



Dennis County Planning District

Development Plan

Draft for First Reading



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PART 1: INTRODUCTION

The Dennis County Planning District ('the Planning District') coordinates planning and manages development for the Municipality of Pipestone, Rural Municipality of Sifton, and Municipality of Grassland.

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 the zoning by-laws 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 another comprehensive review within 8 years of adoption. However, new circumstances, needs, or developments may warrant periodical amendments to the Plan during the interim. Proposed amendments should be reviewed by the 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 should 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, municipal 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 Part 7 to determine the land use designation of the subject land.

Step 3: Review the Relevant Land Use Area Policies

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

Step 4: Review the General Policies

Review the Reference Maps in Part 7 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 5: 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 municipal zoning by-laws, 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 municipal zoning by-laws according to their present use in order to avoid the creation of non-conforming uses, provided that the overall intent of the 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 municipal 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 Land areas, including provincial forests, wildlife management areas, ecological reserves, and provincial parks are under the administration and control of the Province and Government of Canada, and as such have been exempted from the land use policies in the Development Plan.
- (8) Closed public reserve lands and public roads will take on the same designation as adjacent lands to avoid unnecessary amendments.
- (9) Subdivision design standards, access, and servicing standards will be specified, as appropriate, in the municipal zoning by-laws and development agreements.
- (10) 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

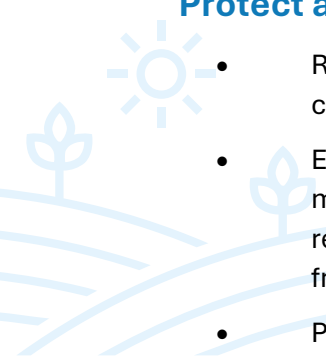
The vision, goals, and objectives outlined in this section will guide the overall use, planning, and development in the Dennis County Planning District.

2.1 VISION STATEMENT

Our communities provide a **safe, affordable, and welcoming home for all** that embraces **new opportunities** while maintaining strong **agricultural, recreational, and resource-based** roots.

2.2 GOALS AND OBJECTIVES

Protect and enhance agricultural uses, natural 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.
 - Encourage the intensification of agricultural livestock production in a manner which is well-managed and addresses concerns associated with confined large-scale operations regarding environmental issues including odors, manure storage, separation distances from residences, designated communities, and environmentally sensitive areas.
 - Preserve and enhance areas which have natural beauty, scenic value, recreational potential, or historic/cultural significance and ensure continued public access to public resources (e.g., Oak Lake, streams, rivers).
 - Promote the protection and wise use of renewable and non-renewable resources including aggregates, minerals, petroleum, forests, soils, surface and drinking water within the Planning District for the continued well-being of area residents.
 - 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.

Attract and support residents of all ages and backgrounds.

- Ensure that the use and development of land is consistent with the vision the community has regarding its future.
- Provide well planned areas for living, working, shopping, and recreation that are visually attractive, make efficient use of land and public services, and that minimize incompatible land uses both within areas and between areas.

Encourage collaboration to stimulate regional economic investment that supports stable employment opportunities.

- Encourage community economic development initiatives, and the use and development of land in a manner that contributes positively to the physical, mental, social, and economic health and wellbeing of the Planning District.
- Promote inter-municipal co-operation within Dennis County as well as neighbouring jurisdictions to undertake joint land use planning, municipal servicing, economic, and sustainable development initiatives that will benefit the entire Planning District.

Provide infrastructure that promotes community health, safety, and wellness.

- 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.
- Ensure that new development is compatible with existing and anticipated land uses, utility, and transportation networks, and minimizes the risks to quality of life, public health, and safety.
- Minimize risks to people and property that are associated with natural hazards or human-made features.
- Provide protection for past, present, and future investments in public and private infrastructures, including utilities and transportation networks, to maintain the cost-effective operation of new, upgraded, or extended infrastructure services.

PART 3: LAND USE AREA POLICIES

This section outlines objectives and policies for the Planning District’s Land Use Areas. Maps can be found in Part 7.

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

DESIGNATION	INTENT
URBAN AREAS	The largest communities in each municipality where growth should be directed (i.e., Hartney, Oak Lake, and Reston).
	Contain the greatest array of housing types, services, facilities, and amenities to support residents, businesses and employers, industry, recreation, education, and community wellbeing, serving both local and regional needs.
	These communities by higher population densities and smaller lots, Urban Areas allow for a greater variety of shared services (e.g., piped water and sewer) to be provided more efficiently.
PRINCIPAL AREAS	Mid-sized communities in the Planning District (i.e., Elgin, Minto, and Pipestone).
	Serve both local and regional roles in the Planning District — providing services, facilities, and amenities to support residents, businesses, and employers, industry, recreation, education, and community wellbeing.
	These communities are smaller than Urban Areas but have a greater population density and array of businesses, facilities, and services than Rural Settlement Areas. Smaller lots allow for a greater variety of shared services (e.g., piped water and sewer) to be provided more efficiently.
RURAL SETTLEMENT AREAS	Smaller communities throughout the Planning District (i.e., Cromer, Deleau, Fairfax, Grande-Clairière, Griswold, Lauder, Scarth, and Sinclair).
	These communities have a lower population density than Urban and Principal Areas, and have few locally oriented businesses, services, facilities, and amenities.
	Provide opportunities for the managed development of rural residential and supportive uses, while minimizing impacts to established agricultural and livestock operations.
HEAVY INDUSTRIAL AREAS	Location where major industrial developments should be directed to.
	Characterized by the need for a large land base for operations, major capital investment, and the potential for major environmental damage, or incompatibility with nearby land.

DESIGNATION	INTENT
<p>RURAL/ AGRICULTURAL AREAS</p>	<p>Characterized by less dense development and larger land parcels, with agriculture and resource-related activities as dominant land uses.</p>
	<p>Depend on Urban, Principal, and Rural Settlement Areas for a range of commercial and public services and facilities.</p>
	<p>Public services (e.g., common water supply and delivery system, sewage collection and treatment system) may not exist.</p>
<p>AGRICULTURE LIMITED AREAS</p>	<p>Located around Principal Areas to carefully control the establishment or expansion of livestock operations.</p>
	<p>While Agriculture Limited Area lands are not immediately required for settlement expansion, they should be reserved in an unfragmented state to allow for settlement expansion and to protect existing agricultural activities.</p>
<p>SEASONAL RECREATION AREAS</p>	<p>Seasonal recreation and rural residential development located by Oak Lake Provincial Park and Oak Lake Beach (e.g., Cherry Point Resort).</p>
	<p>Ensures seasonal recreation development occurs in a pattern which efficiently uses land and minimizes infrastructure and public service costs, while maintaining the natural character of the landscape.</p>

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 Areas, Principal Areas, Rural Settlement Areas, Seasonal Recreation Area
Residential	Policies for the type of residential development that may be developed and where it should go	Urban Areas, Principal Areas, Rural Settlement Areas, Seasonal Recreation Area, Rural/Agricultural Areas, Agriculture Limited Areas
Commercial	Policies for the type of commercial development that may be developed and where it should go	Urban Areas, Principal Areas, Rural/Agricultural Areas, Agriculture Limited Areas
Industrial	Policies for the type of commercial development that may be developed and where it should go	Urban Areas, Principal Areas, Rural/Agricultural Areas, Agriculture Limited Areas
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 Areas, Principal Areas
Parks and Open Spaces	Policies for the type of parks and recreation spaces that may be developed and where it should go	Urban Areas, Principal Areas

<p>Agricultural</p>	<p>Policies for how agricultural land should be managed and the type of agricultural operations that may be developed and where it should go</p>	<p>Rural/Agricultural Areas</p>
<p>Livestock Operations</p>	<p>Policies for the location, size, and management of livestock operations</p>	<p>Rural Settlement Areas, Rural/Agricultural Areas, Agriculture Limited Areas, Seasonal Recreation Areas</p>

3.2 URBAN AREAS

3.2.1 Objectives

- (1) To sustain and strengthen the existing communities of Hartney, Oak Lake, and Reston 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.



3.2.2 General Policies

- (1) In general, urban uses such as commercial, industrial, indoor recreational, intensive outdoor recreational, institutional, public, and small lot residential uses should be directed to Urban Areas.
- (2) Expansion of Urban Areas beyond their existing boundaries should be limited and should be directed away from prime agricultural land, livestock operations, and other resource-related uses when possible. Expansion of Urban Areas would require a Development Plan amendment.
- (3) The servicing of new development should attempt to minimize the costs of extending municipal infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.

3.2.3 Infrastructure Policies

- (1) Where municipally operated 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 timeframes established by the Planning District Board or municipal Councils.
- (2) Where municipal water or sewer services are not available:
 - (a) Lot sizes shall be a minimum of two (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 municipal water and sewer services in the future.

3.2.4 Residential Policies

- (1) A diverse range of housing types and tenures should be encouraged in Urban Areas to provide housing choices for all stages of life and abilities.
- (2) Multi-unit housing projects or seniors housing are encouraged to locate near important community services (e.g., central commercial areas, health care facilities, etc.) where feasible.
- (3) Secondary suites should generally be supported within Urban Areas, subject to compliance with the municipal Zoning By-Laws.
- (4) Home-based businesses should generally be supported subject to the rules for home-based businesses in the municipal zoning by-laws.

3.2.5 Commercial Policies

- (1) A mix of commercial uses should be encouraged within Urban Areas and directed to existing central commercial areas or corridors whenever possible.
- (2) Commercial development should be designed and located to fit with the adjoining residential areas and minimize commercial traffic within residential neighbourhoods.
- (3) Public amenities such as off-street parking, pedestrian sidewalks, ornamental lighting, street furniture, and landscaping of commercial properties should be encouraged in central commercial areas or corridors.
- (4) 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), should be encouraged to locate at appropriate locations (e.g., outside the central commercial area, on vacant areas adjacent to railways).

3.2.6 Industrial Policies

- (1) Lighter industrial development should generally be encouraged in Urban Areas.
- (2) Industrial uses should generally be in proximity to regional transportation system corridors and railway areas, where feasible.
- (3) Industrial uses which are incompatible or potentially incompatible with other Urban Area uses and/or which pose a significant risk to public health and safety (e.g., due to the storage or processing of hazardous materials, 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.

- (4) The rehabilitation and redevelopment of existing industrial sites should be promoted prior to the development of new industrial areas.
- (5) For new industrial developments, overall concept plans may be required that address servicing issues, site access, and other planning considerations.
- (6) Industrial 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.

3.2.7 Community and Institutional Policies

- (1) Institutional uses such as government, educational, residential, medical, religious, cultural, and emergency services should be directed to Urban 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.

3.2.8 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.

3.3 PRINCIPAL AREAS

3.3.1 Objectives

- (1) To sustain and strengthen the existing communities of Elgin, Minto, and Pipestone by encouraging revitalization and renewal through efficient and compatible use land, infrastructure, and public services.
- (2) To provide a range of housing options, commercial and industrial development, institutional and recreational 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 smaller lot residential uses should be directed to Principal Areas.
- (2) Expansion of Principal Areas outside of their existing boundaries should be limited and directed away from prime agricultural land, livestock operations, and other resource-related uses when possible. Expansion of Principal Areas would require a Development Plan amendment.

3.3.3 Infrastructure Policies

- (1) Where municipally operated 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 timeframes established by the Planning District Board or municipal Councils.
- (2) Where municipal water or sewer services are not available:
 - (a) Lot sizes shall be a minimum of two (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 municipal 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 Areas to provide housing choices for all stages of life and abilities.
- (2) Secondary suites should generally be supported within Principal Areas, subject to compliance with the municipal Zoning By-Laws.
- (3) Home-based businesses should generally be supported subject to the rules for home-based businesses in the municipal zoning by-laws.

3.3.5 Commercial Policies

- (1) Commercial development should be designed and located to fit with the adjoining land uses and minimize commercial traffic within residential neighbourhoods.
- (2) The maintenance and expansion of existing commercial areas in Principal Areas should be encouraged.

3.3.6 Industrial Policies

- (1) Lighter industrial development should generally be encouraged in Principal Areas.
- (2) Industrial uses should generally be in proximity to regional transportation system corridors and railway areas.
- (3) Industrial uses which are incompatible or potentially incompatible with other Principal Area uses and/or which pose a significant risk to public health and safety (e.g., due to the storage or processing of hazardous materials, 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.
- (4) The rehabilitation and redevelopment of existing industrial sites should be promoted prior to the development of new industrial areas.
- (5) Industrial 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.

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 SETTLEMENT AREAS



3.4.1 Objectives

- (1) To ensure that rural residential development in areas such as Cromer, Deleau, Fairfax, Grande-Clairière, Griswold, Lauder, Scarth, and Sinclair, 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 Areas or Principal 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 Settlement Areas are intended to maintain the rural character of the area.
- (2) Lots are encouraged to be of a larger size to support rural character and on-site servicing. Where it can be demonstrated that these minimum sizes set out in the municipal Zoning By-laws are deficient (e.g., where riparian setbacks, wetlands, and/or flood hazard areas impact the buildable area of a site) or excessive (e.g., 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.
- (3) The normal ongoing operations of surrounding agricultural enterprises include noise, odour, and dust are acknowledged to be part of acceptable characteristics of rural life in Rural Settlement Areas.
- (4) Higher density developments should be directed to Urban Areas and Principal Areas.
- (5) Within any area which is proposed for re-designation to a Rural Settlement Area, 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) Development should be encouraged to locate where there is a sustainable source of drinking 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.

3.4.4 Residential Policies

- (1) Rural residential development should be directed to Rural Settlement Areas.
- (2) Infilling and clustering of rural residential development will be encouraged where practical.
- (3) Where rural residential development is proposed on treed land, the development is encouraged to be designed a way that protects and enhances the 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) 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.

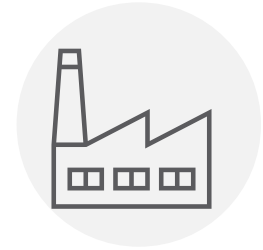
3.4.5 Livestock Operations Policies

- (1) New livestock operation developments, except animal keeping, will not be allowed in Rural Settlement Areas.
- (2) All livestock operations within Rural Settlement Areas 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.
- (3) The municipal Zoning By-Laws may allow for animal keeping in areas designated Rural Settlement Areas, at a maximum of nine (9) Animal Units, subject to compliance with use-specific standards. Animal Keeping shall generally not be allowed within any individual lot which is less than five (5) acres in size, or within 500 feet of Oak Lake or the Plum Lakes.

3.5 HEAVY INDUSTRIAL AREA

3.5.1 Objectives

- (1) To provide opportunities for economic growth and diversification related to industrial development.
- (2) To ensure major industrial development occurs in such a manner that adjoining land uses are compatible, and potential conflict between uses is minimized.
- (3) To ensure that major industrial development does not interfere with the operations and expansion of agricultural and livestock activities.
- (4) To minimize and mitigate the potential negative impacts that major industrial developments may have on the operations and growth of Urban, Principal, Rural Settlement, and Seasonal Recreation Areas.



3.5.2 General Policies

- (1) Major industrial developments are characterized by:
 - (a) The need for a large land base for operations.
 - (b) Major capital investment.
 - (c) Potential for major environmental damage, or incompatibility with nearby land uses.
- (2) Major industrial developments shall be located within the Heavy Industrial Area.
- (3) Industrial developments should be encouraged to provide enough land for potential expansion, while not wasting land.
- (4) Where a designated Heavy Industrial Area does not exist, a proposed site may be considered, subject to an amendment to this Development Plan and the municipal zoning by-law.
- (5) The Enbridge Pipeline facility north of Cromer will continue to function as a pumping station and petroleum storage facility. New or expanded petroleum processing operations, including refinery operations, shall be considered as a conditional use in the municipal Zoning By-Law. It is recognized that the main portion of this existing facility (west of P.R. 256) is also federally regulated, and the portion of the facility located east of P.R. 256 is provincially regulated.
- (6) Where areas are designated as a Heavy Industrial Area, the municipal Zoning By-Laws may establish special limitations and conditions for potentially incompatible uses, including residences, within a specified distance of the designated area.
- (7) Residential uses shall not be allowed except for an accessory suite or dwelling unit for the use of an owner, operator, caretaker, or watchperson.

3.6 RURAL/AGRICULTURAL AREAS



3.6.1 Objectives

- (1) To protect agriculture land and encourage sustainable agricultural practices.
- (2) To support a diversity of livestock production operations, small scale livestock production operations, mixed farms, and specialized agricultural operations, and to make provision for their continued viability.
- (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 Rural/Agricultural Areas.

