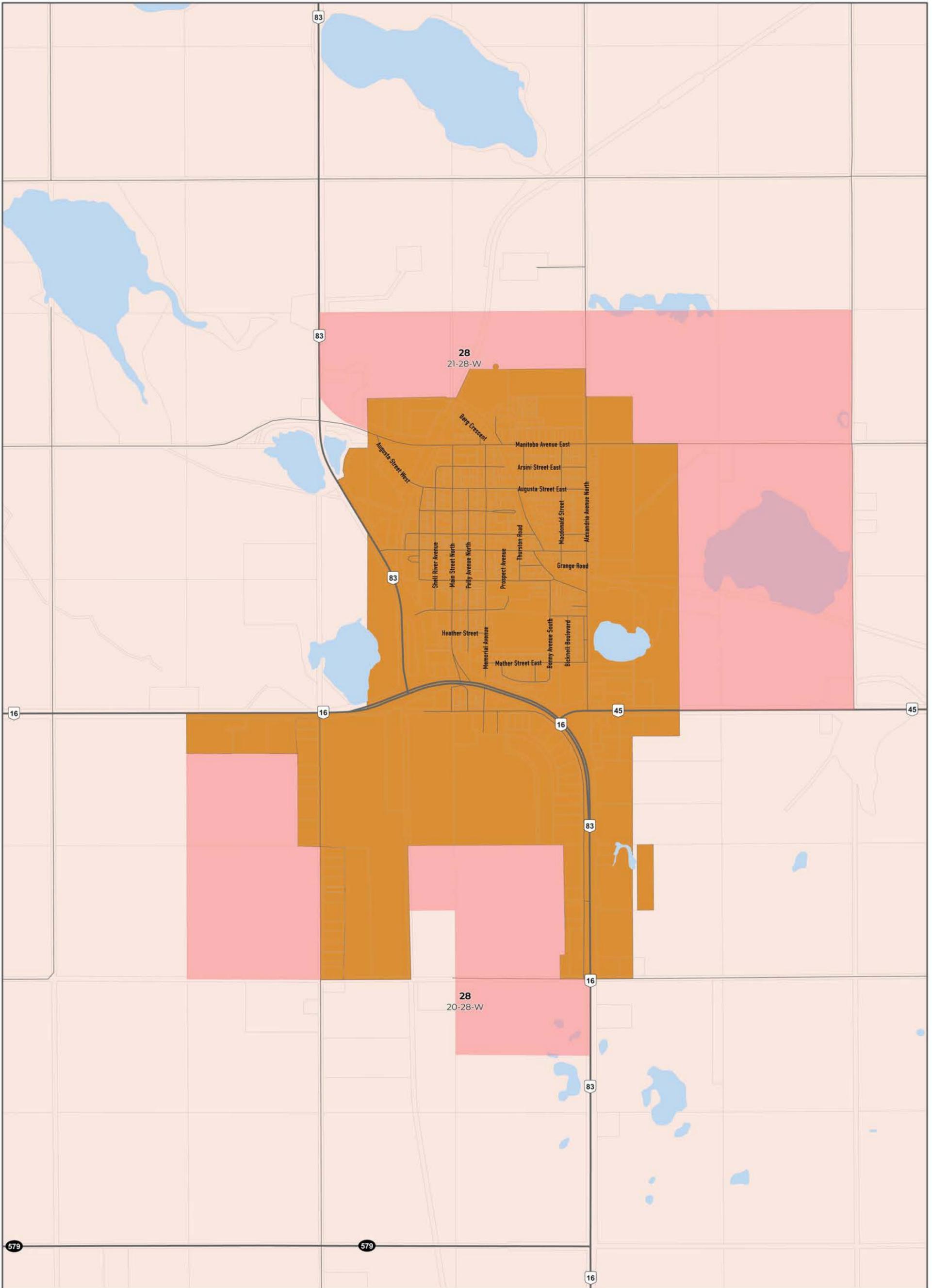
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Highway
- Road
- Water
- Parcel
- Land Use Designations
- Agricultural Area
- Urban Community

Tri-Roads
 Planning District

Land Use Map -
 Russell



Project #: 5582.0001.01
 Author: DL
 Checked: AS
 Status: --
 Revision: --
 Date: 2024 / 10 / 28



Coordinate System:
 NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

Scale:
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 (When plotted at 22"x34")



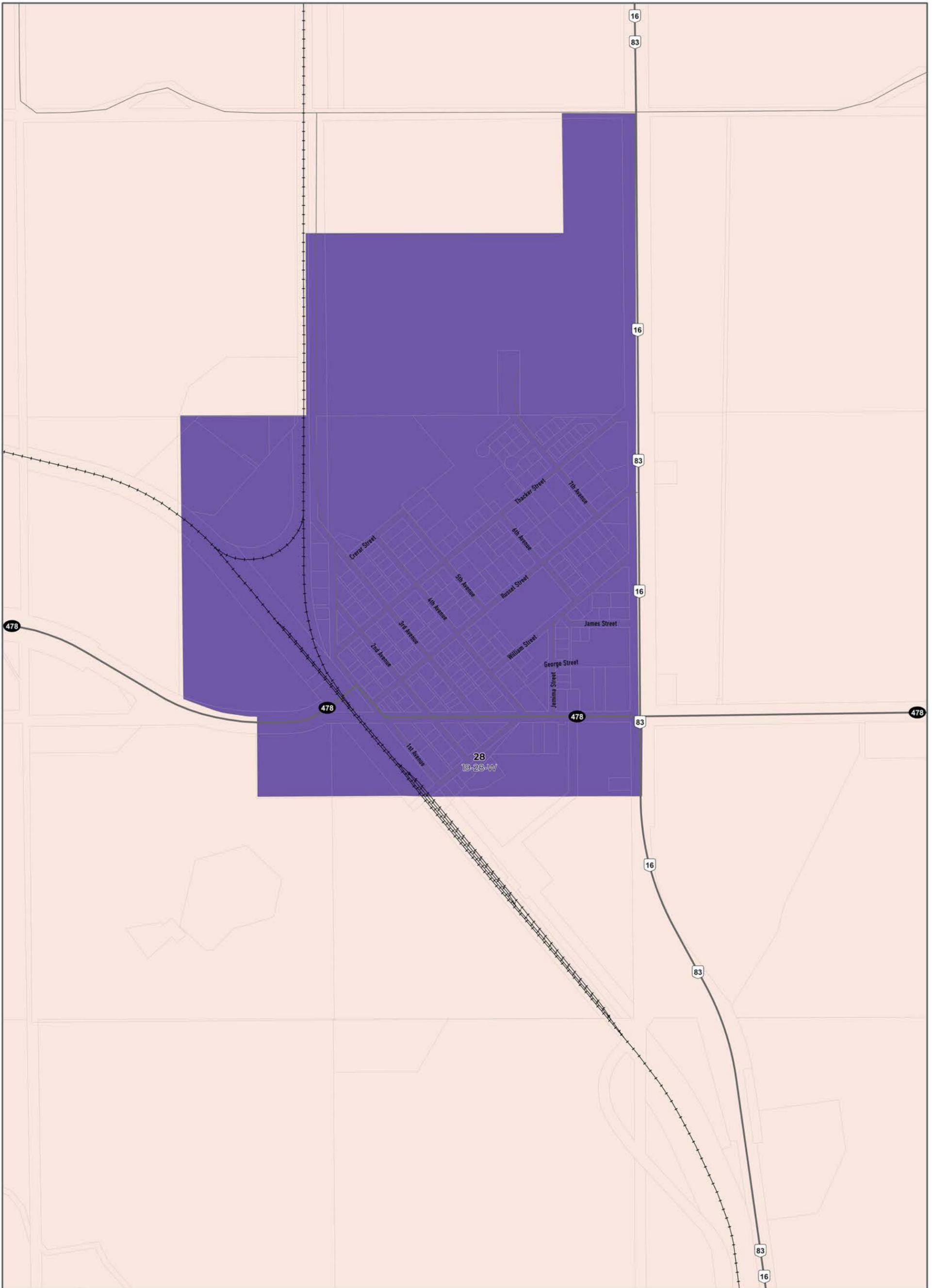
Legend

- Municipal Boundary
- Highway
- Road
- Water
- Parcel
- Growth Areas
- Land Use Designations**
- Agricultural Area
- Urban Community

**Tri-Roads
 Planning District**

Land Use Map -
 Russell Growth Areas

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 Status: --
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 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:4,750
 (When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

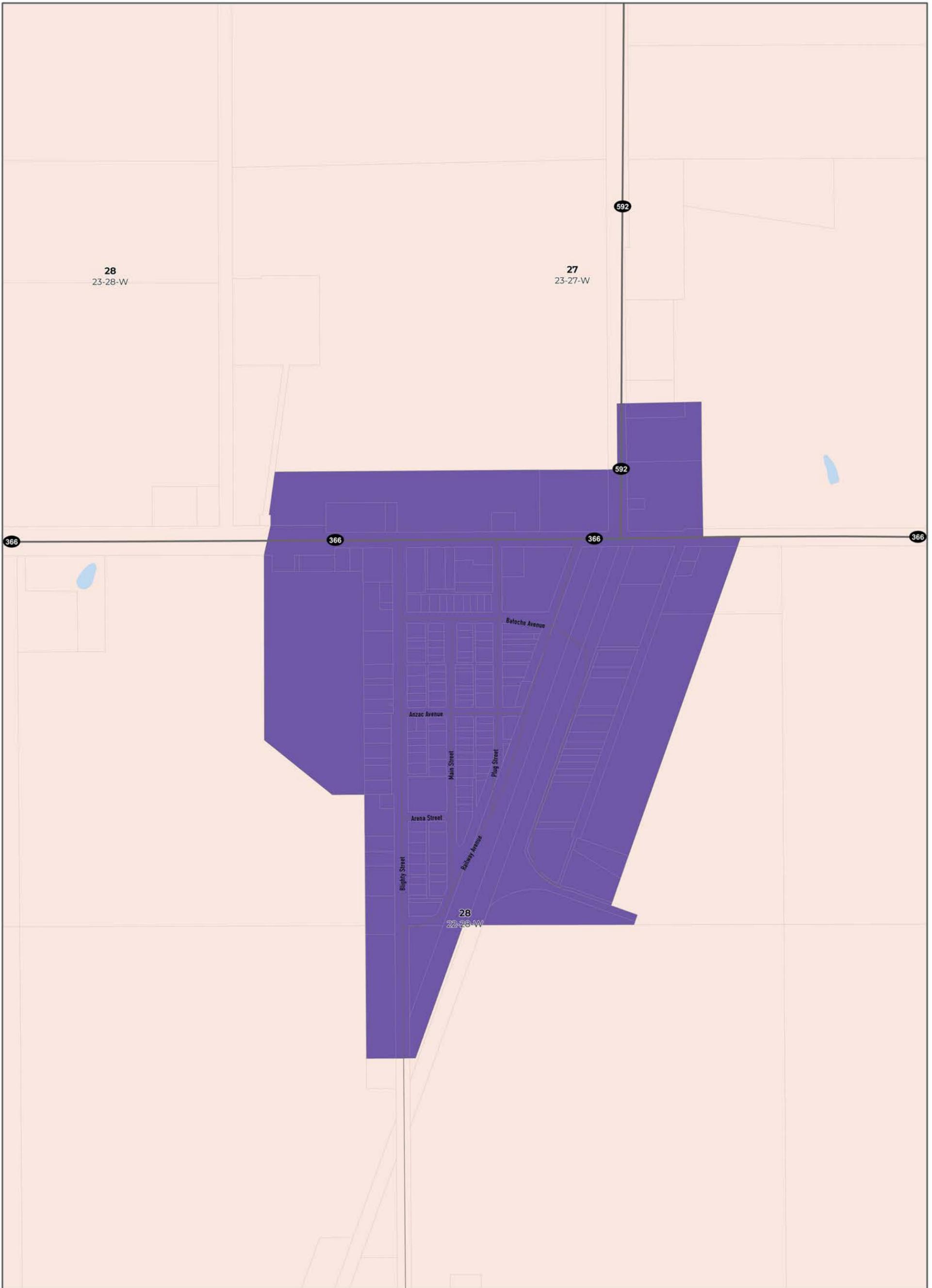
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Railroad
- Highway
- Road
- Parcel
- Land Use Designations**
- Agricultural Area
- Principal Community