3.6.2 General Policies

- (1) Land use within the Rural/Agricultural Area are 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.
- (3) Urban uses should generally not be considered in the Rural/Agricultural Area.
- (4) New development in Rural/Agricultural Areas should be located to be compatible with other existing or proposed uses, including existing or potential resource extraction or harvesting.
- (5) Any new non-farm developments should be directed away from prime agricultural lands, viable lower class agricultural lands, existing livestock operations, and provincial water infrastructure (PWI) lands including but not limited to that of Oak Lake Dam & Reservoir.
- (6) The subdivision of land for non-agricultural purposes should be extremely limited to minimize potential for land use conflict, ensure land remains viable for farming, and is not divided into parcels with sizes inadequate to sustain agricultural production.
- (7) Small land holdings (less than 80 acres in area) for small-scale or specialized 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 Rural/Agricultural Area will be undertaken in harmony with the environment where natural areas 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 municipal Zoning By-Laws.

3.6.3 Agricultural Policies

- (1) 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.
- (2) Prime and viable lower class agricultural lands should be protected from fragmentation into smaller parcels.
- (3) Proposals to establish or expand irrigation operations within sensitive groundwater areas will 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.

3.6.4 Livestock Operation Policies

- (1) Livestock operations (expansion of existing and development of new) should be located within the Rural/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.

Size Criteria

- (1) Livestock operations between 10 Animal Units and 299 Animal Units may generally be established or expanded as a permitted use in the municipal Zoning By-Laws.
- (2) The establishment or expansion of livestock operations larger than 300 Animal Units will be treated as conditional uses within the municipal Zoning By-Laws.
- (3) All proposals for new and expanding operations over 300 Animal Units shall require review and report by the Technical Review Committee of the Province.

Siting Criteria

- (1) New and expanding livestock operations shall be required to meet mutual separation distances from a single residence and designated areas as established in the municipal Zoning By-Laws in accordance with the Provincial Planning Regulation.
- (2) Livestock operations should locate where they will be compatible with surrounding land uses.
- (3) 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.
- (4) New livestock operations should not be accommodated on land that has soils determined, by detailed soil survey acceptable to the Province with a scale of 1:50,000 or better, to have an agricultural capability of Class 6, 7 or unimproved organic soils. The developer may be required to pay the costs incurred for detailed soil surveys if the information is not available for the area.
- (5) 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.
- (6) A minimum separation distance of 1,000 feet shall be maintained between the ordinary high-water mark of the Assiniboine River and/or Souris River and any proposed livestock operation.
 - (a) Existing facilities which are located within this distance may be expanded, subject to the provisions of the municipal Zoning By-Laws, provided that no portion of the expanded facility will be located within 330 feet of the ordinary high-water mark.
- (7) 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.
- (8) 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*.
- (9) 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.
- (10) 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 Section 4.3.
- (11) 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 Residential Policies

- (1) Non-farm residential development should be directed towards Urban, Principal, and Rural Settlement Areas.
- (2) A single-lot subdivision for residential purpose in Rural/Agricultural Areas may be considered in one (or more) of the following circumstances:
 - (a) The existing site yard is no longer required as part of an agricultural operation because the associated farmland has been acquired by another agricultural operation.
 - (b) The existing farmstead site is necessary to allow the agricultural producer to continue to reside in the existing farm residence upon retirement.
 - (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) It is required for an individual who significantly participates in an existing agricultural operation on an ongoing basis and derives an income from it.
 - (e) 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.
- (3) 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) Have legal and direct access to an all-weather municipal road or provincial highway.
 - (c) Be capable of accommodating an on-site wastewater management system and have a supply of drinking water.
- (4) Only one (1) subdivision per 80 acres in size, with a maximum of two (2) per quarter section may be permitted in the Rural/Agricultural Area. (Any parcels existing prior to March 6, 2002, the date of adoption of the first *Dennis County Planning District Development Plan*, shall not be taken into consideration in the application of this policy.)
- (5) 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 Commercial and Industrial Policies

- (1) Commercial and industrial developments which support the agricultural sector, require larger land parcels, do not require piped municipal services, or may be better suited to a rural location, may be established in Rural/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 and Home Industries may occur generally in Rural/Agricultural Areas.
- (4) Certain types of seasonal recreation development and activities are appropriate within Rural/Agricultural Area. These types of activities can occur within specially developed areas, (e.g., parks, golf courses, and campgrounds) or may occur more extensively throughout the Planning District (e.g., angling, hunting, snowmobiling, hunting outfitters, and similar activities).
- (5) Commercial and industrial uses should be directed away from prime agriculture land and viable lower-class lands and should not pose a conflict with existing agriculture uses.

3.7 AGRICULTURE LIMITED AREAS



3.7.1 Objectives

- (1) To promote land uses which are compatible with agricultural uses.
- (2) To act as a transitional buffer separating agricultural and non-agricultural uses.
- (3) To accommodate any future expansion of neighbouring Urban Areas or Principal Areas.

3.7.2 General Policies

- (1) Parcels should generally be of a size to support viable agricultural operations.
- (2) Significant concentrations of non-agricultural developments should not be allowed within Agriculture Limited Areas until such time as an overall plan has been prepared illustrating the layout of future roadways, building lots, and servicing systems (e.g., sewer, water, hydro, telephone, gas) and until the area has been redesignated and rezoned for development.

3.7.3 Livestock Operation Policies

- (1) 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.

Size Criteria

- (1) Livestock operations may establish or expand up to 150 Animal Units in the Agriculture Limited Areas as a permitted use.
- (2) Proposals for new or expanding operations larger than 150 Animal Units will be treated as conditional uses within the municipal Zoning By-Laws.

Siting Criteria

- (1) Livestock operations shall be required to meet mutual separation distances from a single residence and designated areas as established in the municipal Zoning By-Laws in accordance with the *Provincial Planning Regulation*.
- (2) Livestock operations shall locate where they will be compatible with surrounding land uses.
- (3) The siting of all new livestock operations will 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.

- (4) New livestock operations should not be accommodated on land that has soils determined, by detailed soil survey acceptable to the Province with a scale of 1:50,000 or better, to have an agricultural capability of Class 6, 7 or unimproved organic soils.
- (5) 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.
- (6) A minimum separation distance of 1,000 feet shall be maintained between the ordinary high-water mark of the Assiniboine River and/or Souris River, and any proposed livestock operation.
 - (a) Existing facilities which are located within this distance may be expanded, subject to the provisions of the municipal Zoning By-Laws, provided that no portion of the expanded facility will be located within 330 feet of the ordinary high-water mark.
- (7) 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.
- (8) 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*.
- (9) 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.
- (10) 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 Section 4.3.
- (11) 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.

3.7.4 Residential Policies

Farmstead Residential

- (1) A single-lot subdivision for residential purpose in Agriculture Limited Areas may be considered in one (or more) of the following circumstances:
 - (a) The site is no longer required as part of an agricultural operation because the associated farmland has been acquired by another agricultural operation.
 - (b) The farmstead site is necessary to allow the agricultural producer to continue to reside in the existing farm residence upon retirement.
 - (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) It is required for an individual who significantly participates in an existing agricultural operation on an ongoing basis and derives an income from it.
 - (e) 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.
- (2) Only one (1) subdivision per 80 acres in size, with a maximum of two (2) per quarter section may be permitted in the Agriculture Limited Area. (Any parcels existing prior to March 6, 2002, the date of adoption of the first *Dennis County Planning District Development Plan*, shall not be taken into consideration in the application of this policy.)
 - (3) 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) Have legal and direct access to an all-weather municipal road or provincial highway.
 - (c) Be capable of accommodating an on-site wastewater management system and have a supply of drinking water.

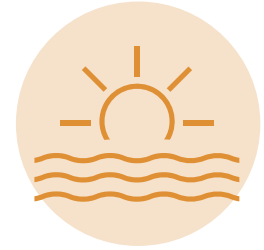
3.7.5 Commercial and Industrial Policies

- (1) Commercial and industrial developments which support the agricultural sector, require larger land parcels, do not require piped municipal services, or may be better suited to a rural location, may be established in Agriculture Limited Areas.
- (2) Certain industries that may need to be near a specific resource or facility such as, but not limited to, gravel crushing, bio-diesel plants, etc., may be established in Agriculture Limited Areas.
- (3) Commercial and industrial developments should be encouraged to provide enough land for potential expansion, while not wasting land.
- (4) Commercial and industrial uses should be directed away from prime agriculture land and viable lower-class lands and should not pose a conflict with existing agriculture uses.
- (5) Parcels created for non-agricultural uses shall be limited in size to the smallest area required to reasonably accommodate the use, so as not to be wasteful of agricultural land.

3.8 SEASONAL RECREATION AREAS

3.8.1 Objectives

- (1) To preserve the rural and natural character of Seasonal Recreation 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 Oak Lake reservoir and aquifer from pollution and contamination.



3.8.2 General Policies

- (1) The Seasonal Recreation Area should be developed in a pattern which efficiently uses land, minimize infrastructure and public service costs.
- (2) Seasonal Recreation Area development should generally be directed away from prime and viable lower class agricultural lands.
- (3) Development (and infill development) within the existing Seasonal Recreation Area will be encouraged before expanding or re-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 is encouraged to maintain the natural character of the landscape. New designated areas will require re-designation and will be subject to the mutual separation distance polices 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) Home-based businesses should generally be supported.
 - (a) The scale and size of the business should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses.
 - (b) Home-based businesses will be subject to the rules for home-based businesses in the municipal zoning by-laws.

3.8.3 Infrastructure Policies

- (1) Development shall occur in a manner and at a density which meets the following criteria:
 - (a) Is suitable for private water supply and sewage disposal systems.
 - (b) Provides for a suitable amount of landscaped area on the site.
- (2) Development within the resort areas adjacent to Oak Lake must incorporate sewage holding pump out tanks. Septic fields and pit privies will not be permitted. Where they presently exist, the owners will be required within a specified time to replace them with pump out sewage holding tanks.
- (3) In its discretion, the municipal Council may require developments to contribute a fee for disposal of holding tank wastes in municipal sewage lagoons.
- (4) Development should be planned to be able to accommodate efficient and economical municipal water and sewer services in the future.
- (5) Lot sizes shall be a minimum of two (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.

3.8.4 Livestock Operation Policies

- (1) New livestock operations shall not be permitted in the Seasonal Recreation 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.
- (2) The municipal Zoning By-Laws may allow for animal keeping in areas designated Seasonal Recreation Areas, at a maximum of nine (9) Animal Units, subject to compliance with use-specific standards. Livestock shall generally not be allowed within any individual lot which is less than five (5) acres in size, or within 500 feet of Oak Lake or the Plum Lakes.

PART 4: GENERAL POLICIES

The following General Policy areas and the policies therein 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



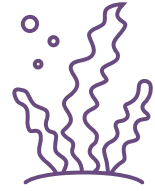
- (1) Development should consider the health, safety, and general welfare of all residents.
- (2) Contiguous and compatible development should be encouraged.
- (3) Infilling and revitalization of existing built-up areas should be encouraged to accommodate new development.
- (4) Any designation of land that is not for agriculture or resource-related purposes should be consistent with demonstrated demand in the area and the community vision.
- (5) 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.
- (6) New development should follow established standards for new infrastructure (such as roadways, drainage, or piped services).
- (7) 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 municipal Zoning By-Laws and other applicable regulations.
- (8) 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.
- (9) 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.
- (10) New development should 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 air, soil, and water pollution; contaminated sites; unacceptable effects of noise; and 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) Municipal Zoning By-Laws should identify land designated by regulation by the Province including Wildlife Management Areas, Provincial Parks, and Protected Areas.
- (4) Appropriate setbacks may be established within the municipal Zoning By-Laws to protect private and municipal natural lands such as flood plains, locations having significant recreational and ecological values, public parks, forests, and wildlife corridors.
- (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 *Souris River Watershed District West Souris Integrated Watershed Management Plan* and *East Souris River Integrated Watershed Management Plan* and the *Oak Lake Aquifer Management Plan*, 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) Development will be encouraged in a manner which ensures that waterways, waterbodies, shoreland areas, aquifers, and groundwater resources are sustained and protected from development or activities that may have a detrimental effect on water quality or fish and riparian habitats.
- (2) 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.
- (3) To ensure the protection, retention and, where required, the rehabilitation of riparian areas, the following may be established within the municipal Zoning By-Laws:
 - (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.
- (4) 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.
- (5) 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.
- (6) Proposed developments located near waterways and water bodies that have the potential to alter, disrupt, or destroy aquatic habitat, including riparian areas, will be referred to the applicable provincial authority for review.
- (7) 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:
- (8) Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas such as the Oak Lake Aquifer. Where this is not feasible or practical, development or activities which could cause pollution may be considered in groundwater sensitivity areas 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.

4.4 MINERAL RESOURCES



- (1) Areas designated by the Province as being of high aggregate, mineral, oil, or gas potential, or lands containing a valid mineral disposition, should be protected from incompatible and potentially incompatible land uses that would restrict exploration and development (see [Reference Map 4: Aggregate Resources Potential](#)).
- (2) Surface uses in areas with known resources or high discovery potential 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 municipal Zoning By-Laws.
- (6) Oil field battery installations shall be located as far as reasonably possible from existing residences and livestock confinement facilities.
 - (a) When such facilities are proposed to be located within 1/2 mile (0.80 kilometres) of a residence or other habitable building, they shall be treated as a conditional use in municipal Zoning By-Laws.
 - (b) To protect groundwater sensitivity areas, groundwater monitoring may be required where such facilities are being developed in these areas.
- (7) 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.
- (8) Rehabilitation of depleted aggregate pits and quarries shall be the responsibility of the owner/operator of the site utilising funds established for this purpose by the Province.
- (9) Setback distances prescribed by regulators in and around oil and gas facilities shall be adhered to.

4.5 OUTDOOR RECREATIONAL RESOURCES



- (1) Areas with high recreational capability, interesting, and/or rare natural features such as the Oak Lake reservoir and aquifer, and the Planning District's Wildlife Management Areas should be protected for outdoor recreation 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 will 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.
- (6) Intensive recreational uses should be directed to appropriately designated areas.

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 municipal Zoning By-Laws. Such uses should be located and developed in a manner, which is sensitive to and will minimize any incompatibility with neighbouring land uses.
- (2) The Enbridge Pipeline facility at Cromer shall be considered in accordance with Section 3.5.
- (3) Existing public and private utilities shall be protected from incompatible or potentially incompatible land uses which may negatively affect their operation.
- (4) Cooperation will be encouraged with Manitoba Hydro, Centra Gas, telecommunications utilities, and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.

4.7 WATER AND WASTEWATER



- (1) Onsite wastewater management systems, including septic fields, must meet the provincial onsite wastewater management requirements.
- (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 problems.
- (3) Where a wet industry will be directing industrial wastewater to a municipal wastewater treatment facility, an industrial use agreement will be established between a municipality and the industry owner.
- (4) Multiple lot or multiple dwelling unit developments in rural unserved areas may be allowed to use individual water supply and sewage disposal systems, provided that the density of development is conducive to the use of such systems, that onsite wastewater management systems are approved by the provincial authority having jurisdiction, and that no unacceptable problems for groundwater will be created.
- (5) Development in the vicinity of sewage lagoons and waste disposal sites should be limited to developments which would not be adversely affected by these facilities.
- (6) Separation standards for incompatible uses such as sewage lagoons and waste disposal sites locating close to or within areas of settlement will be established in the municipal Zoning By-Laws.

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 relevant provincial authority 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) Any development proposed near a provincial highway that may impact the system due to change in traffic volumes should be reviewed by the Department of Transportation and Infrastructure.

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 (2) 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 and be subject to any provincial regulations and/or approvals.
- (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 a 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 a 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, 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.

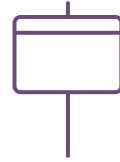
4.9.6 Sidewalks and Cycling

- (1) Wherever possible, proposed sidewalks should be constructed in conformance with predetermined patterns or on either side of right-of-ways, 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, Principal, and Seasonal Recreation Areas.
- (3) 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 as part of the municipal Zoning By-Laws.

4.10 HIGHWAYS



- (1) Development should not limit the capability of a provincial highway to move all modes of traffic safely and efficiently or impact access to Provincial Roads and Provincial Trunk Highways.
- (2) Developments that may have an impact on the operation, safety and/or expansion of the Provincial highway system will not be permitted unless mitigation measures suitable to the Province can be incorporated into the development.