Tri-Roads Planning District

Land Use Map - Binscarth



Project #: 5582.0001.01
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 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:3,750
 (When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

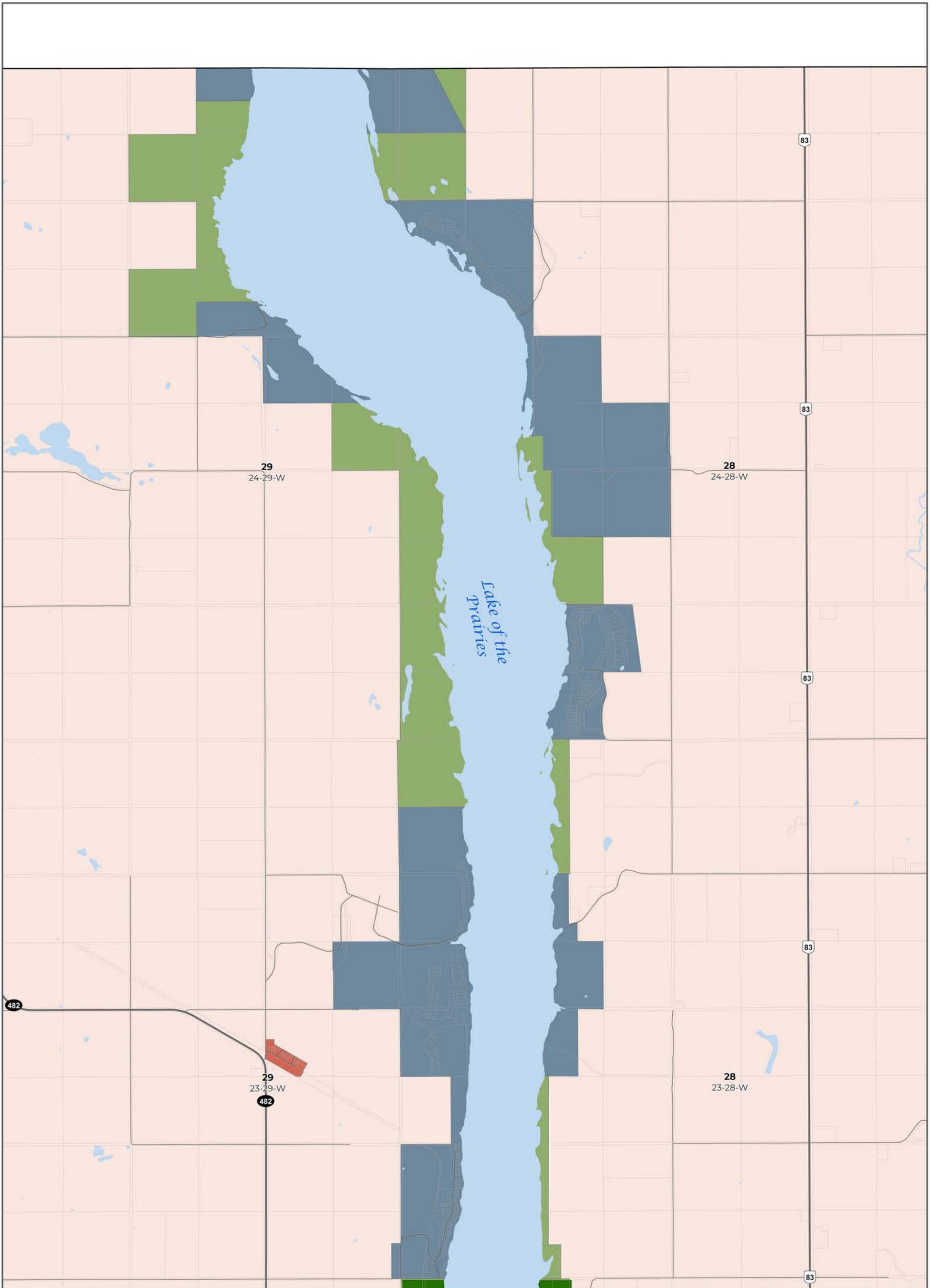
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Highway
- Road
- Water
- Parcel
- Land Use Designations**
- Agricultural Area
- Principal Community

Tri-Roads Planning District

Land Use Map - Inglis



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Project #: 5582.0001.01
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Coordinate System:
NAD 1983 UTM Zone 14N

Scale:
1:21,250
(When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

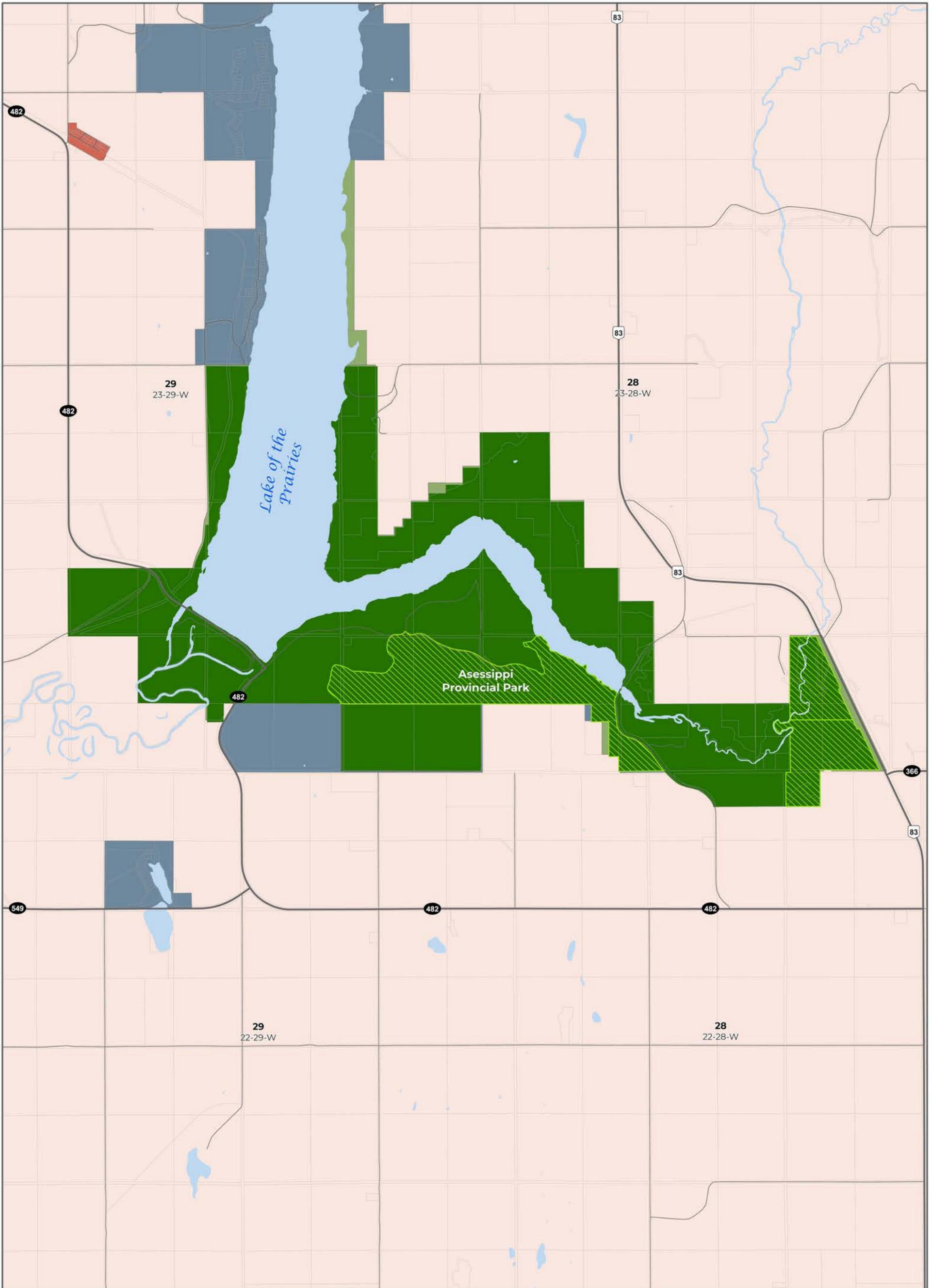
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- | | |
|--------------------|------------------------------|
| Municipal Boundary | Agricultural Area |
| Highway | Lakeside Community |
| Road | Natural Area |
| Water | Rural Community |
| Parcel | Provincial and National Park |

**Tri-Roads
Planning District**

Land Use Map -
Lake of the Prairies



Project #: 5582.0001.01
 Author: DL
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 Status: --
 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:21,000
 (When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

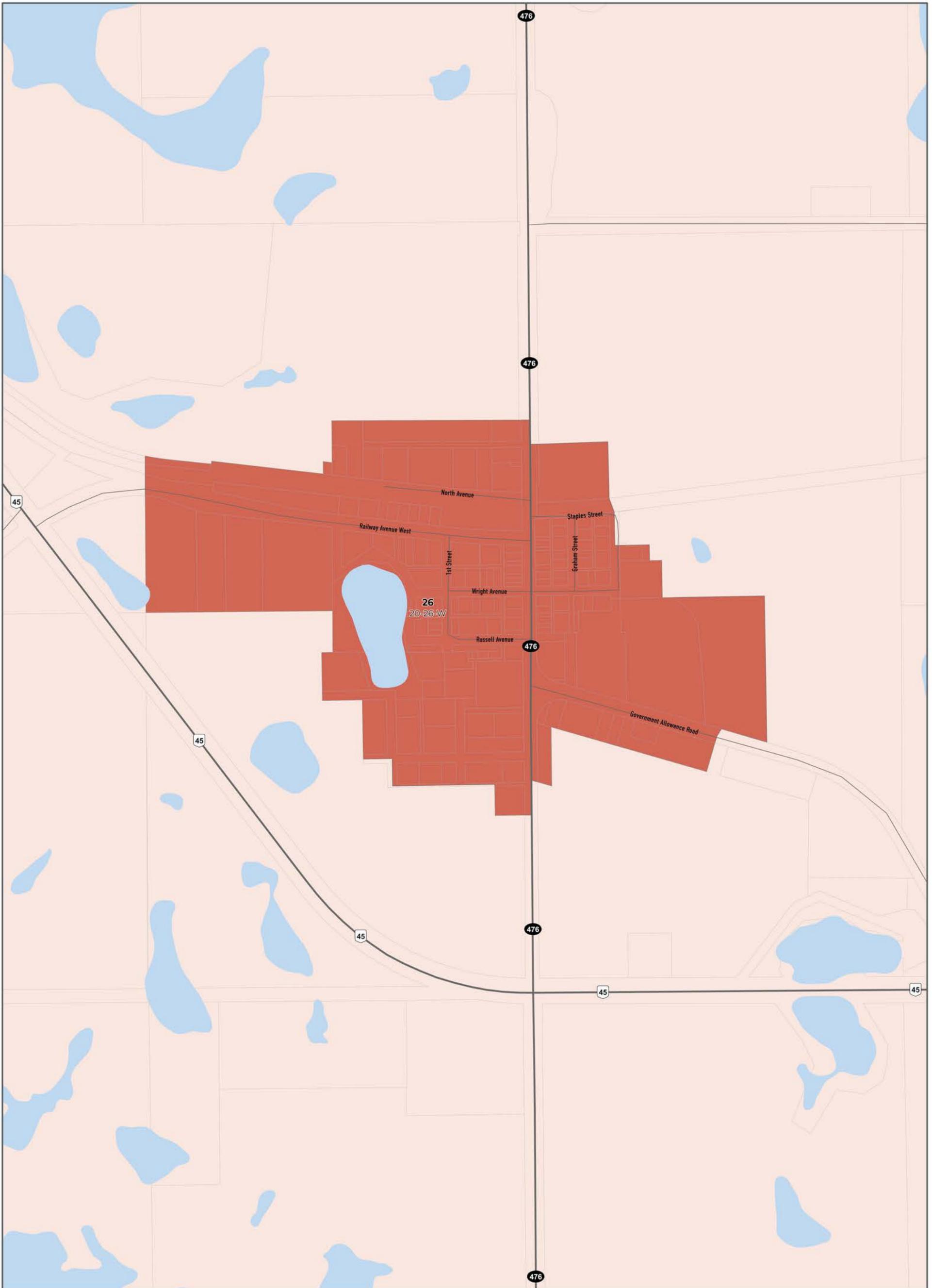
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Highway
- Road
- Water
- Parcel
- Provincial and National Park
- Protected Area
- Agricultural Area
- Lakeside Community
- Natural Area
- Rural Community

**Tri-Roads
 Planning District**

Land Use Map -
 Asessippi



Project #: 5582.0001.01
 Author: DL
 Checked: AS
 Status: --
 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:3,750
 (When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

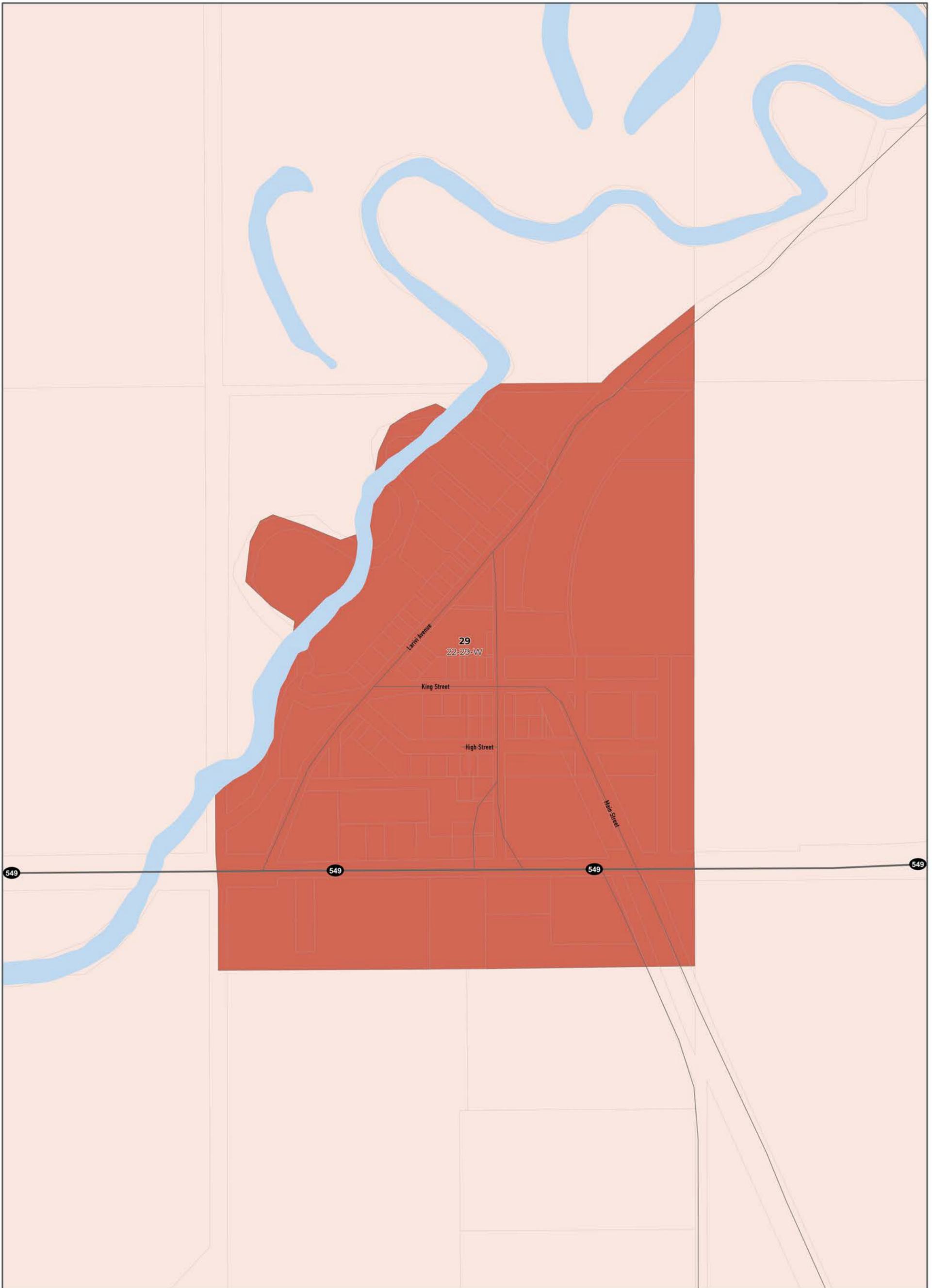
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Highway
- Road
- Water
- Parcel
- Land Use Designations
- Agricultural Area
- Rural Community

Tri-Roads
 Planning District

Land Use Map -
 Angusville



Project #: 5582.0001.01
 Author: DL
 Checked: AS
 Status: --
 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:3,000
 (When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

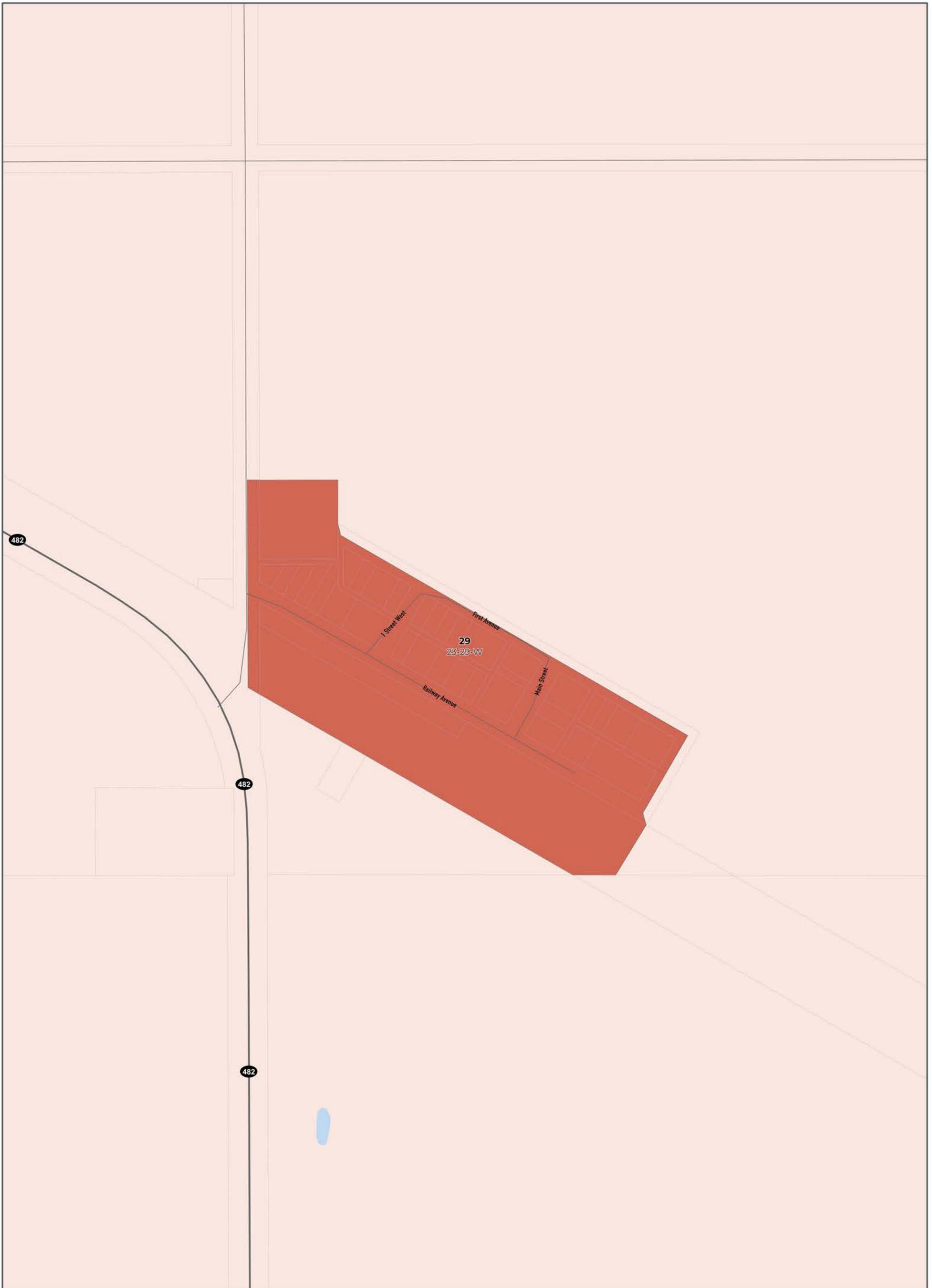
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Highway
- Road
- Water
- Parcel
- Land Use Designations**
- Agricultural Area
- Rural Community

Tri-Roads Planning District

Land Use Map - Shellmouth



Project #: 5582.0001.01
 Author: DL
 Checked: AS
 Status: --
 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:2,000
 (When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