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 appropriate provincial authority 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 a 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 to 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 suitable to the Province are made 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 the Canadian National Railway 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) The municipal Zoning By-Laws shall establish separation distances for future development adjacent to the Reston/Rural Municipality of Pipestone 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) The compatibility of 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 from 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 Rural/Agricultural Area.

4.14 ANIMAL KEEPING



- (1) The keeping of animals for hobby farm purposes must adhere to all local, provincial, and federal health, agriculture, and environmental regulations in addition to the standards set forth in the municipal Zoning By-Laws

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

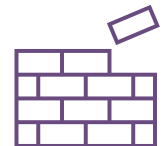
- (1) Flood mitigation measures must include the following:
 - (a) The identification of protection levels for land subject to flooding, that maintain a minimum 0.67 metres (2.0 feet) of free board at a flood level equaling the 200-year flood or the flood of record, whichever is greater.
 - (b) Requiring that natural vegetative cover be preserved within riparian areas to reduce erosion and maintain bank instability.
- (2) It is recognized that areas which overlay the Oak Lake Aquifer are subject to fluctuating groundwater levels, which may come very close to the land surface. Where buildings with basements are proposed in these areas, the property owner shall 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.
- (3) Structures, sewers, and water services should be protected against flood damage and be functional during flood conditions.

- (4) 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 Erosion

- (1) Development shall be directed away from 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, unless proven otherwise by a geotechnical report from an engineering investigation shows these limits may be reduced.
- (2) 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 100 feet, whichever is greater, unless an engineering investigation shows these limits may be reduced.
- (3) 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 designed 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) Municipalities 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, 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 should 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 located to be 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) Oak Lake Provincial Park, Plum Lakes, and Routledge and Lauder Sand Hills should be promoted as key recreation areas and experiences.
- (2) The development, promotion, designation, and preservation of the Planning District’s heritage and natural resources should be encouraged to maximize interpretive, economic, and tourism potential.



4.19 ENERGY AND EFFICIENCY

- (1) Ongoing support for the energy sector should be encouraged.
- (2) In addition to current energy facilities and development, technologies such as wind, solar, and bio-gas energy production should be encouraged to establish in the Planning District.
- (3) The construction of energy and water efficient buildings should be encouraged.



4.20 INFRASTRUCTURE PLANNING

- (1) Cooperative 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 must 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 periodic review of the Development Plan no later than 8 years after 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 municipal Council when preparing the Zoning By-Law or considering an amendment to the Zoning By-Law.

5.2.1 Conditional Use Approvals

Within the municipal Zoning By-Law, there will be provisions for the approval of various types of development as a conditional use in each zone. This process provides each municipal 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 a municipal 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 municipal Zoning By-Law. The various ways that a Zoning By-Law may be varied are outlined in The Planning Act. Municipal councils may attach conditions to a variation 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 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 the relevant municipal 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 a 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 a municipal Council and the approving authority. Municipal 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 a 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 a 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 the developer will bear costs.

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 municipal 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, 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 municipal 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 municipal Zoning By-laws.

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 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. A municipal 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 consider 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 municipal Zoning By-Laws, 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.

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, prehistoric, 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.

Specialized agricultural operation means an agricultural operation in which high value, lower-volume, intensively managed agricultural products are produced, such as an apiary, a nursery, or a greenhouse, and requires a smaller land holding.

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, but where boundaries of development areas coincide with specifically identified physical features such as railways, roadways, or rivers, then the boundary shall be deemed to be these physical features. Situations where boundaries of development areas do not coincide with such features, some degree of flexibility may be applied in the boundary of these development areas, and such boundaries shall be more accurately established in municipal zoning bylaws.

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

Policy Map 1:	Dennis County Planning District
Policy Map 2:	Rural Municipality of Pipestone
Policy Map 3:	Reston
Policy Map 4:	Pipestone
Policy Map 5:	Cromer
Policy Map 6:	Scarth
Policy Map 7:	Sinclair
Policy Map 8:	Rural Municipality of Sifton
Policy Map 9:	Oak Lake
Policy Map 10:	Griswold
Policy Map 11:	Deleau
Policy Map 12:	Oak Lake Beach and Vicinity
Policy Map 13:	Municipality of Grassland
Policy Map 14:	Hartney
Policy Map 15:	Elgin
Policy Map 16:	Minto
Policy Map 17:	Fairfax
Policy Map 18:	Grand-Clarière
Policy Map 19:	Lauder

7.2 REFERENCE MAPS

The following Reference Maps are included in this section:

Reference Map 1: Canada Land Inventory (CLI) Soils

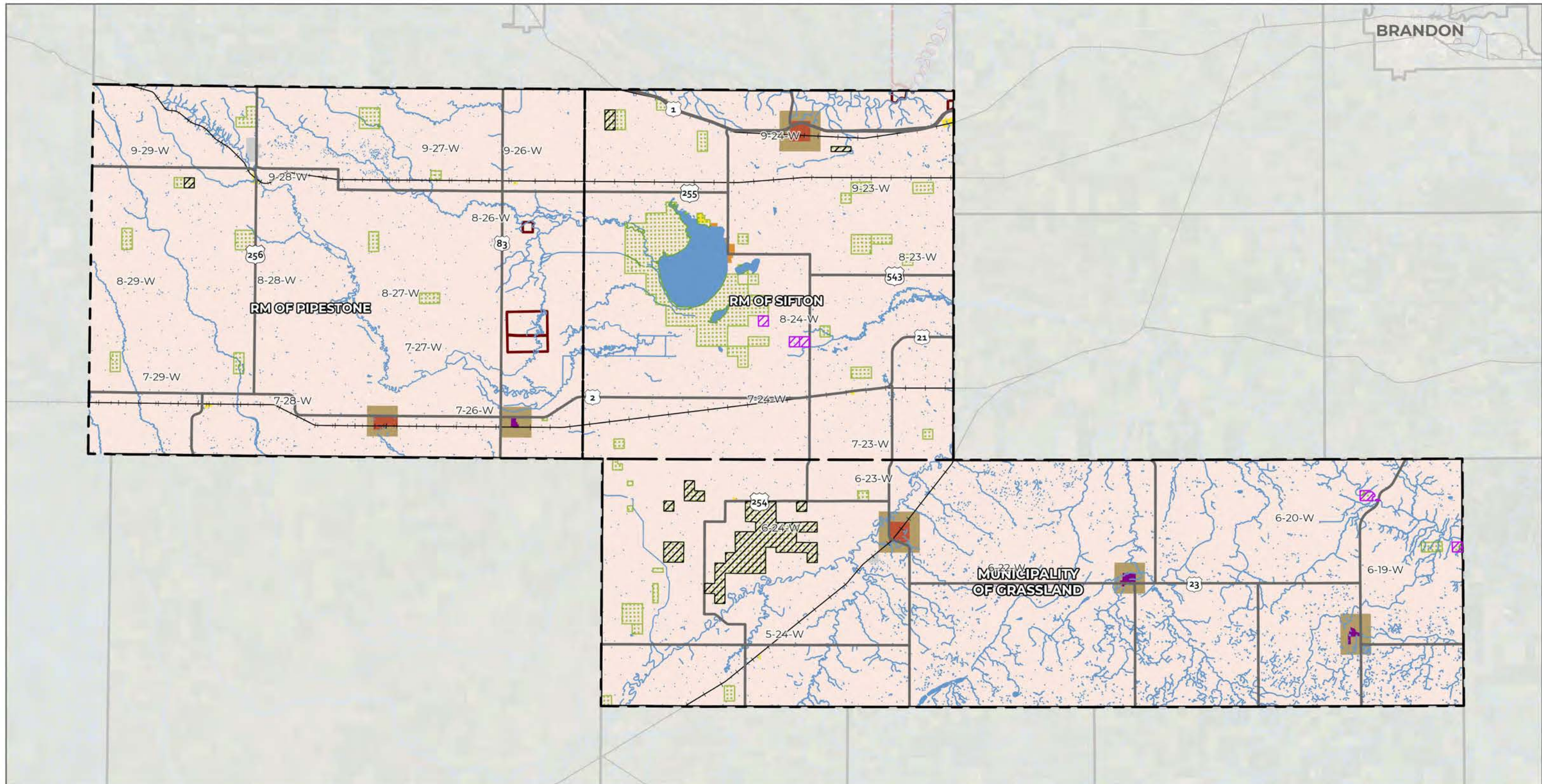
Reference Map 2: Land Cover

Reference Map 3: Transportation Network

Reference Map 4: Aggregate Resources Potential

Reference Map 5: Protected Areas and Eco Regions

Reference Map 6: Hydrology Network



BRANDON

RM OF PIPESTONE

RM OF SIFTON

MUNICIPALITY OF GRASSLAND

URBAN
SYSTEMS



Coordinate System:
NAD 1983 UTM Zone 14N

Scale: 1:300,000
(When plotted at 11"x17")

Data Sources:
- Province of Manitoba
- NRCan
- 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.

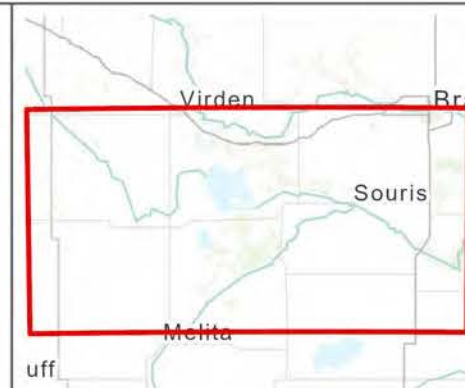
Legend

- Highway
- Railroad
- Municipal Boundary
- Waterbody
- Crown Lands (2016)
- Wildlife Management Area
- First Nation Reserve
- Protected Area

Land Use Designation

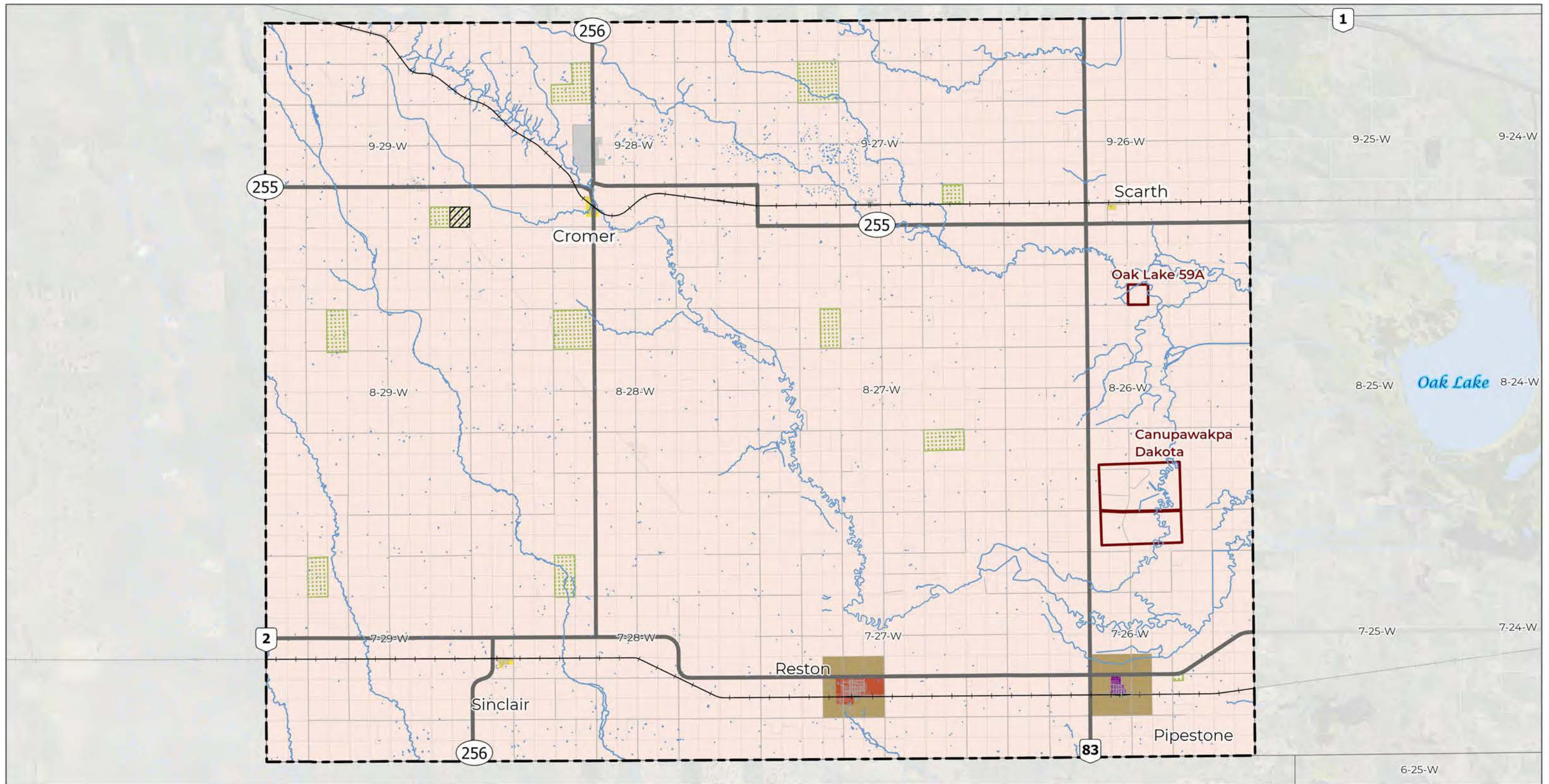
- Urban Area
- Principal Area
- Rural Settlement Area
- Heavy Industrial Area
- Seasonal Recreation Area
- Agricultural Limited Area
- Rural/Agricultural Area

Project #: 5549.0001.01
Author: DL
Checked: AM/ SM/ RS
Status: --
Revision: --
Date: 2025 / 11 / 28



Dennis County Planning District

Policy Map 1: Land Use Designations Overview



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28

0 2 4 6 8 10
Kilometers

Scale: 1:150,000
(When plotted at 11"x17")

Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
- Province of Manitoba
- NRCan
- Esri

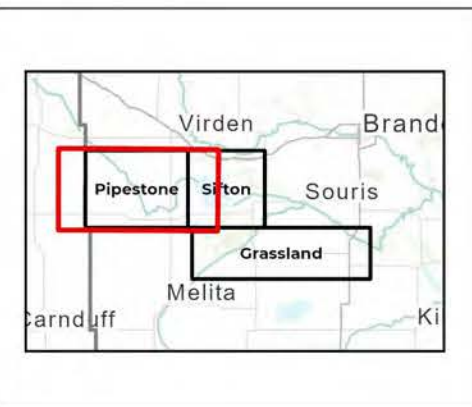
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

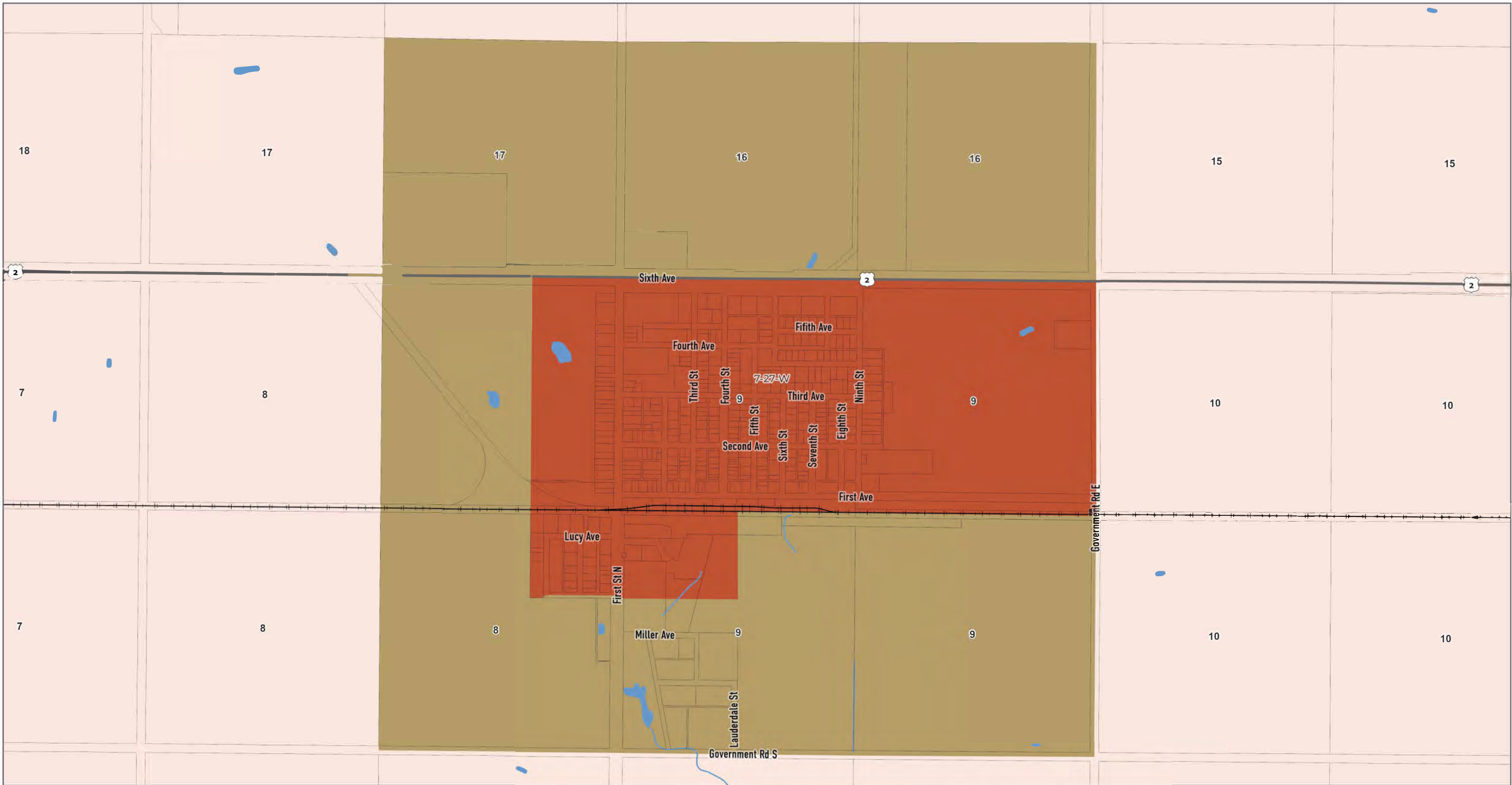
- Highway
- Road
- Railroad
- - - Municipal Boundary
- Waterbody
- Crown Lands (2016)
- First Nation Reserve
- Wildlife Management Area

Land Use Designation

- Urban Area
- Principal Area
- Rural Settlement Area
- Heavy Industrial Area
- Agricultural Limited Area
- Rural/Agricultural Area



Dennis County Planning District
 Policy Map 2: RURAL
 MUNICIPALITY OF PIPESTONE
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale: 1:12,500
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.

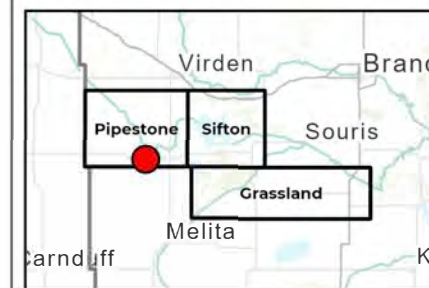


Legend

- Highway
- Railroad
- Parcel
- Waterbody

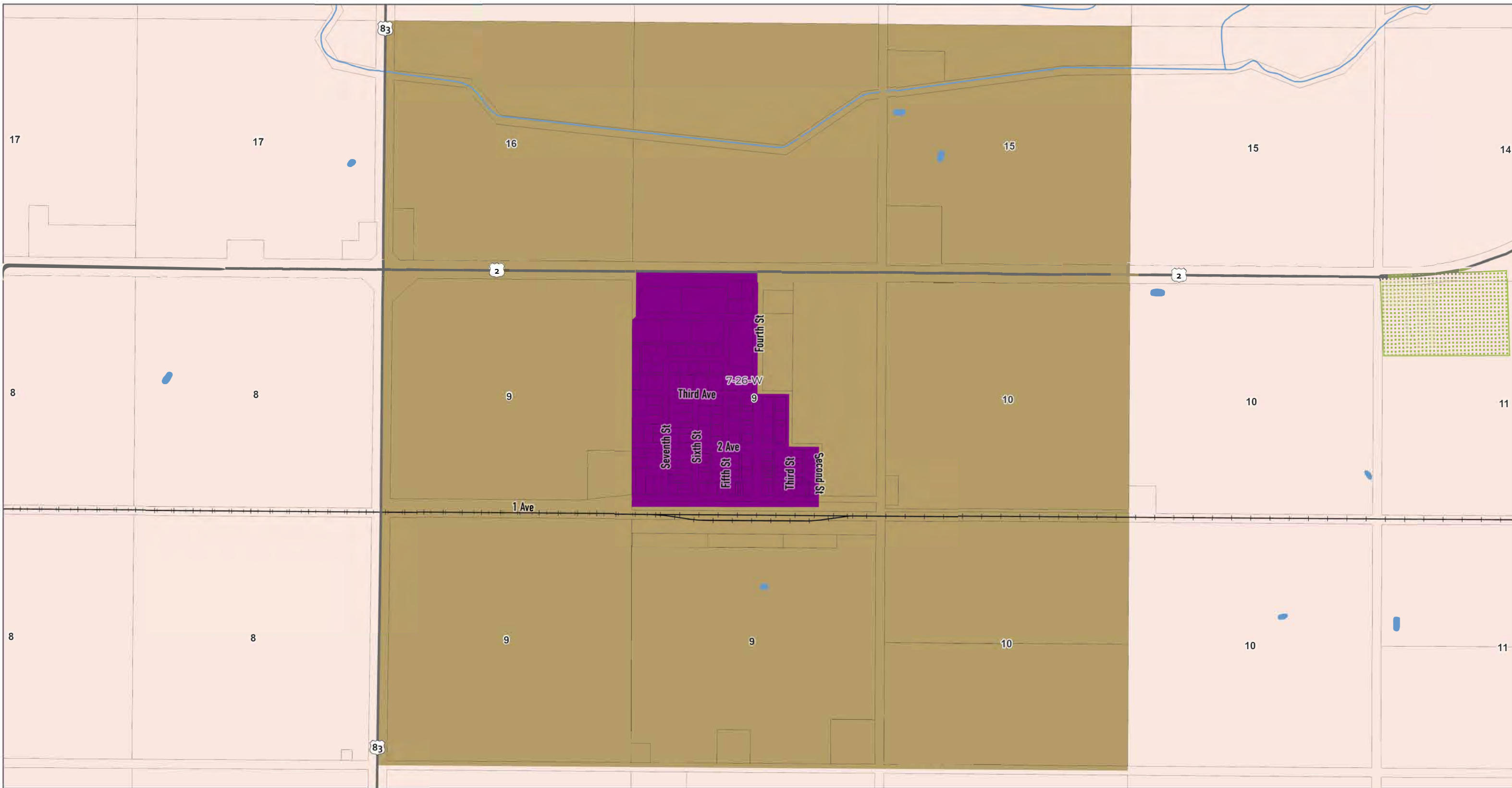
Land Use Designation

- Urban Area
- Agricultural Limited Area
- Rural/Agricultural Area



Dennis County Planning District RURAL MUNICIPALITY OF PIPESTONE

Policy Map 3: Reston
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale: 1:12,000
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.



Legend

- Highway
- Railroad
- Parcel
- Waterbody
- Crown Lands (2016)

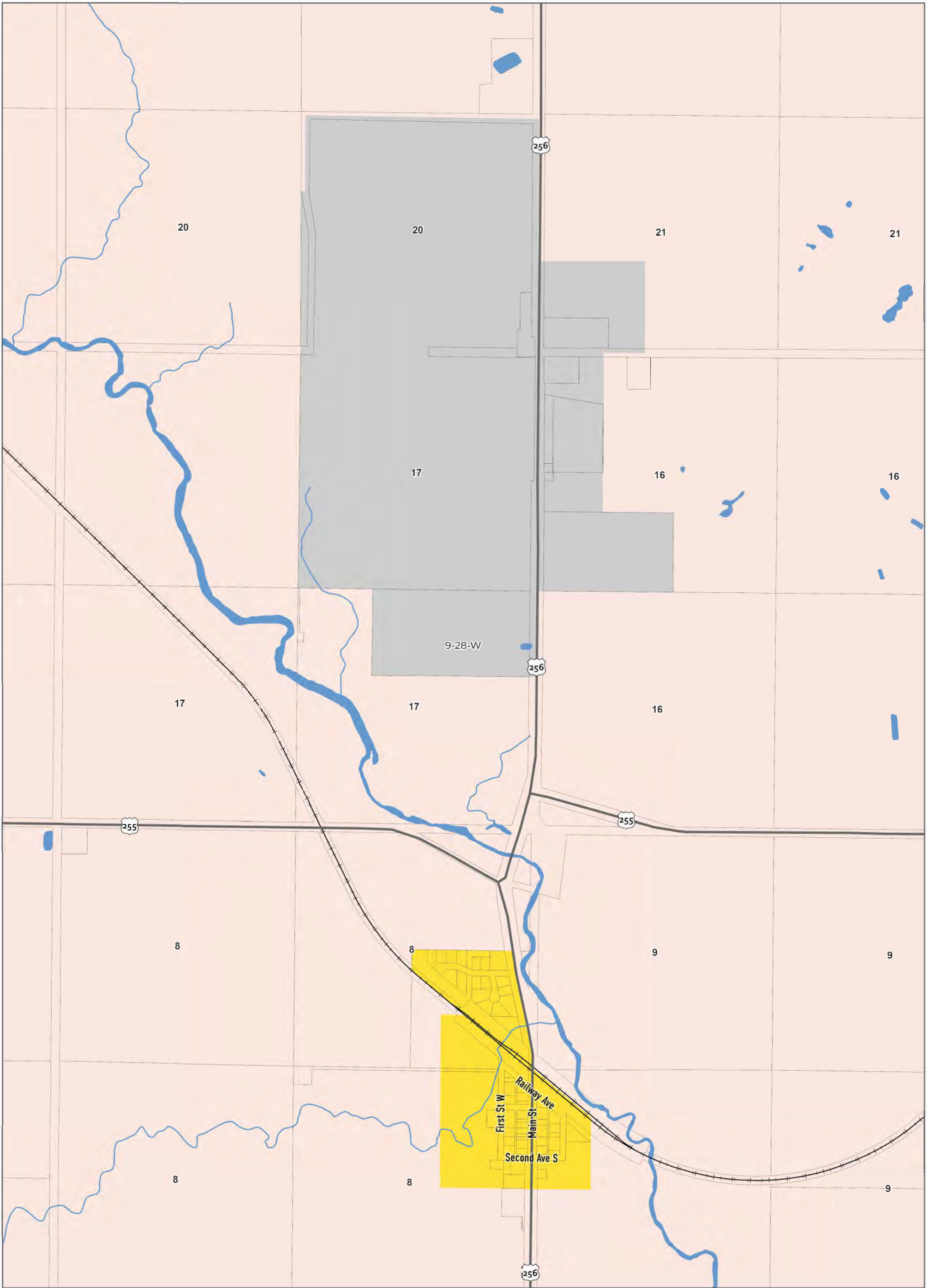
Land Use Designation

- Principal Area
- Agricultural Limited Area
- Rural/Agricultural Area



Dennis County Planning District RURAL MUNICIPALITY OF PIPESTONE

Policy Map 4: Pipestone
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28

0 250 500
 Meters

Coordinate System:
 NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

Scale:
 1:12,000
 (When plotted at 22"x34")

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

- Highway
- Railroad
- Waterbody
- Parcel

Land Use Designation

- Rural Settlement Area
- Heavy Industrial Area
- Rural/Agricultural Area

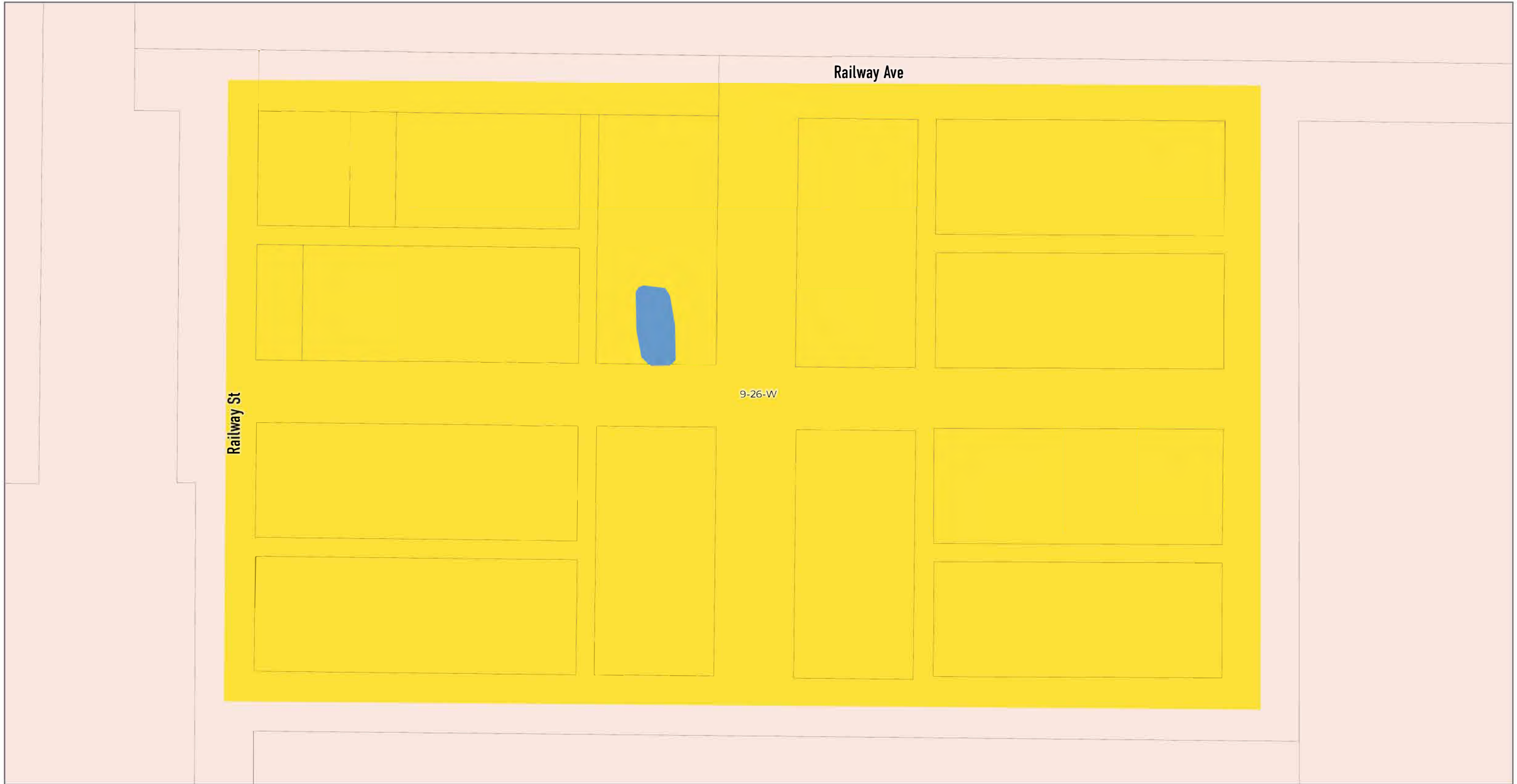


Dennis County Planning District

RURAL MUNICIPALITY OF PIPESTONE

Policy Map 5: Cromer

Land Use Map



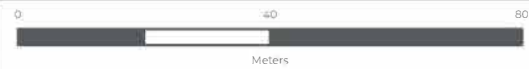
Railway Ave

Railway St

9-26-W



Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System: NAD 1983 UTM Zone 14N
 Scale: 1:1,200 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.