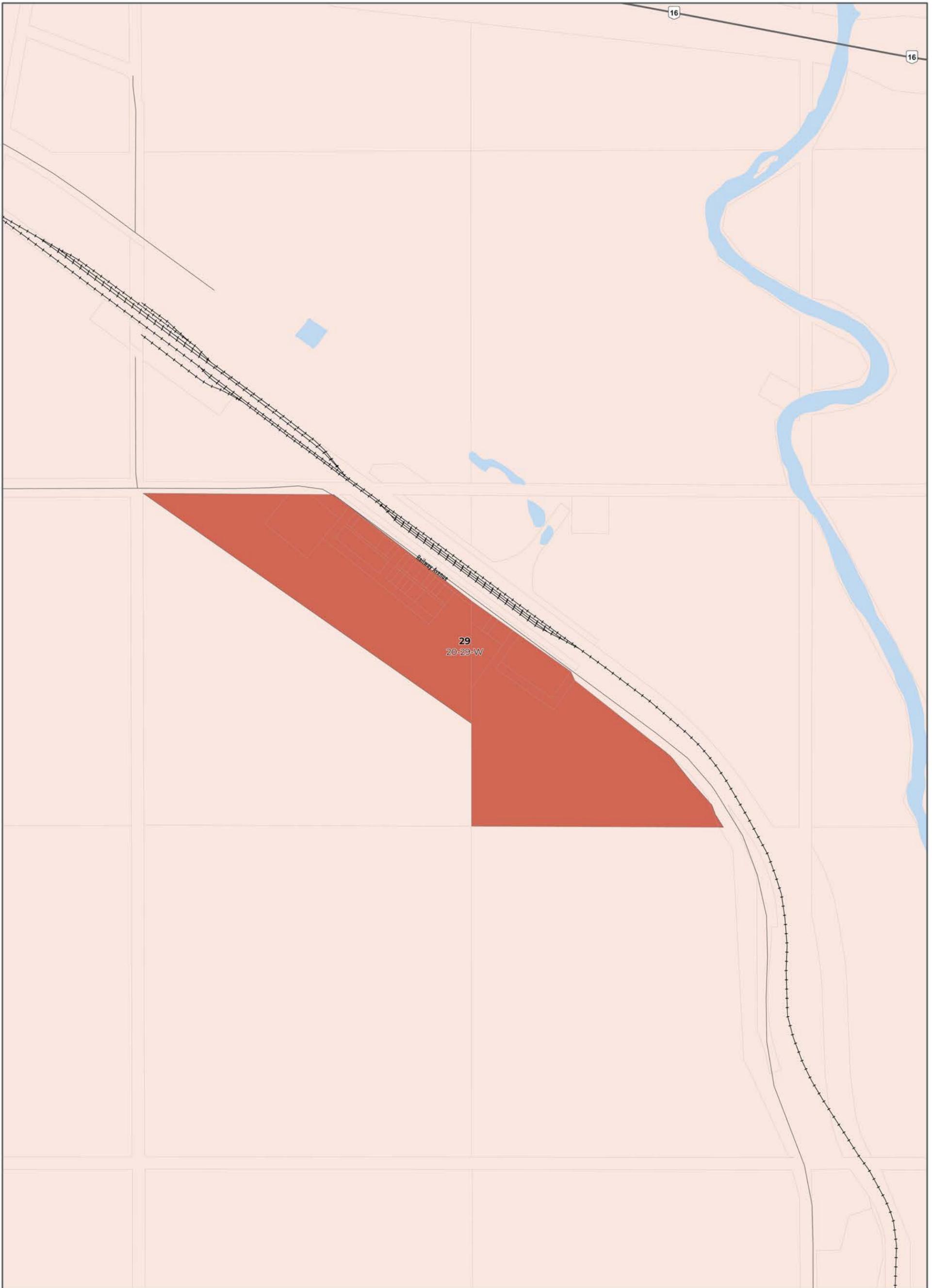
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Highway
- Road
- Water
- Parcel
- Land Use Designations
 - Agricultural Area
 - Rural Community

Tri-Roads
 Planning District

Land Use Map -
 Dropmore



Project #: 5582.0001.01
 Author: DL
 Checked: AS
 Status: --
 Revision: --
 Date: 2025 / 4 / 11



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale:
 1:4,250
 (When plotted at 22"x34")

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

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Legend

-  Municipal Boundary
-  Railroad
-  Highway
-  Road
-  Water
-  Parcel
- Land Use Designations
-  Agricultural Area
-  Rural Community

**Tri-Roads
 Planning District**

Land Use Map -
 Harrowby



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Project #: 5582.0001.01
 Author: DL
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 Date: 2025 / 4 / 11



Coordinate System:
NAD 1983 UTM Zone 14N

Scale:
1:1,250
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Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Municipal Boundary
- Highway
- Road
- Parcel
- Land Use Designations
 - Agricultural Area
 - Rural Community

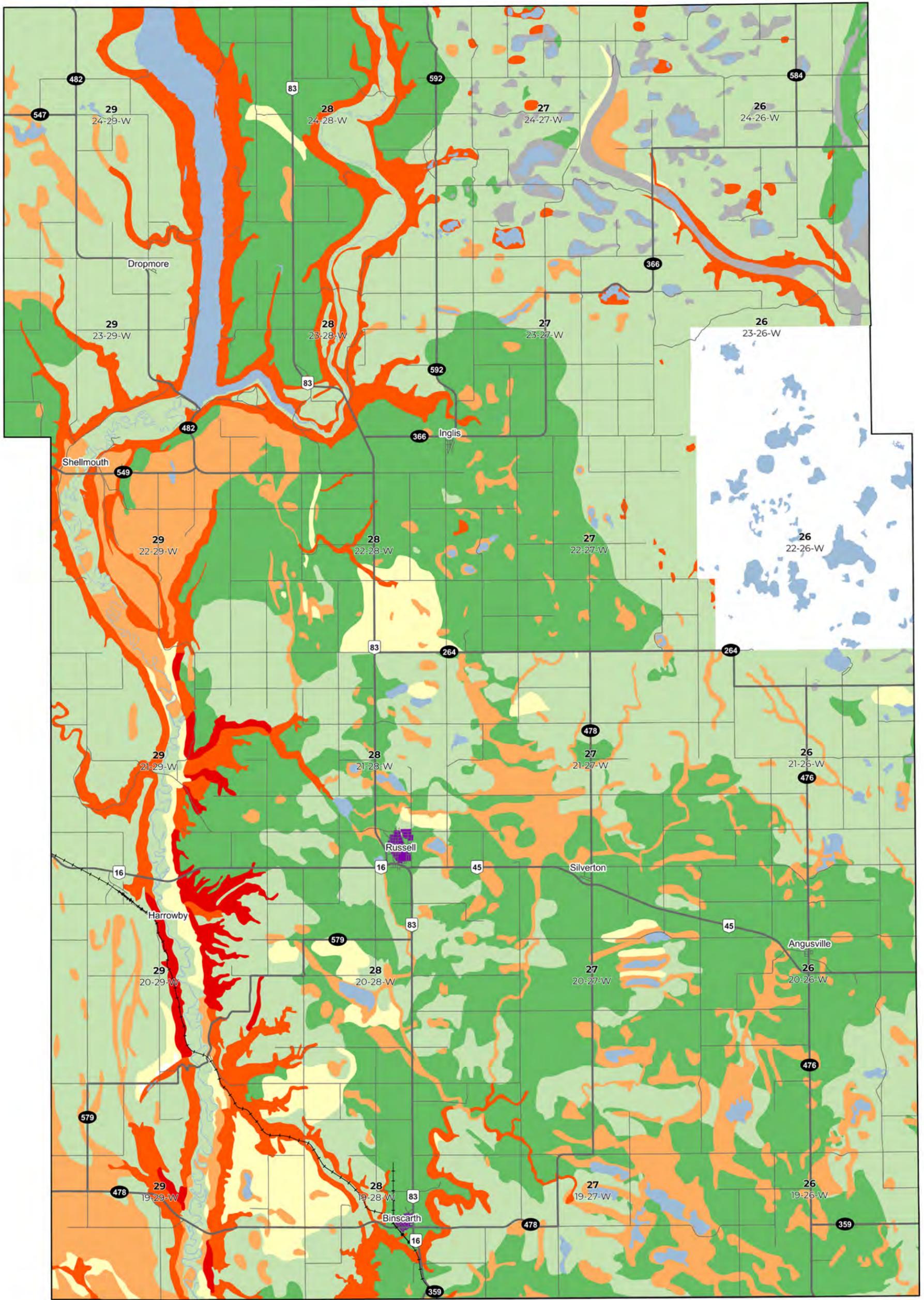
**Tri-Roads
Planning District**

Land Use Map -
Silverton

7.2 REFERENCE MAPS

The following Reference Maps are included in this section:

- Reference Map 1:** Agricultural Capability
- Reference Map 2:** Aggregate Resources Potential
- Reference Map 3:** Eco-Regions and Protected Areas
- Reference Map 4:** Land Cover
- Reference Map 5:** Areas and Eco Regions
- Reference Map 6:** Regional Water System
- Reference Map 7:** Transportation Network
- Reference Map 8:** Waste Disposal – Binscarth
- Reference Map 9:** Waste Disposal – Inglis
- Reference Map 10:** Waste Disposal – Russell
- Reference Map 11:** Community Wastewater System – Angusville
- Reference Map 12:** Community Wastewater System – Binscarth
- Reference Map 13:** Community Wastewater System – Inglis
- Reference Map 14:** Community Wastewater System – Russell
- Reference Map 15:** Community Water System - Angusville
- Reference Map 16:** Community Water System – Binscarth
- Reference Map 17:** Community Water System – Inglis
- Reference Map 18:** Community Water System – Russell



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 Date: 2025 / 2 / 2



Coordinate System:
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Scale:
1:85,000
(When plotted at 22"x34")

Data Sources:
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 - Natural Resources Canada
 - Open Street Map

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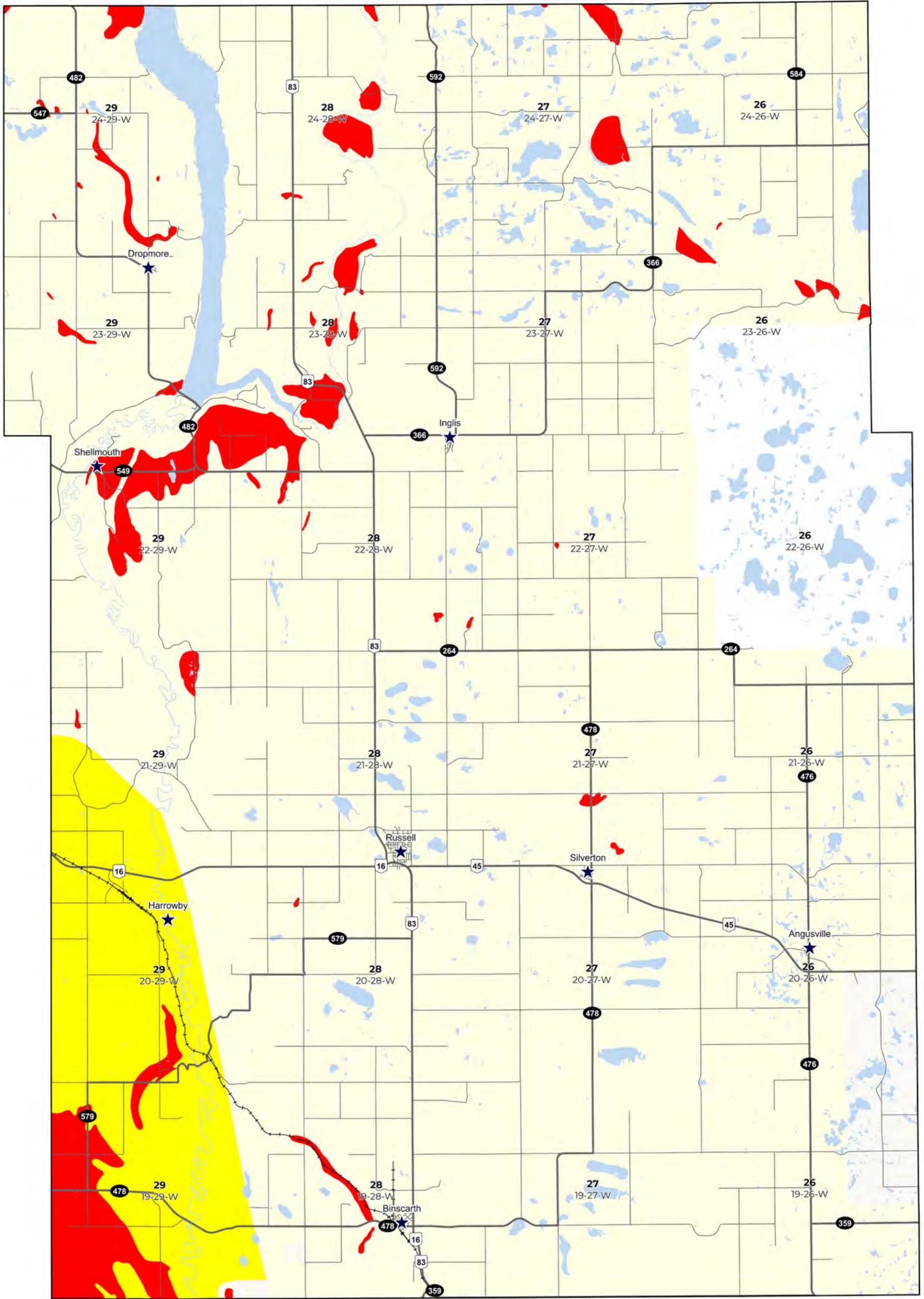