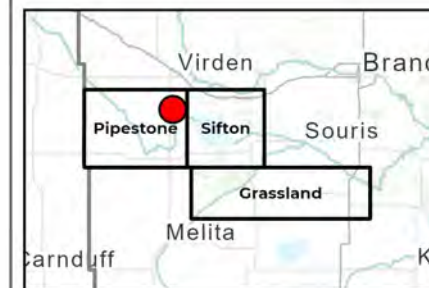


Legend

- Parcel
- Waterbody

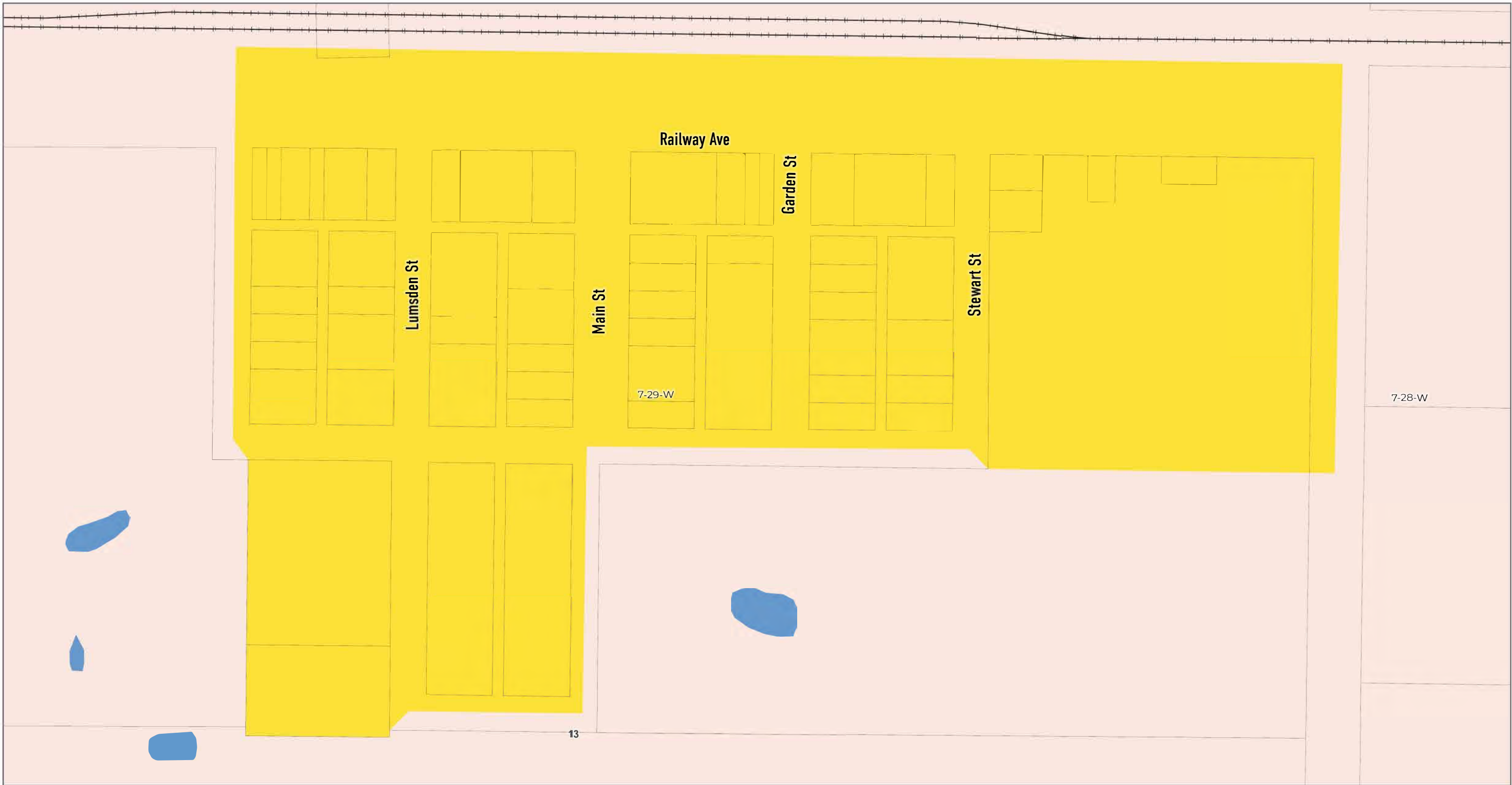
Land Use Designation

- Rural Settlement Area
- Rural/Agricultural Area



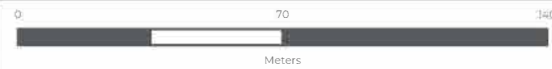
Dennis County Planning District
 RURAL MUNICIPALITY OF PIPESTONE

Policy Map 6: Scarth
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale: 1:2,000
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.

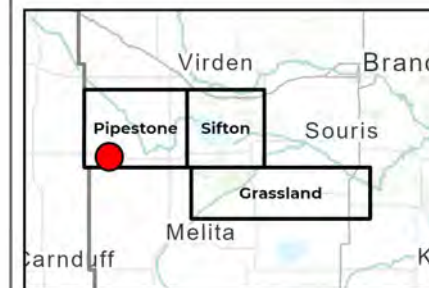


Legend

- Railroad
- Parcel
- Waterbody

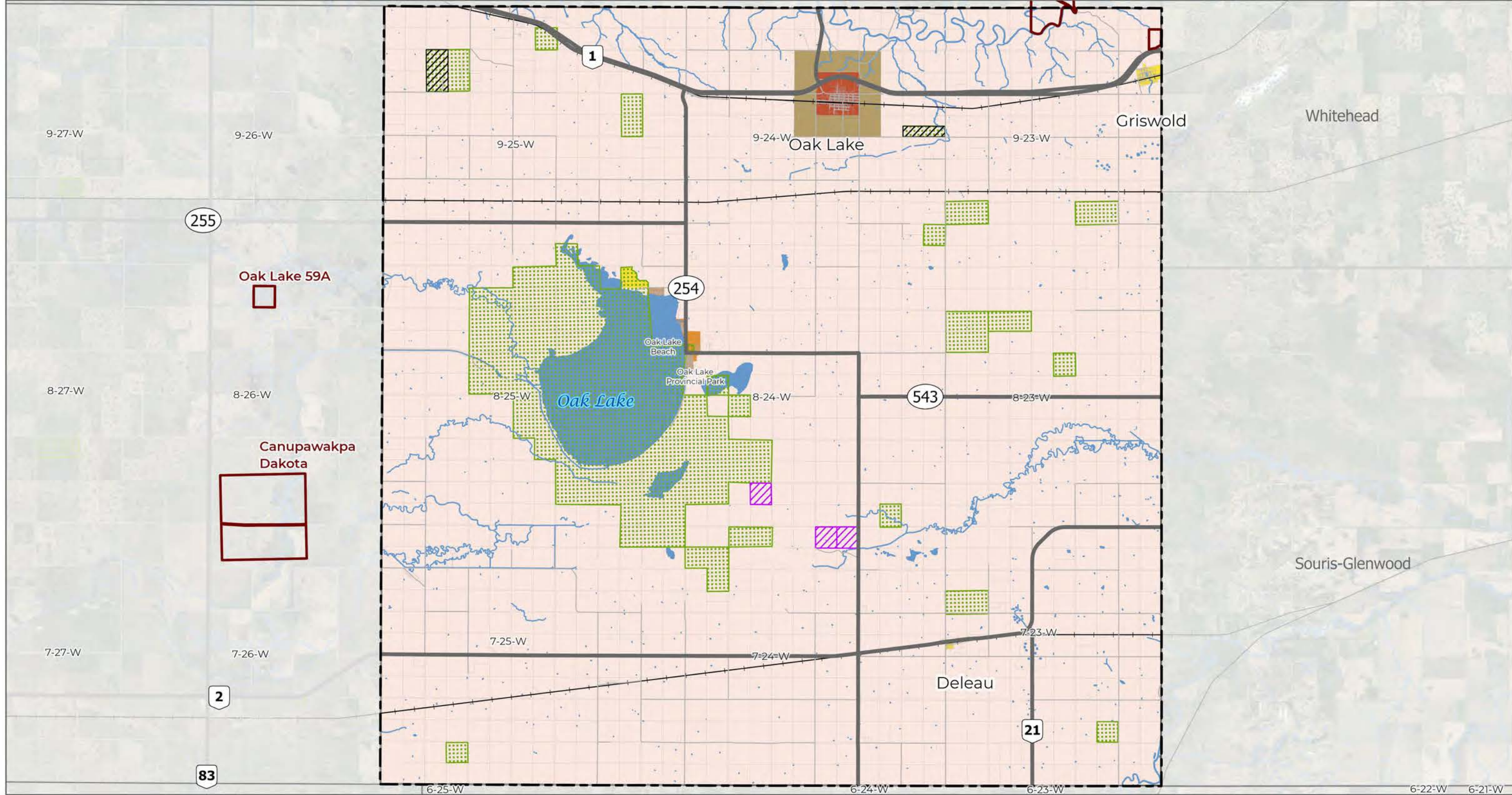
Land Use Designation

- Rural Settlement Area
- Rural/Agricultural Area



Dennis County Planning District RURAL MUNICIPALITY OF PIPESTONE

Policy Map 7: Sinclair
 Land Use Designations



**URBAN
SYSTEMS**

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System:
 NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

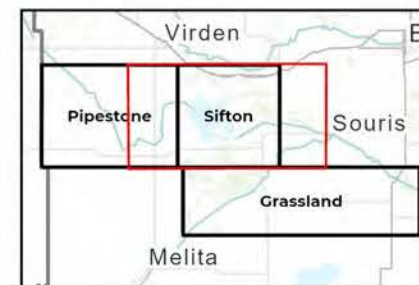
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Scale: 1:140,000
 (When plotted at 11"x17")



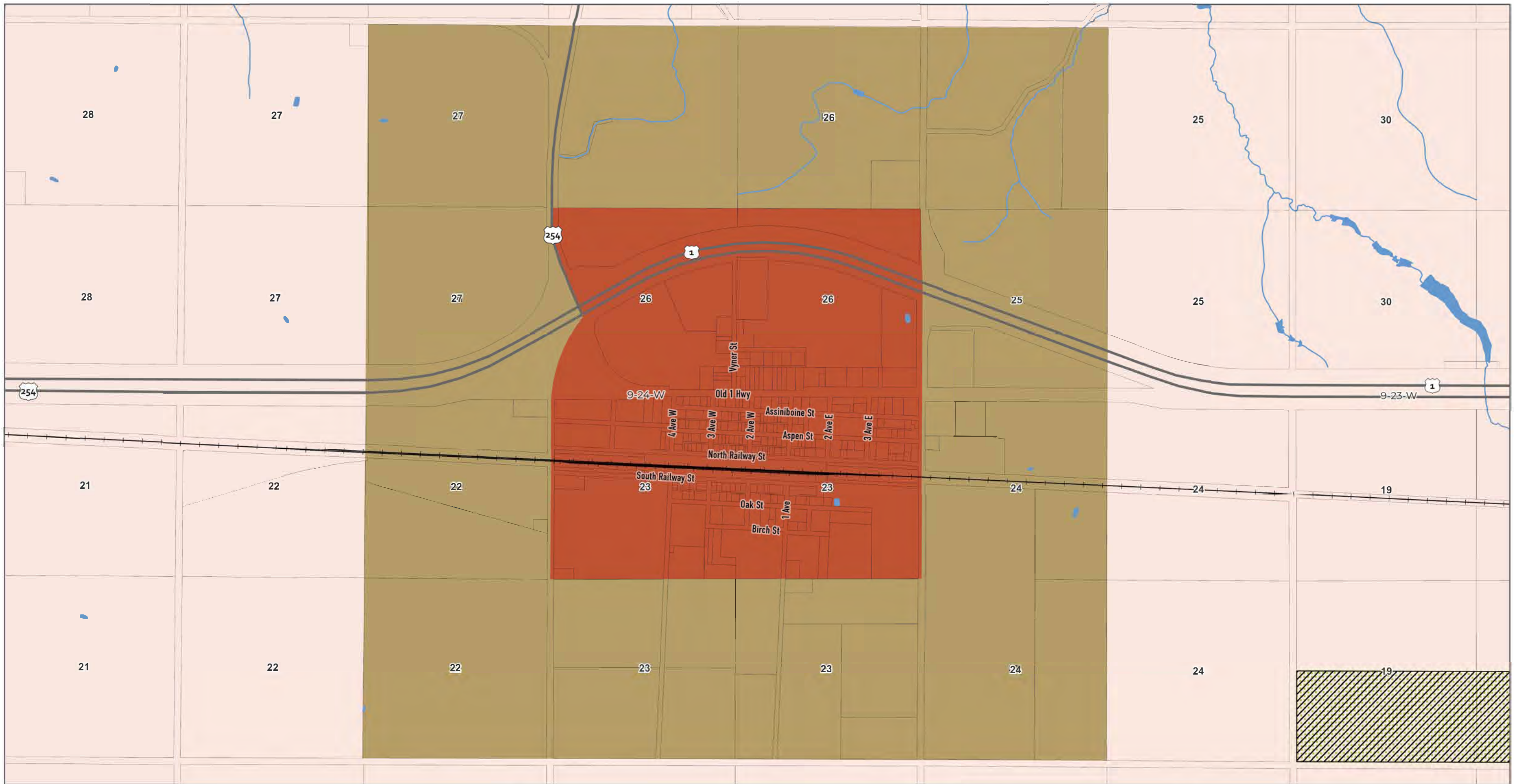
Legend

- | | |
|----------------------|---------------------------|
| Highway | Urban Area |
| Road | Rural Settlement Area |
| Railroad | Seasonal Recreation Area |
| Wild Management Area | Agricultural Limited Area |
| Protected Area | Rural/Agricultural Area |
| Waterbody | |
| Crown Lands (2016) | |
| First Nation Reserve | |



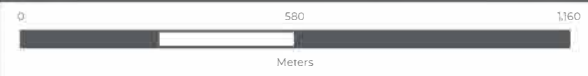
Dennis County Planning District
 Policy Map 8: RURAL MUNICIPALITY
 OF SIFTON

Land Use Designations



**URBAN
SYSTEMS**

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale: 1:16,000
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.



Legend

- Highway
- Railroad
- Parcel
- Waterbody
- Crown Lands (2016)
- Wildlife Management Area

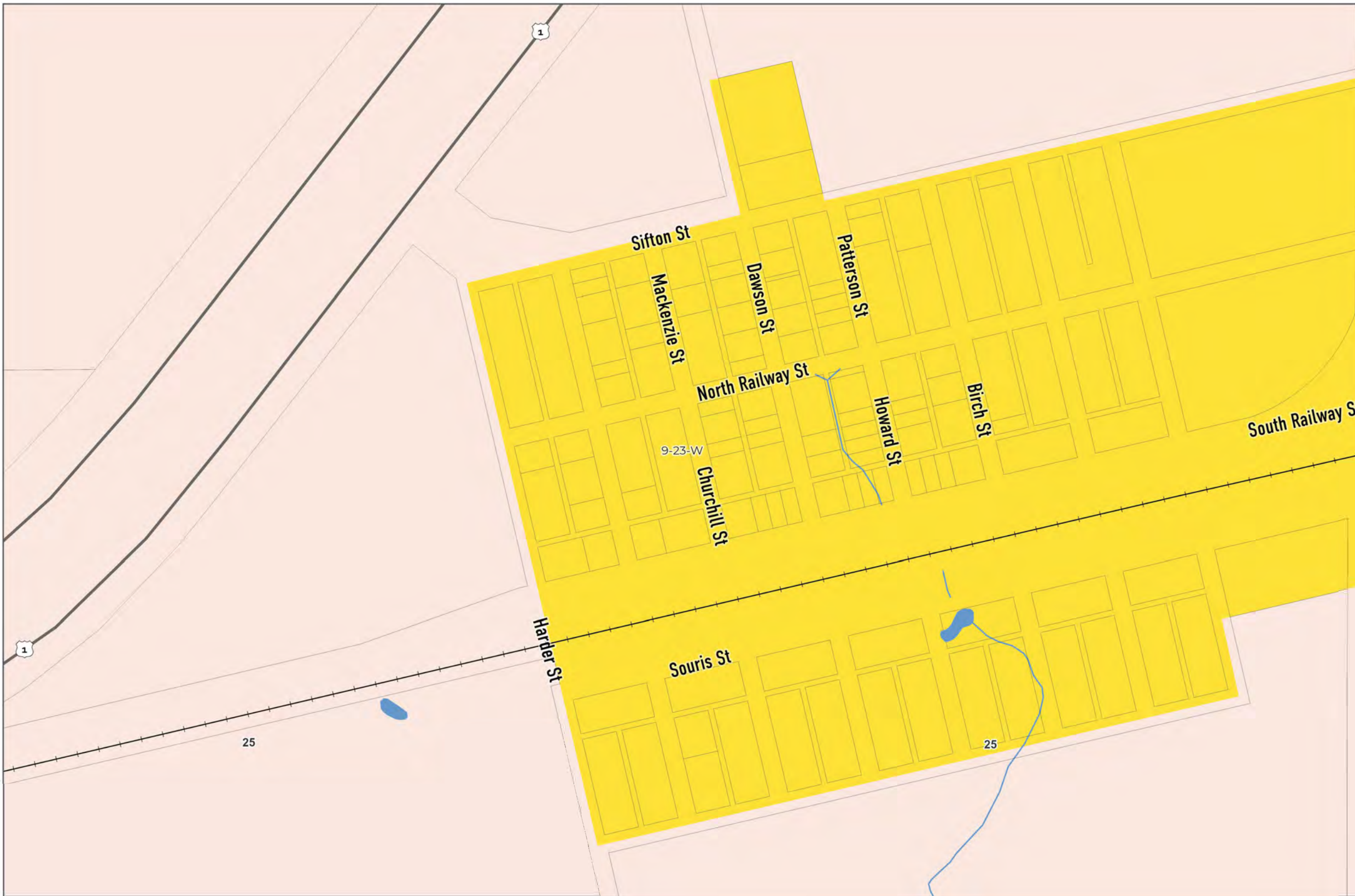
Land Use Designation

- Urban Area
- Agricultural Limited Area
- Rural/Agricultural Area



**Dennis County Planning District
 RURAL MUNICIPALITY OF SIFTON**

Policy Map 9: Oak Lake
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale: 1:4,500
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.



Legend

- Highway
- Railroad
- Parcel
- Waterbody

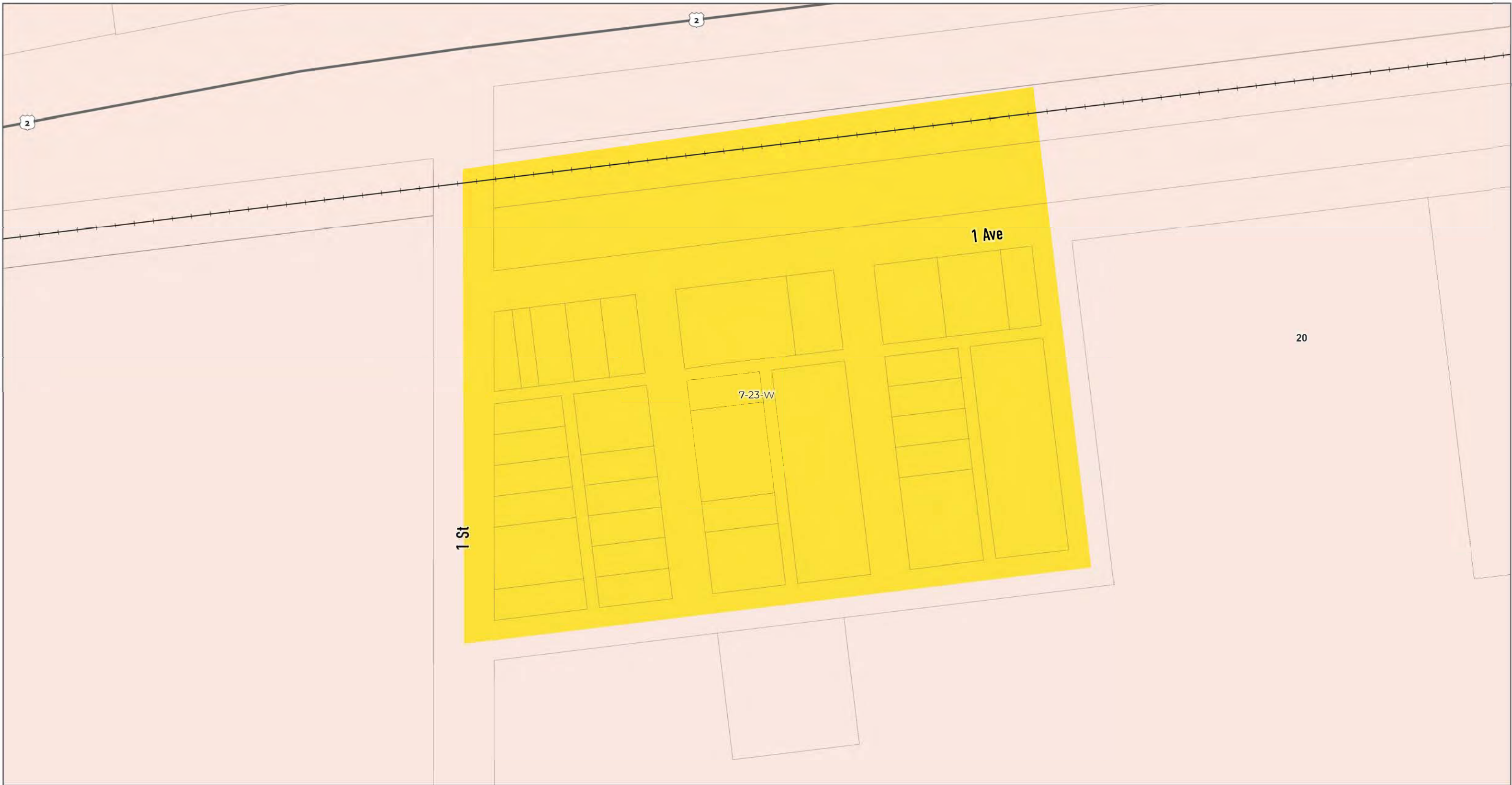
Land Use Designation

- Rural Settlement Area
- Rural/Agricultural Area



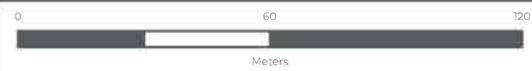
Dennis County Planning District RURAL MUNICIPALITY OF SIFTON

Policy Map 10: Griswold
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025/11/28



Coordinate System:
 NAD 1983 UTM Zone 14N

Scale: 1:1,800
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.

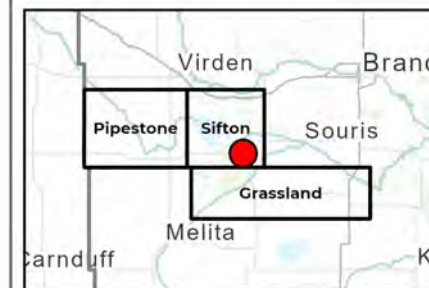


Legend

- Highway
- Railroad
- Parcel

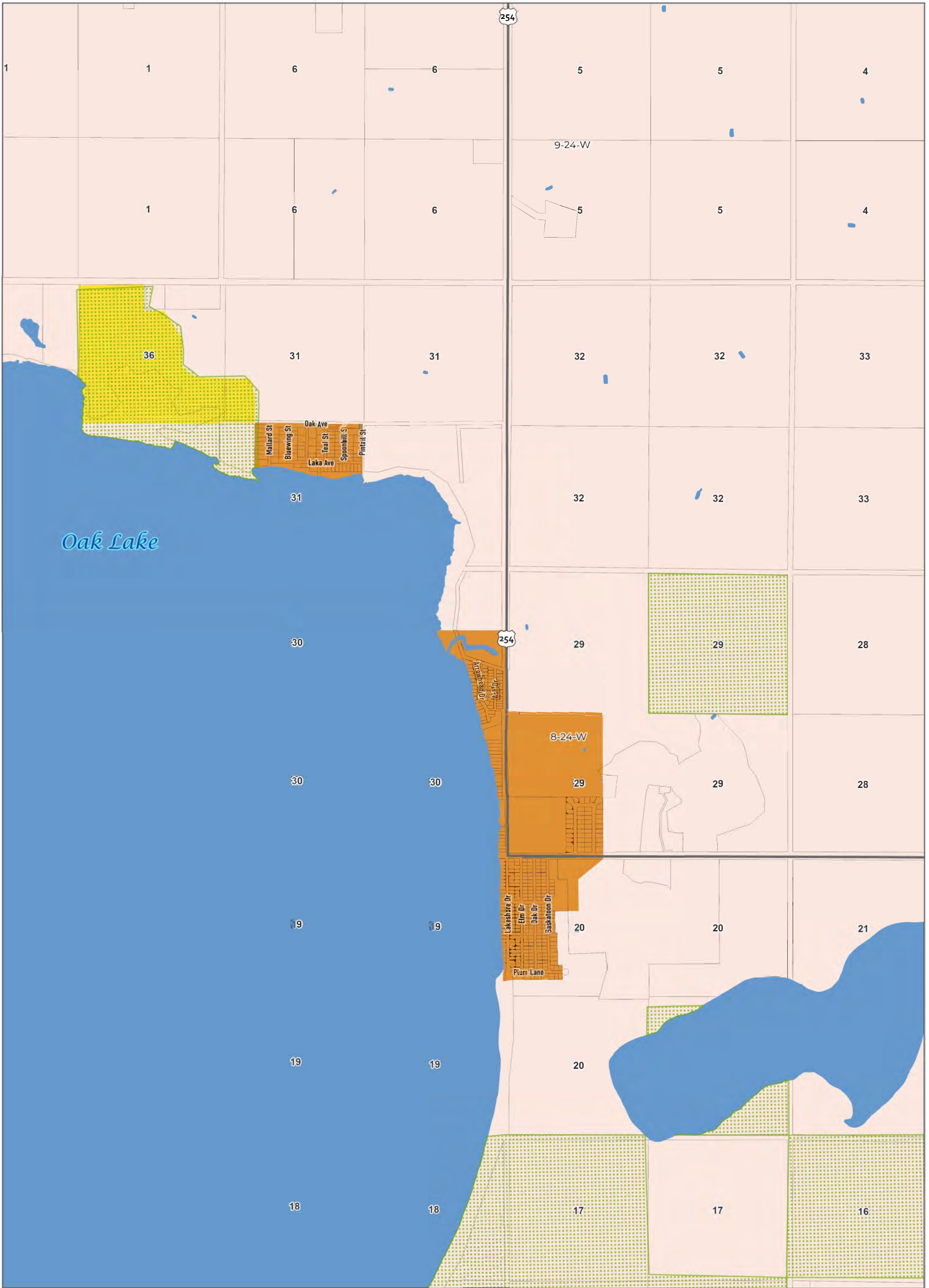
Land Use Designation

- Rural Settlement Area
- Rural/Agricultural Area



Dennis County Planning District RURAL MUNICIPALITY OF SIFTON

Policy Map 11: Deleau
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28

0 420 840
 Kilometers

Coordinate System:
 NAD 1983 UTM Zone 14N

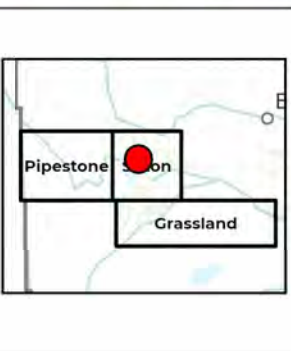
Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

Scale:
 1:20,000
 (When plotted at 22"x34")

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

Highway	Land Use Designation
Crown Lands (2016)	Rural Settlement Area
Waterbody	Seasonal Recreation Area
Parcel	Rural/Agricultural Area

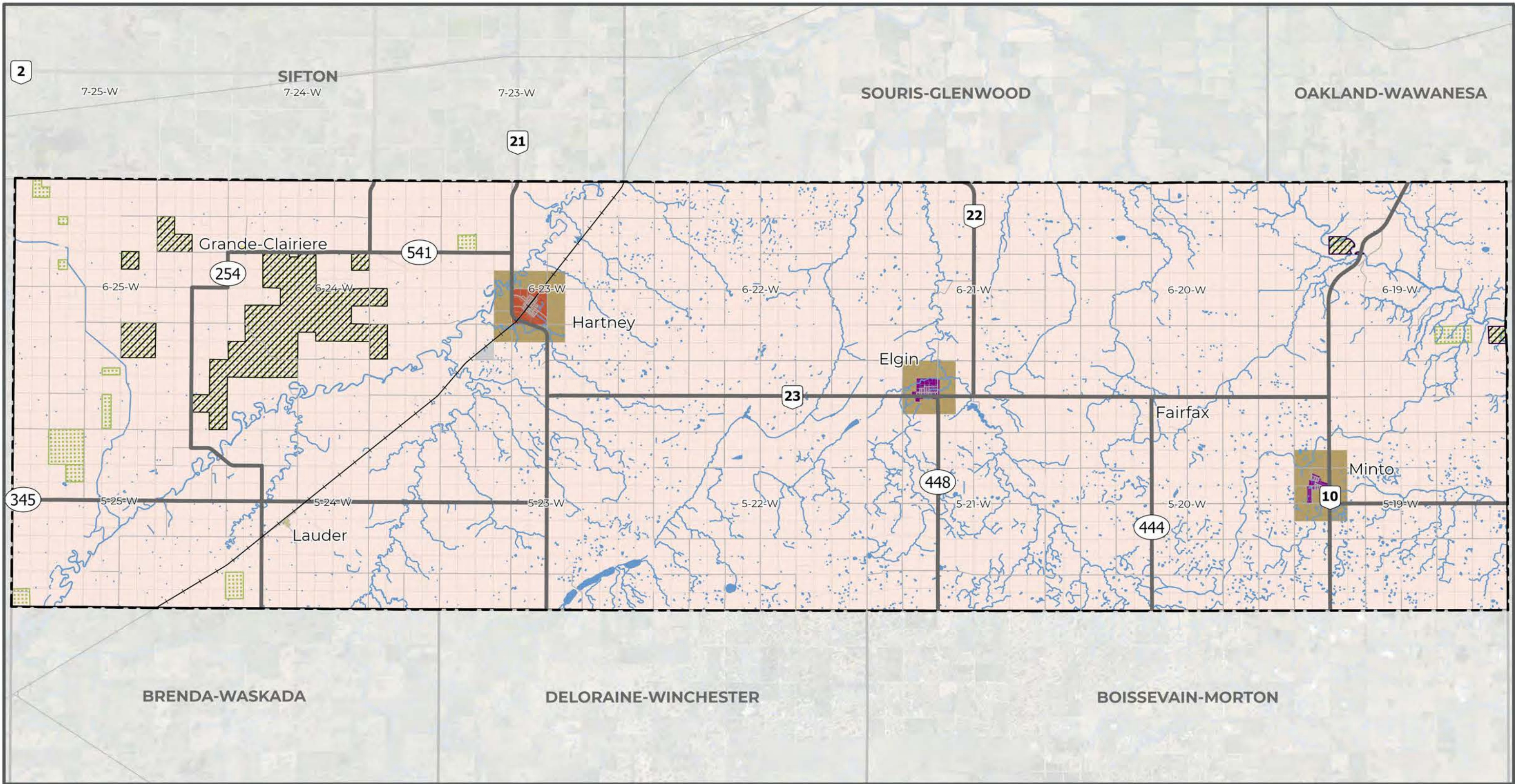


Dennis County Planning District

RURAL MUNICIPALITY OF SIFTON

Policy Map 12: Oak Lake Beach and Vicinity

Land Use Map



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28

0 2 4 6 8 10
Kilometers

Scale: 1:170,000
(When plotted at 11"x17")

Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
- Province of Manitoba
- NRCan
- Esri

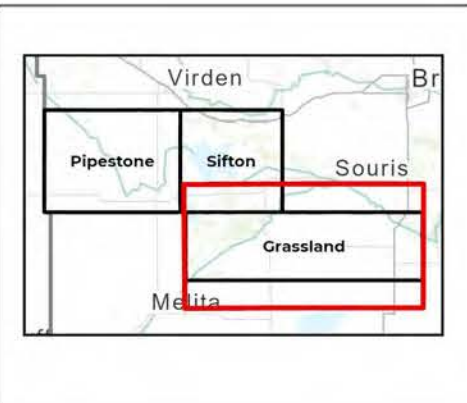
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