Legend

- | | |
|---|---|
| ■ Class 2 | ■ Organic Soil |
| ■ Class 3 | ■ Water |
| ■ Class 4 | ■ Urban Land |
| ■ Class 5 | Planning District Boundary |
| ■ Class 6 | —+— Railroad |
| ■ Class 7 | — Highway |
| | — Road |

**Tri-Roads
Planning District**

Agricultural Capability -
Overview



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SYSTEMS

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 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
NAD 1983 UTM Zone 14N

Scale:
1:85,000
(When plotted at 22"x34")

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

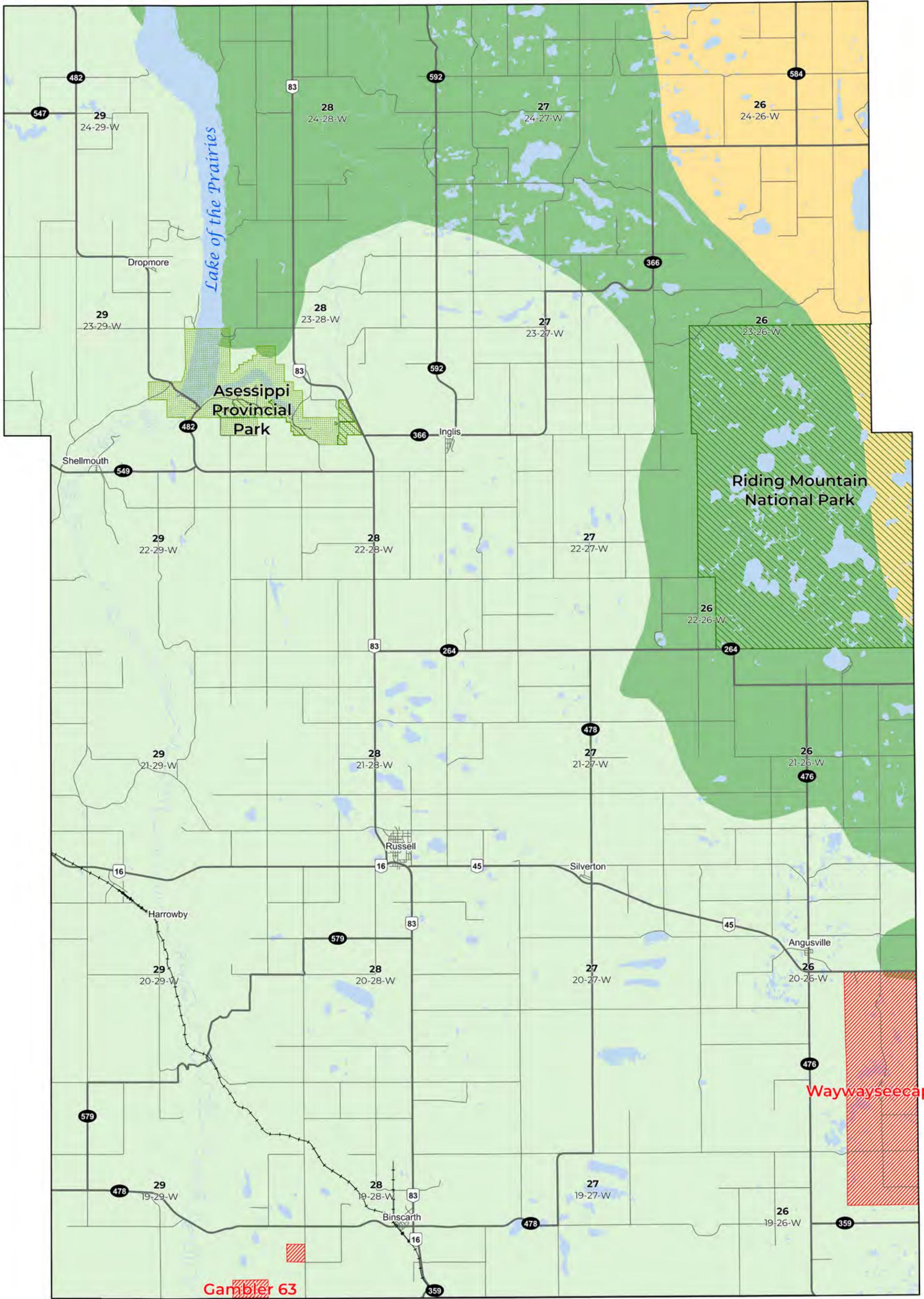


Legend

- Planning District Boundary
- Community
- Railroad
- Highway
- Road
- Water
- Aggregate
- Russell Potash Deposit

**Tri-Roads
Planning District**

Aggregate
Resources
Potential



Coordinate System:
NAD 1983 UTM Zone 14N

Scale:
1:85,000
(When plotted at 22"x34")

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

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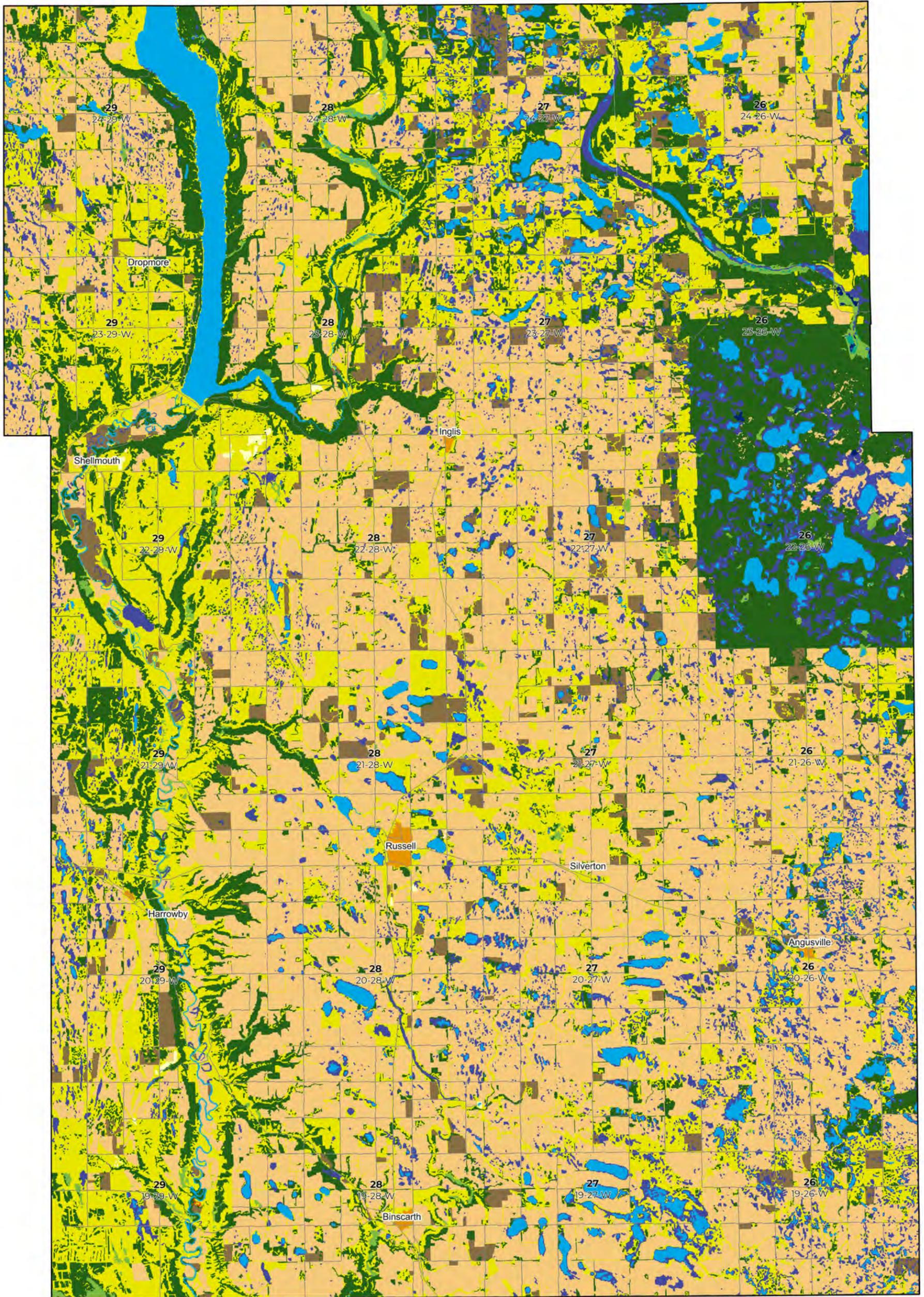


Legend

- Road
- Highway
- Railroad
- Water
- Provincial Park
- First Nation Reserve
- Protected Area
- Eco-regions**
- Aspen Parkland
- Boreal Transition
- Mid-Boreal Uplands

**Tri-Roads
Planning District**

Eco-regions and
Protected Areas



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Project #: 5582.0001.01
 Author: DL
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 Status: --
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 Date: 2025 / 2 / 2



Coordinate System:
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Scale:
1:85,000
(When plotted at 22"x34")



Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

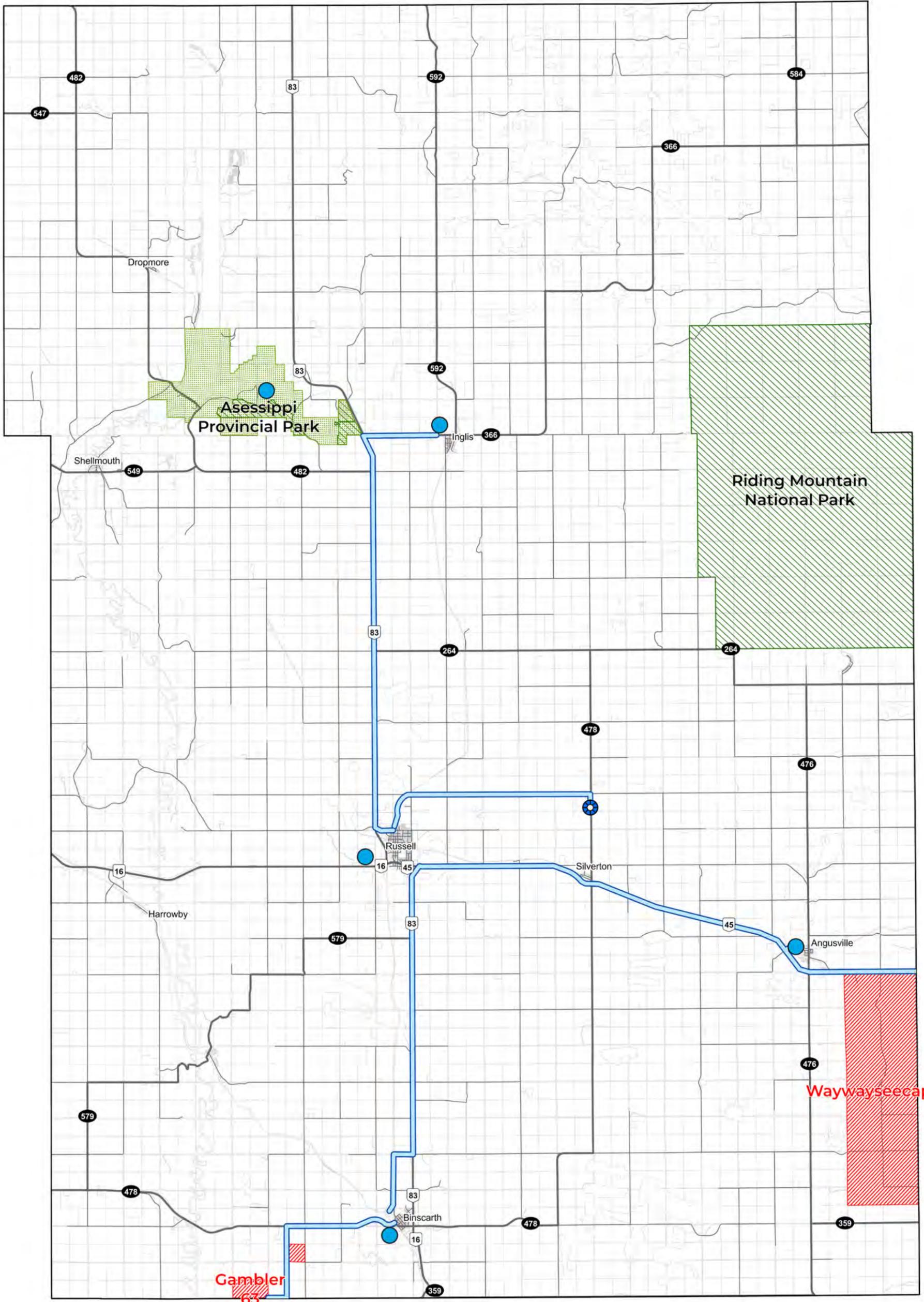
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Legend

- | | |
|-----------------------|---------------------------|
| Agricultural Field | Range and Grassland |
| Forage Field | Roads, Trails, Rail Lines |
| Cultural Features | Sand and Gravel |
| Coniferous Forest | Tread Rock |
| Deciduous Forest | Water |
| Forest Cut Blocks | Wetland - Marsh |
| Mixedwood Forest | Wetland - Bogs |
| Open Deciduous Forest | |

**Tri-Roads
Planning District**

Land
Cover



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SYSTEMS

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 Date: 2025 / 1 / 27



Coordinate System:
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Scale:
1:85,000
(When plotted at 22"x34")

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

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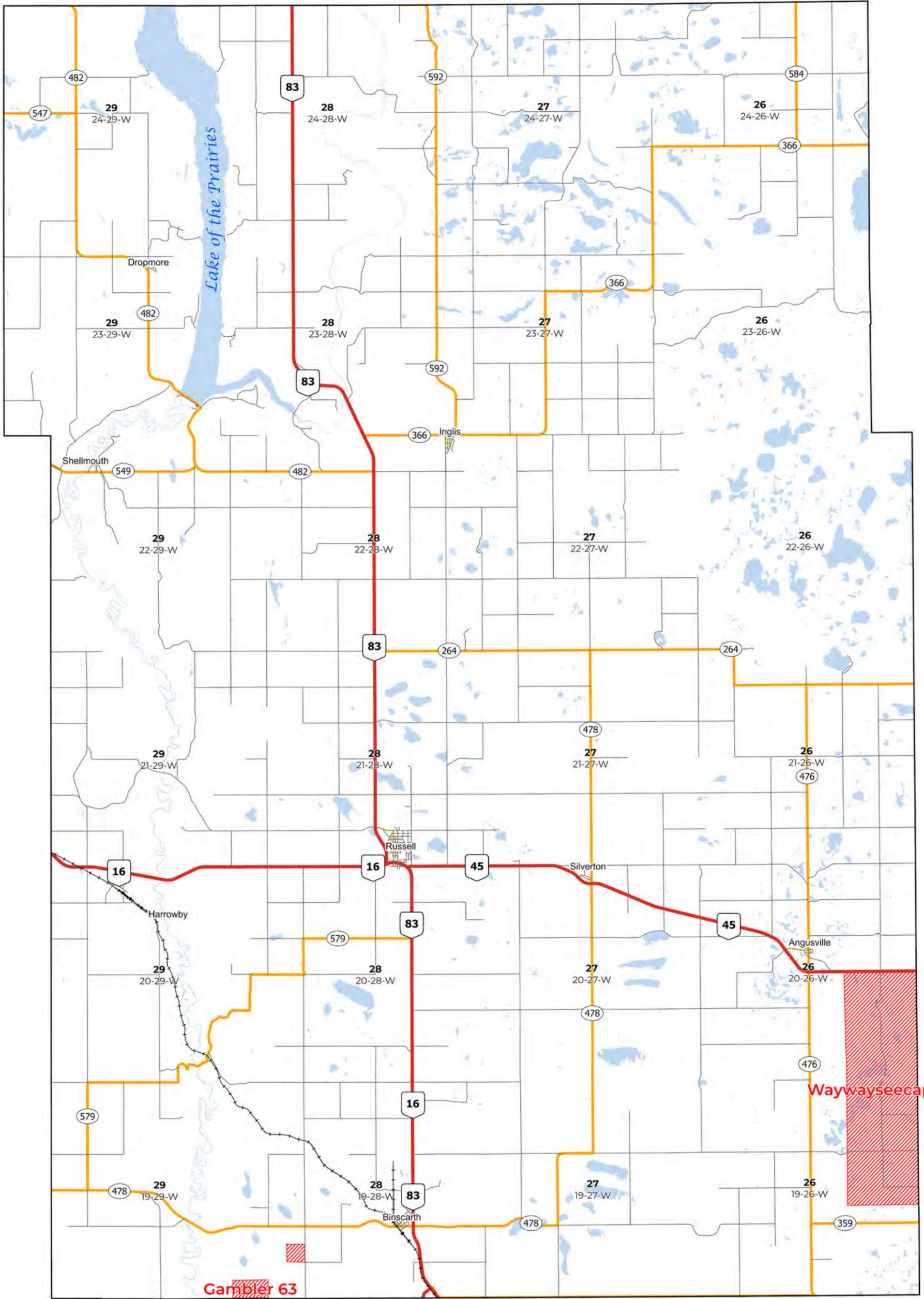


Legend

- Wastewater Treatment Facilities
- Source Water Location
- Proposed Regional Water Lines
- Parcel
- First Nation Reserve
- Protected Area
- Provincial Park

**Tri-Roads
Planning District**

Regional Water
System



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SYSTEMS

Project #: 5582.0001.01
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 Status: --
 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
NAD 1983 UTM Zone 14N

Scale:
1:85,000
(When plotted at 22"x34")

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Legend

- Provincial Trunk Highway
- Provincial Road
- Access Road
- Municipal Road
- Railroad
- Water
- First Nation Reserve

**Tri-Roads
Planning District**

Transportation
Network



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SYSTEMS

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 Status: --
 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map
 - Esri

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Scale:
1:6,060
(When plotted at 22"x34")



Legend

- Waste Disposal Ground
- 400m Buffer
- Planning District Boundary
- Provincial Trunk Highway
- Provincial Road
- Access Road

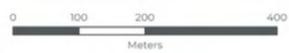
**Tri-Roads
Planning District**

Waste
Disposal -
Binscarth



URBAN
SYSTEMS

Project #: 5582.0001.01
 Author: DL
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 Status: --
 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map
 - Esri

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Scale:
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(When plotted at 22"x34")

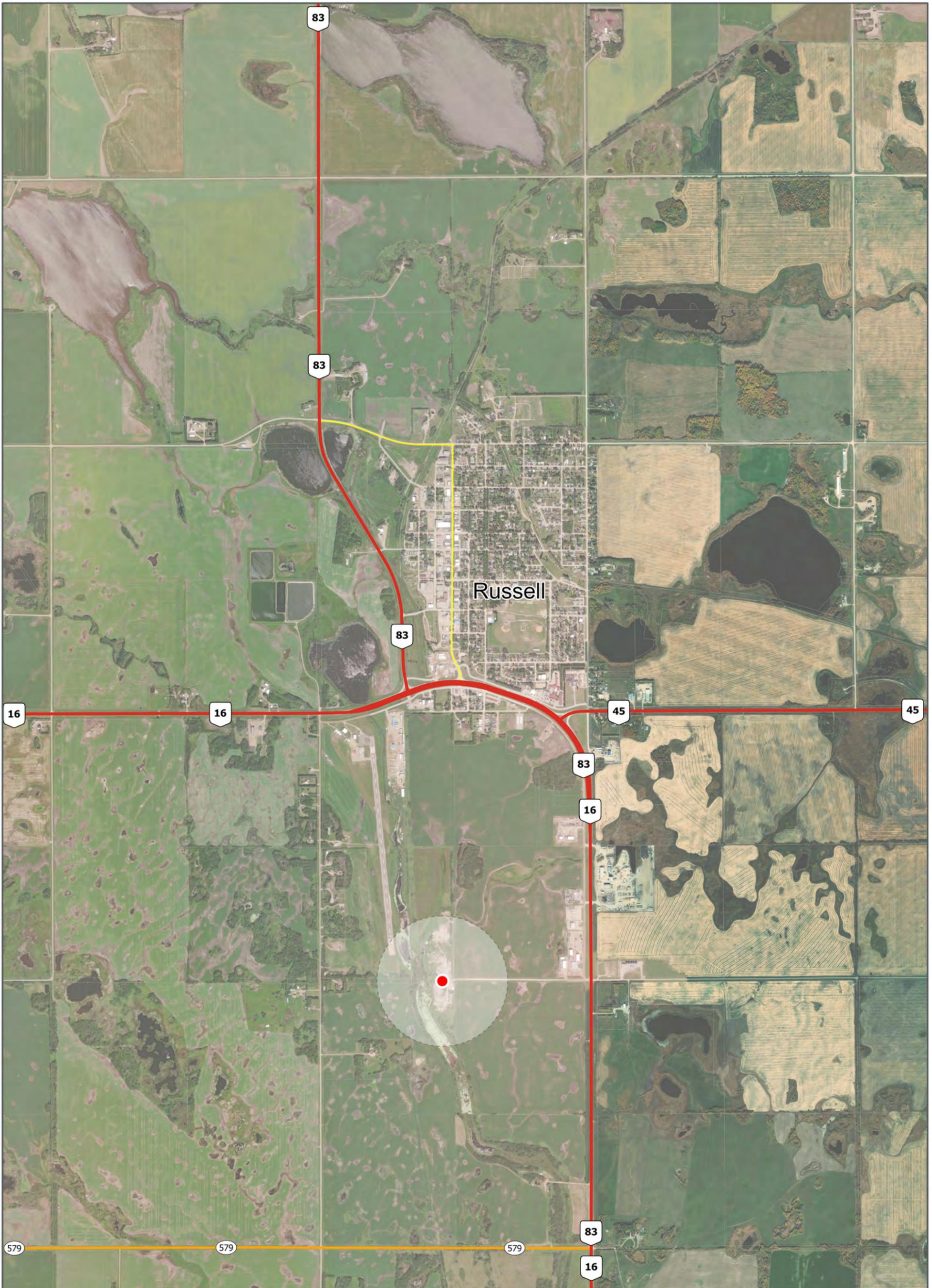


Legend

- Waste Disposal Ground
- 400m Buffer
- Planning District Boundary
- Provincial Road
- Access Road