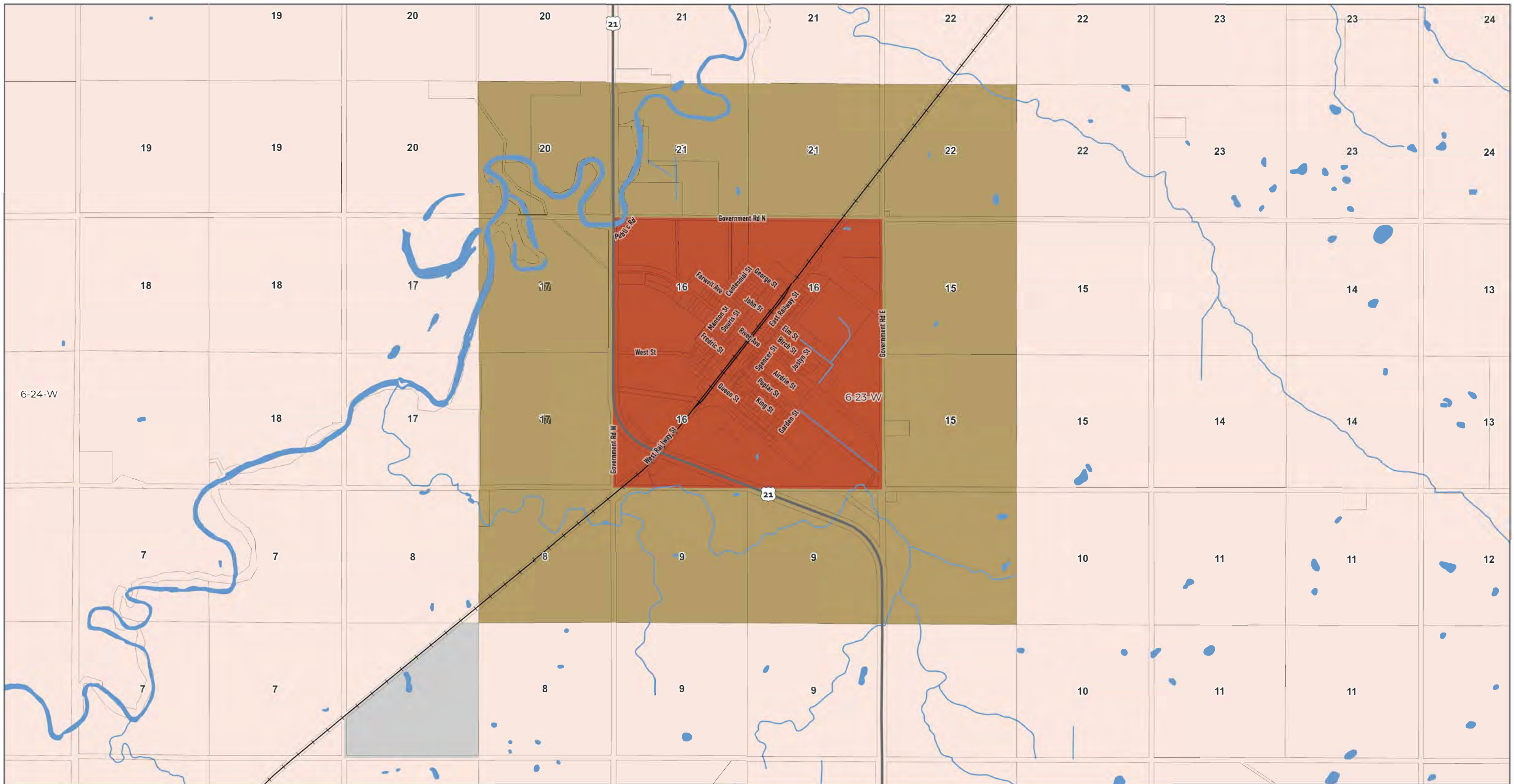
- Highway
- Road
- Railroad
- Wildlife Management Area
- Waterbody
- Crown Lands (2016)
- Protected Area

Land Use Designation

- Urban Area
- Principal Area
- Rural Settlement Area
- Heavy Industrial Area
- Agricultural Limited Area
- Rural/Agricultural Area



Dennis County Planning District
 Policy Map 13: MUNICIPALITY OF GRASSLAND
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System: NAD 1983 UTM Zone 14N
 Scale: 1:22,000
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

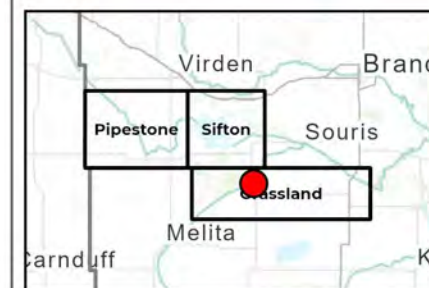
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Highway
- Railroad
- Parcel
- Waterbody

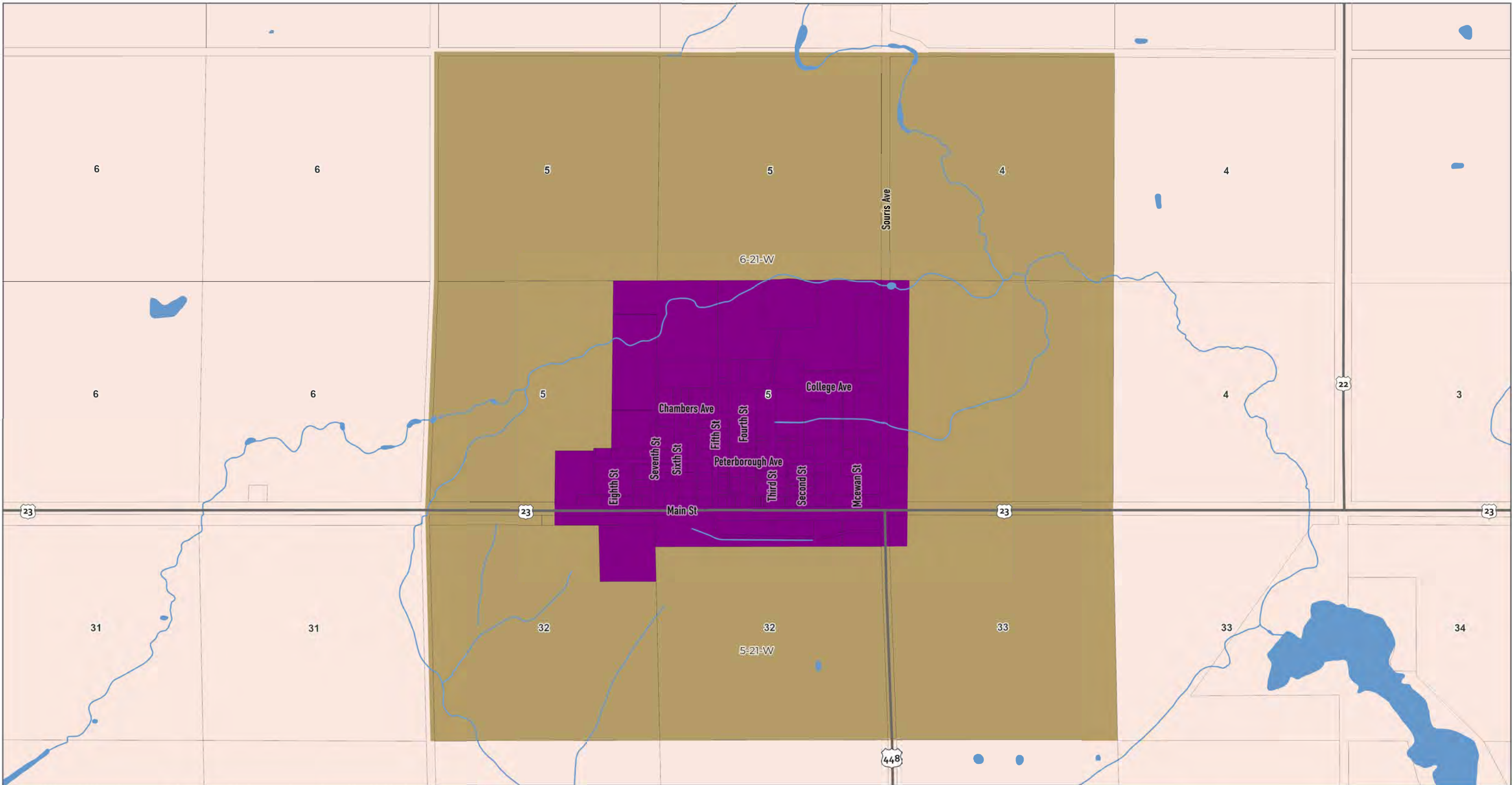
Land Use Designation

- Urban Area
- Heavy Industrial Area
- Agricultural Limited Area
- Rural/Agricultural Area



Dennis County Planning District MUNICIPALITY OF GRASSLAND

Policy Map 14: Hartney
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System: NAD 1983 UTM Zone 14N
 Scale: 1:13,000
 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - 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.

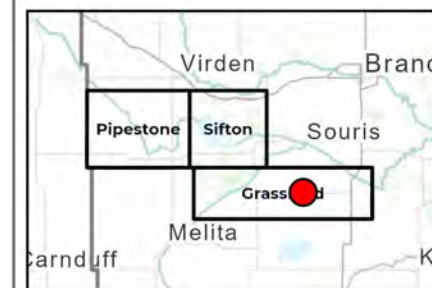


Legend

- Highway
- Parcel
- Waterbody

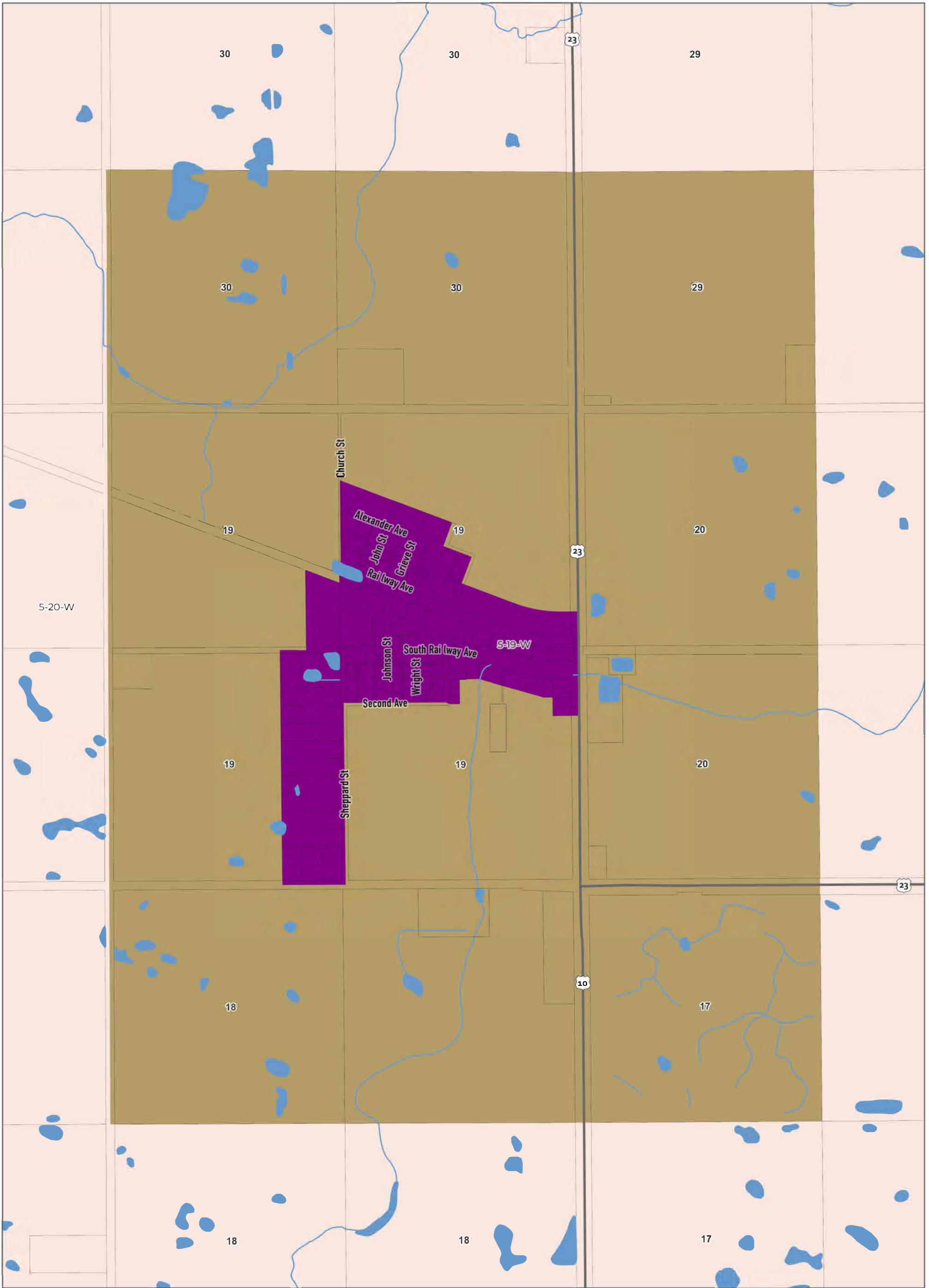
Land Use Designation

- Principal Area
- Agricultural Limited Area
- Rural/Agricultural Area



Dennis County Planning District MUNICIPALITY OF GRASSLAND

Policy Map 15: Elgin
 Land Use Designations



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28

0 250 500
 Meters

Coordinate System:
 NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

Scale:
 1:12,000
 (When plotted at 22"x34")

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

- Highway
- Waterbody
- Parcel

Land Use Designation

- Principal Area
- Agricultural Limited Area
- Rural/Agricultural Area

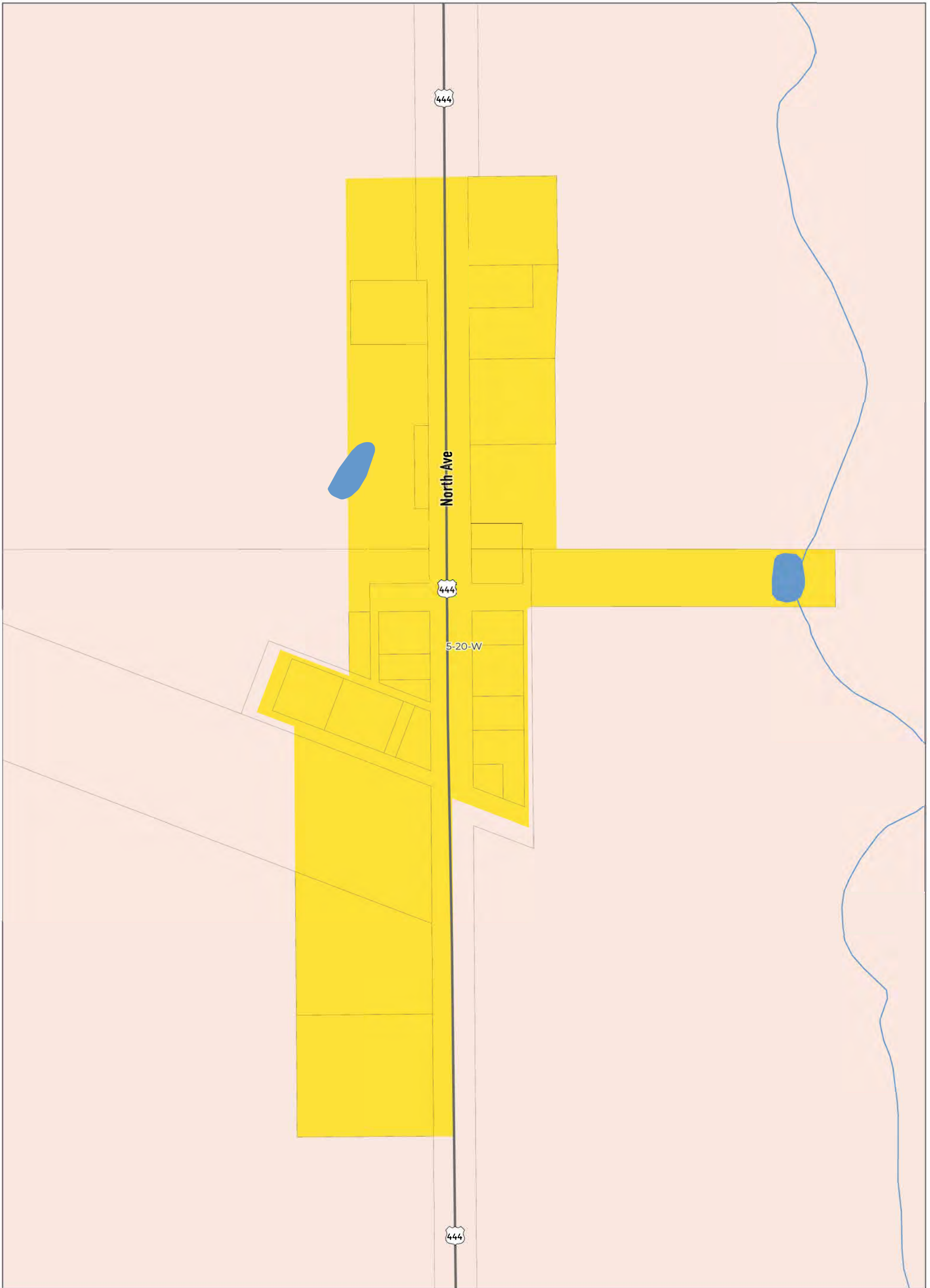


Dennis County Planning District

MUNICIPALITY OF GRASSLAND

Policy Map 16: Minto

Land Use Map



URBAN
SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28



Coordinate System:
NAD 1983 UTM Zone 14N

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

Scale:
1:2,500
(When plotted at 22"x34")