**Tri-Roads
Planning District**

Waste
Disposal -
Inglis



URBAN
SYSTEMS

Project #: 5582.0001.01
 Author: DL
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 Status: --
 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map
 - Esri

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Scale:
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(When plotted at 22"x34")

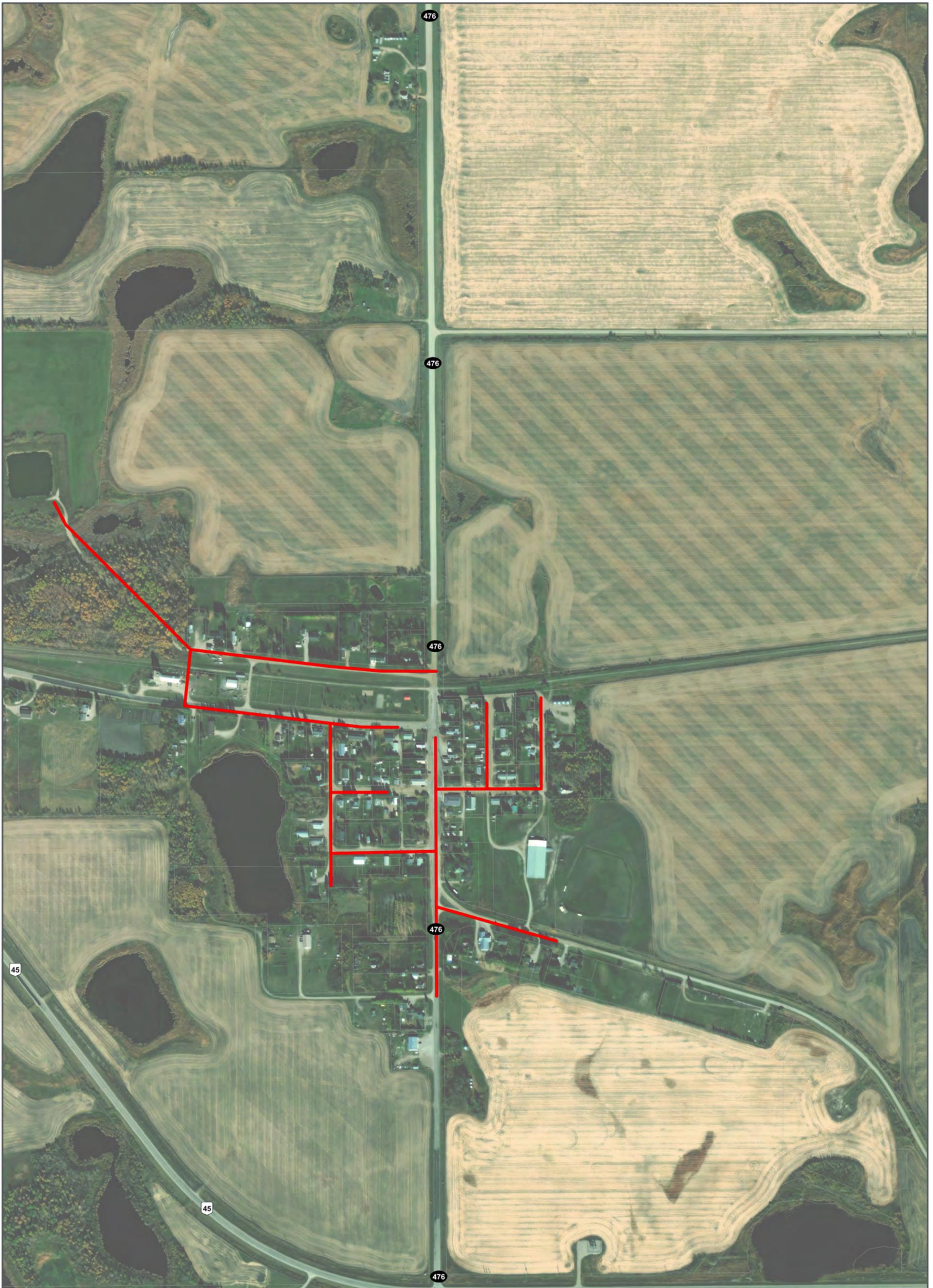


Legend

- Waste Disposal Ground
- 400m Buffer
- Planning District Boundary
- Provincial Trunk Highway
- Provincial Road
- Access Road

**Tri-Roads
Planning District**

Waste
Disposal -
Russell



URBAN
SYSTEMS

Project #: 5582.0001.01
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 Status: --
 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map
 - Esri

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Scale:
1:3,000
(When plotted at 22"x34")

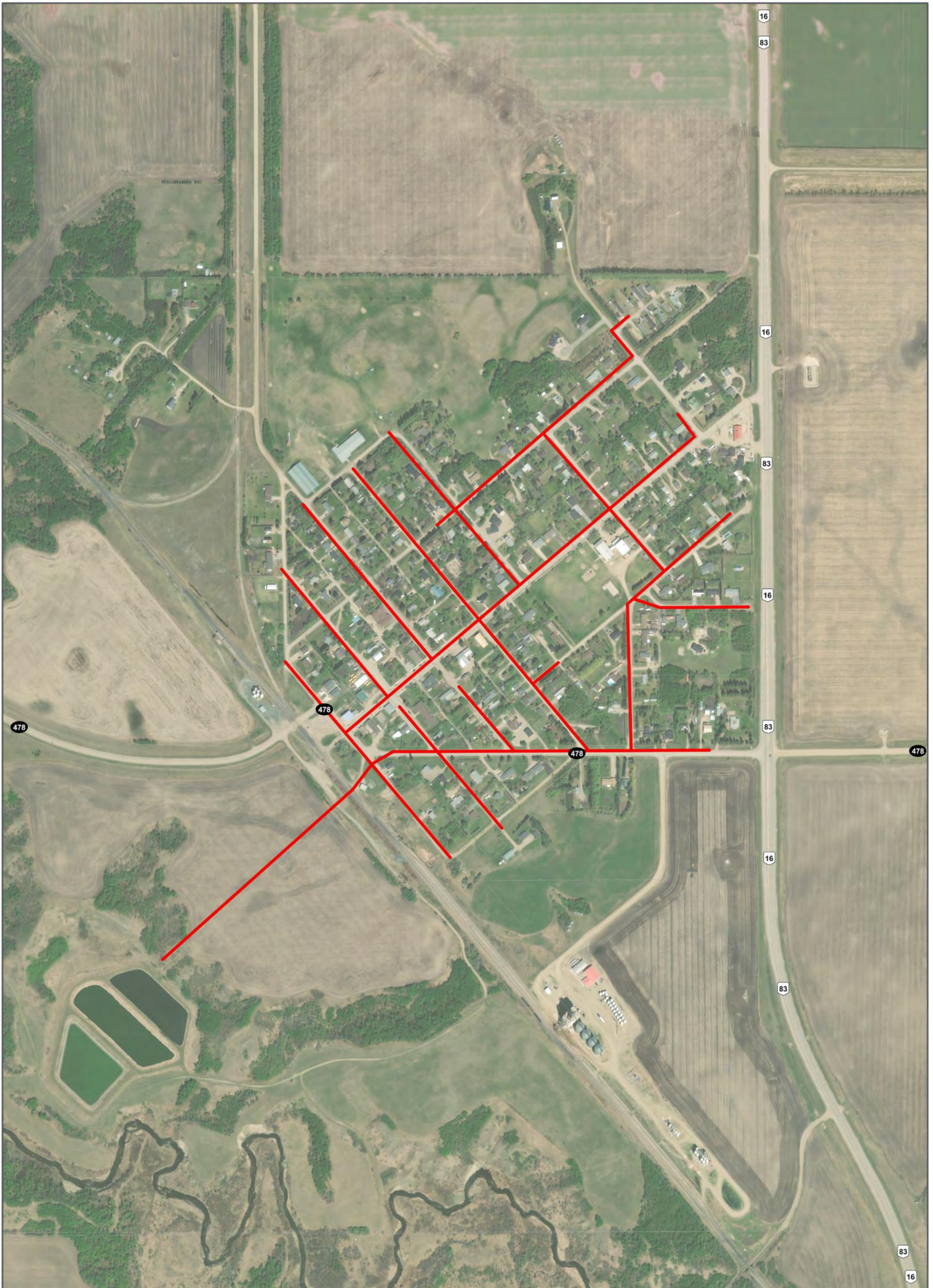


Legend

- Community Wastewater System
- Parcel

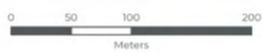
**Tri-Roads
Planning District**

Community
Wastewater System -
Angusville



URBAN
SYSTEMS

Project #: 5582.0001.01
 Author: DL
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 Status: --
 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - Natural Resources Canada
 - Open Street Map
 - Esri

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Scale:
1:3,000
(When plotted at 22"x34")



Legend

- Community Wastewater System
- Parcel

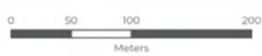
**Tri-Roads
Planning District**

Community
Wastewater System -
Binscarth



URBAN
SYSTEMS

Project #: 5582.0001.01
 Author: DL
 Checked: AS
 Status: --
 Revision: --
 Date: 2025 / 1 / 27



Coordinate System:
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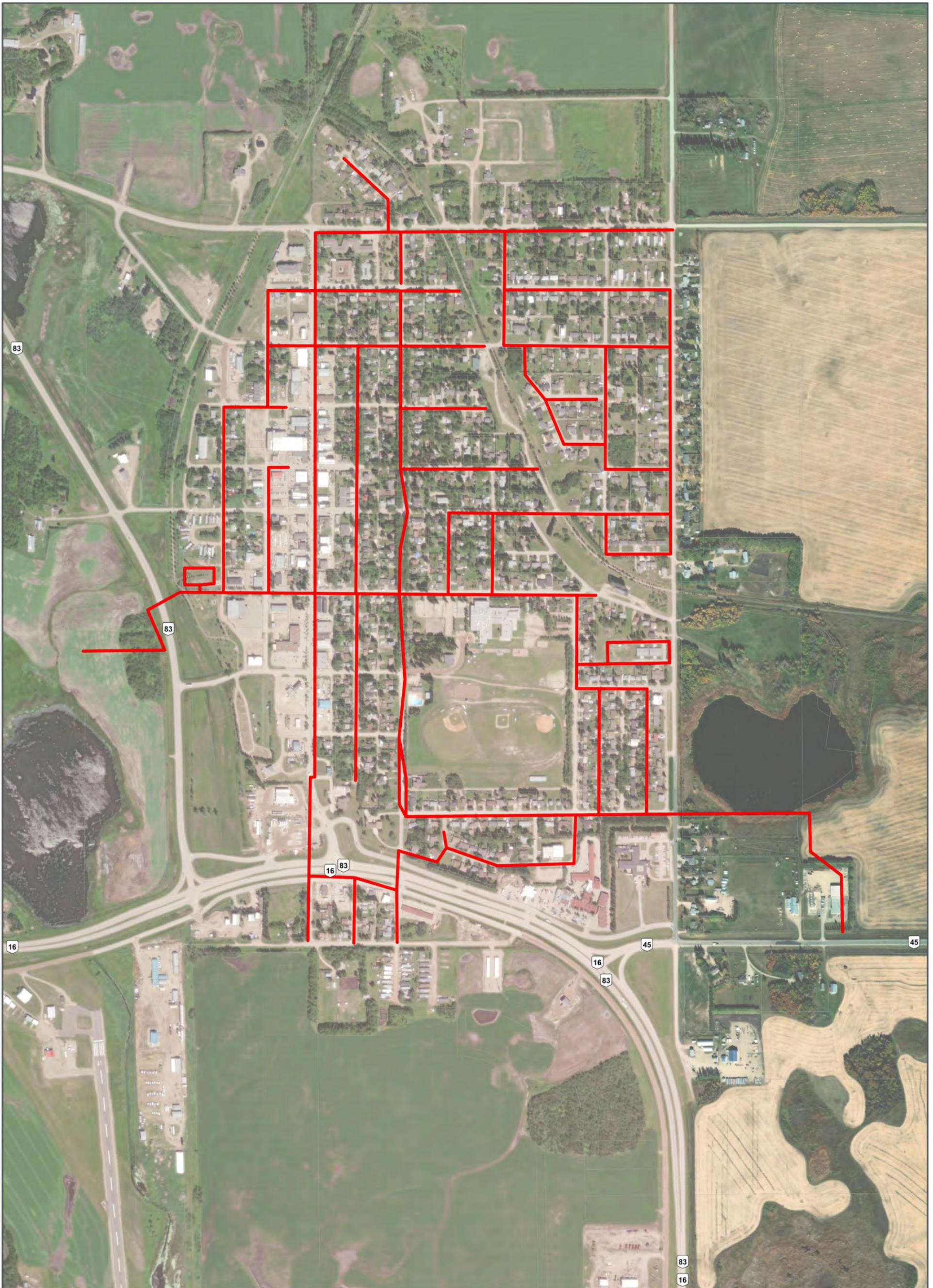


Legend

- Community Wastewater System
- Parcel

**Tri-Roads
Planning District**

Community
Wastewater System -
Inglis



URBAN
SYSTEMS

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Scale:
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Legend

- Community Wastewater System
- Parcel

**Tri-Roads
Planning District**

Community
Wastewater System -
Russell



URBAN
SYSTEMS

Project #: 5582.0001.01
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Legend

-  Community Water System
-  Parcel

**Tri-Roads
Planning District**

Community
Water System -
Angusville



URBAN
SYSTEMS

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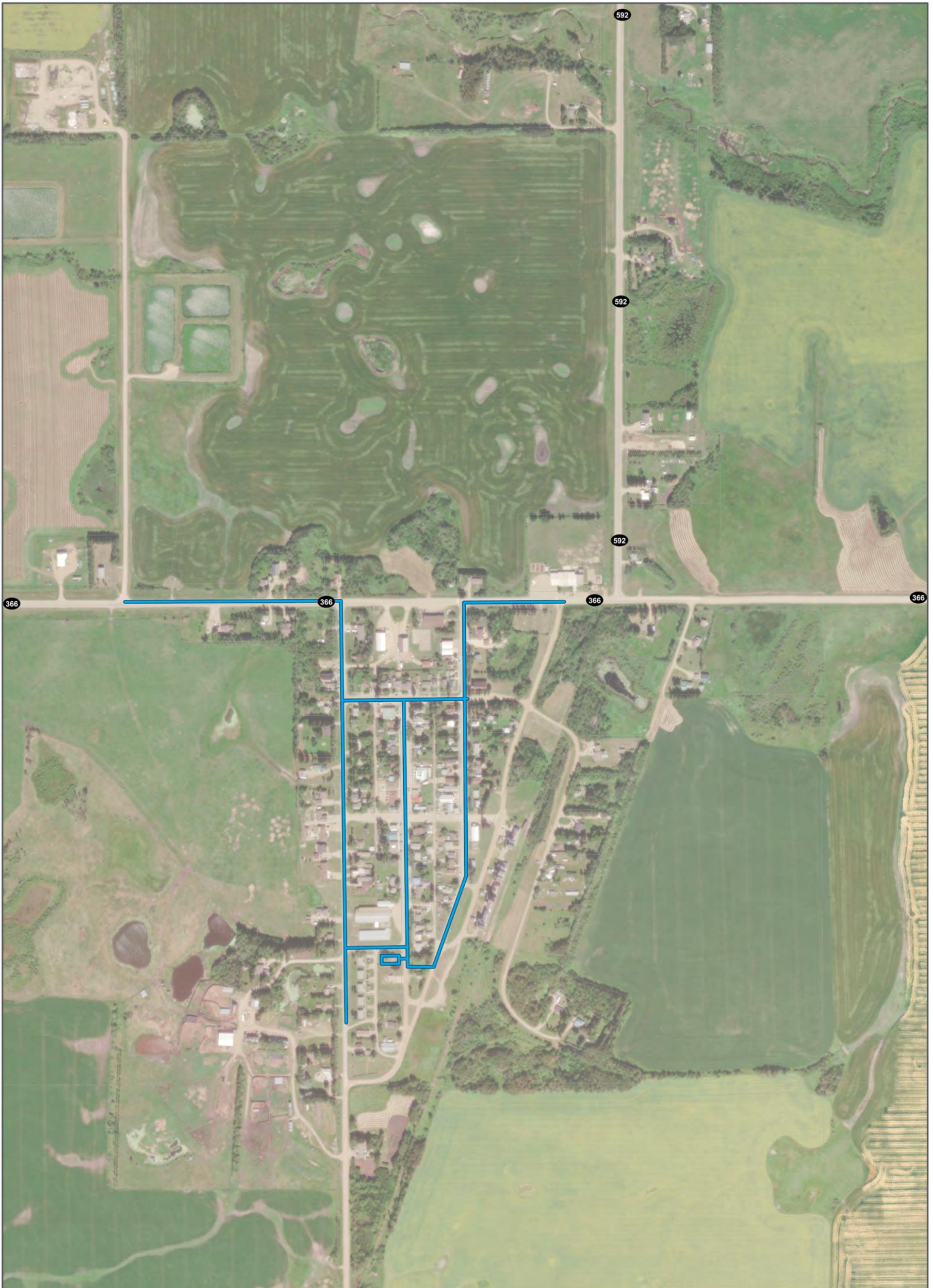


Legend

- Community Water System
- Parcel

**Tri-Roads
Planning District**

Community
Water System -
Binscarth



Project #: 5582.0001.01
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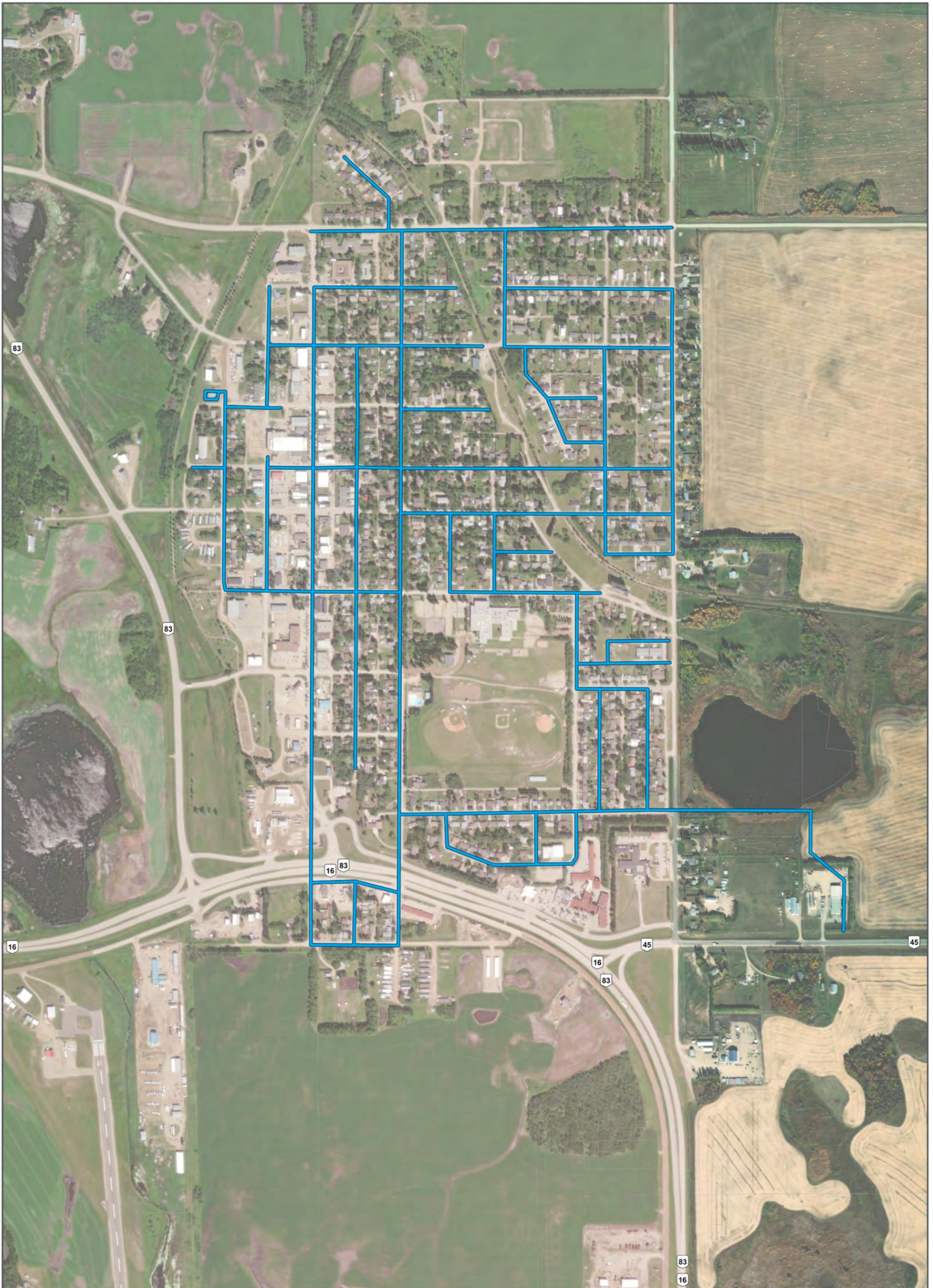


Legend

- Community Water System
- Parcel

**Tri-Roads
Planning District**

Community
 Water System -
 Inglis



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SYSTEMS

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Legend

- Community Water System
- Parcel

**Tri-Roads
 Planning District**

Community
 Water System -
 Russell