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

- Highway
- Waterbody
- Parcel

Land Use Designation

- Rural Settlement Area
- Rural/Agricultural Area

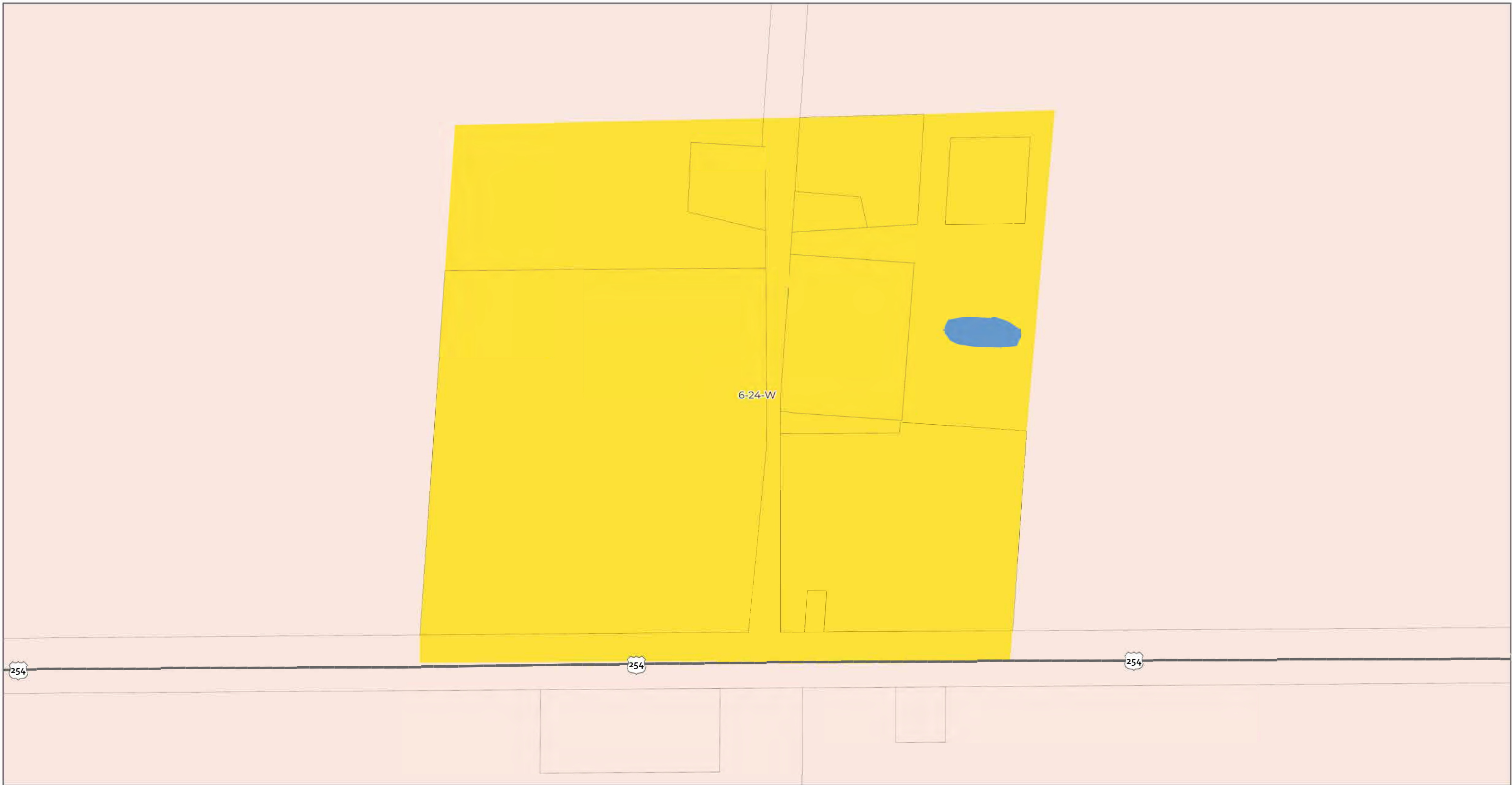


Dennis County Planning District

MUNICIPALITY OF GRASSLAND

Policy Map 17: Fairfax

Land Use Map



URBAN SYSTEMS

Project #: 5549.0001.01
 Author: DL
 Checked: AM / SM / RS
 Status: --
 Revision: --
 Date: 2025 / 11 / 28

0 70 140
Meters

Coordinate System: NAD 1983 UTM Zone 14N
 Scale: 1:2,000 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

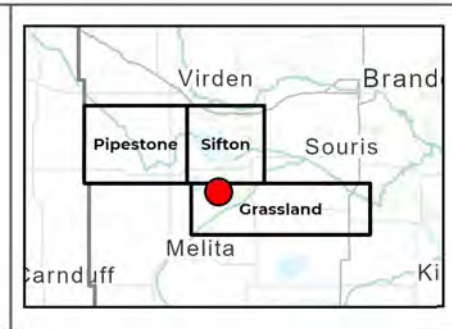
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Highway
- Parcel
- Waterbody

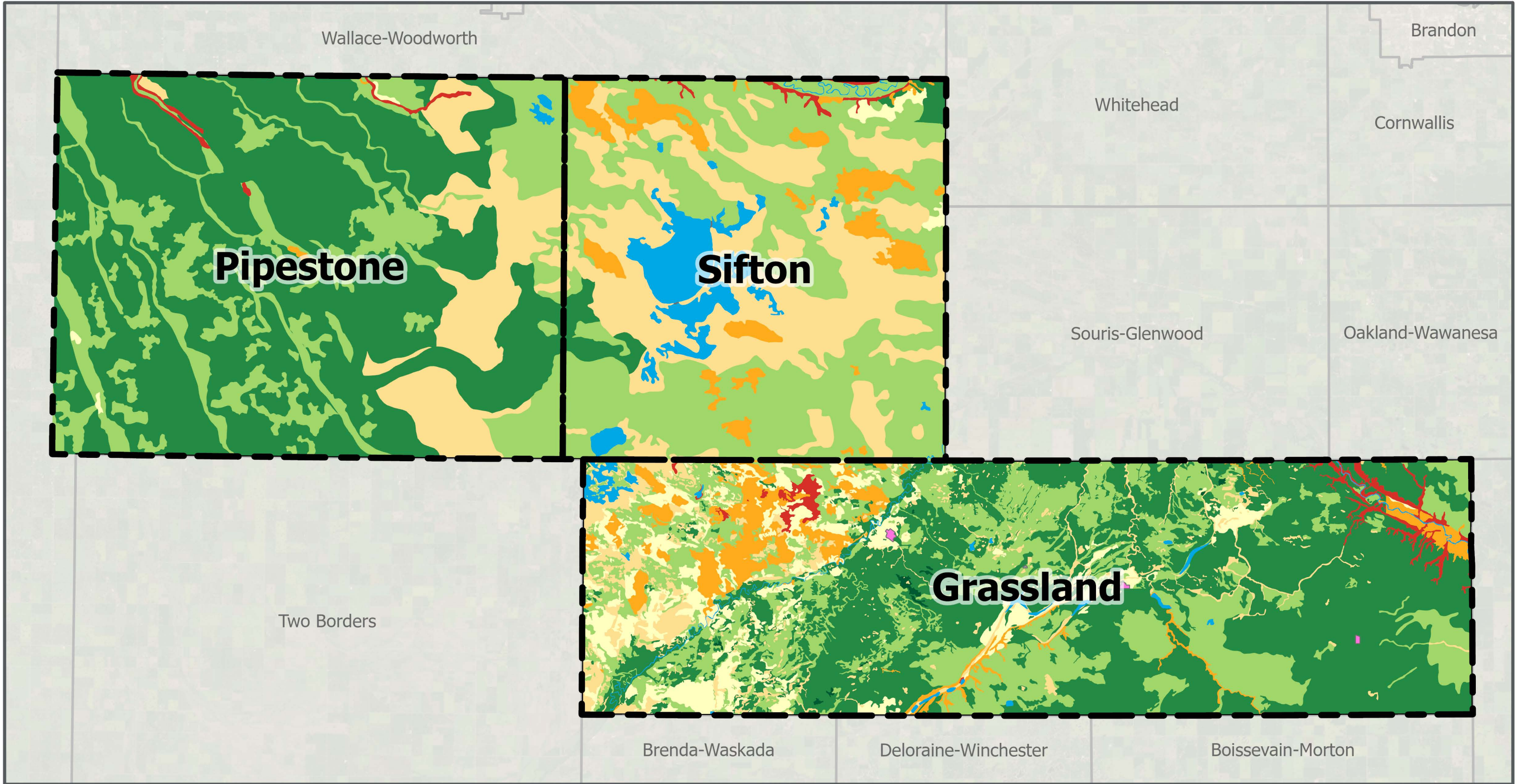
Land Use Designation

- Rural Settlement Area
- Rural/Agricultural Area



Dennis County Planning District
 MUNICIPALITY OF GRASSLAND

Policy Map 18: Grande-Clairiere
 Land Use Designations



**URBAN
SYSTEMS**

Project #: 5549.0001.01
 Author: DL
 Checked: AM / RS
 Status: --
 Revision: --
 Date: 2025 / 9 / 5



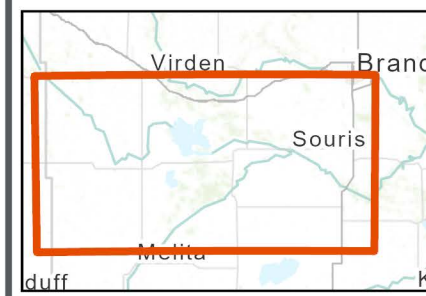
Coordinate System: NAD 1983 UTM Zone 14N
 Scale: 1:280,000
 (When plotted at 22"x34")

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri

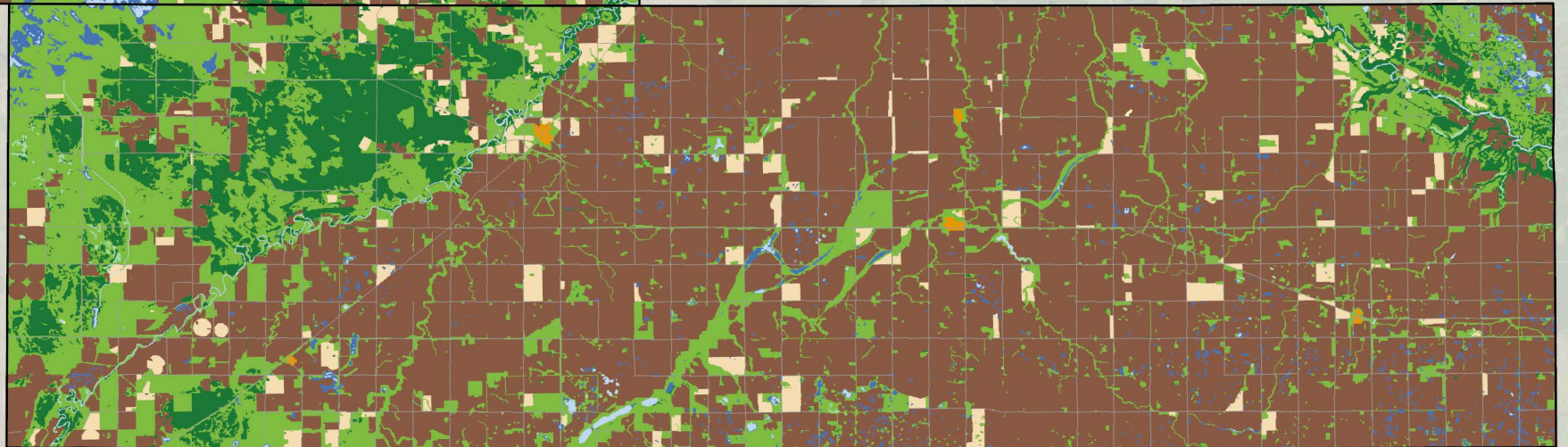
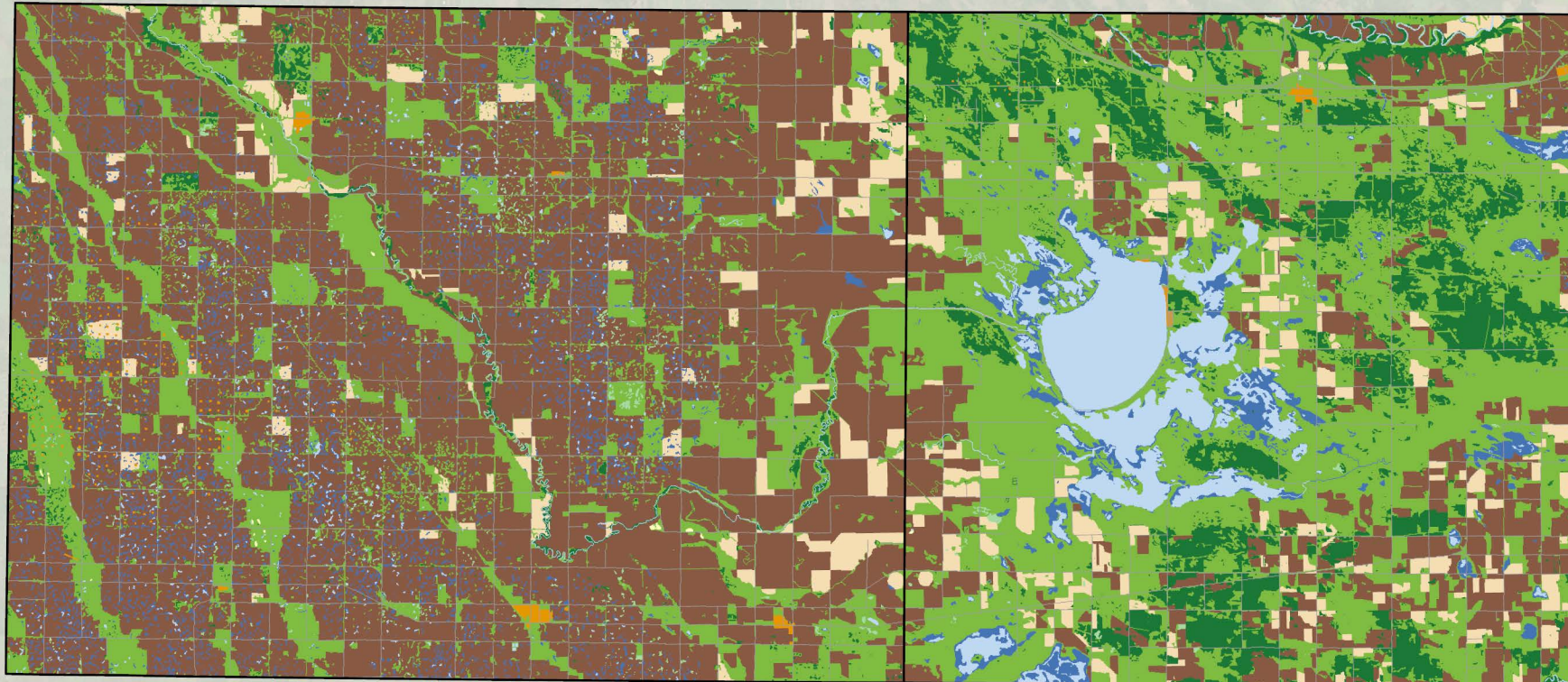
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Water
- Urban Land
- Unclassified Land



Dennis County Planning District
 Reference Map 1:
 Canada Lands Inventory (CLI) Soils



URBAN
SYSTEMS

0 5 10 15
Kilometers

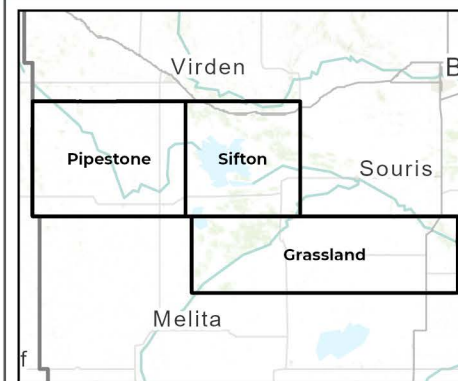
Coordinate System:
NAD 1983 UTM Zone 14N

Scale: 1:300,000
(When plotted at 11"x17")

Data Sources:
- Province of Manitoba
- NRCan
- Esri

Legend

- | | |
|--|---|
|  Agriculture - Forage Field |  Range and Grassland |
|  Agricultural Field |  Roads Trails Rail Lines |
|  Cultural Features |  Sand and Gravel |
|  Deciduous Forest |  Water Bodies |
|  Open Deciduous Forest |  Wetland - Marsh |

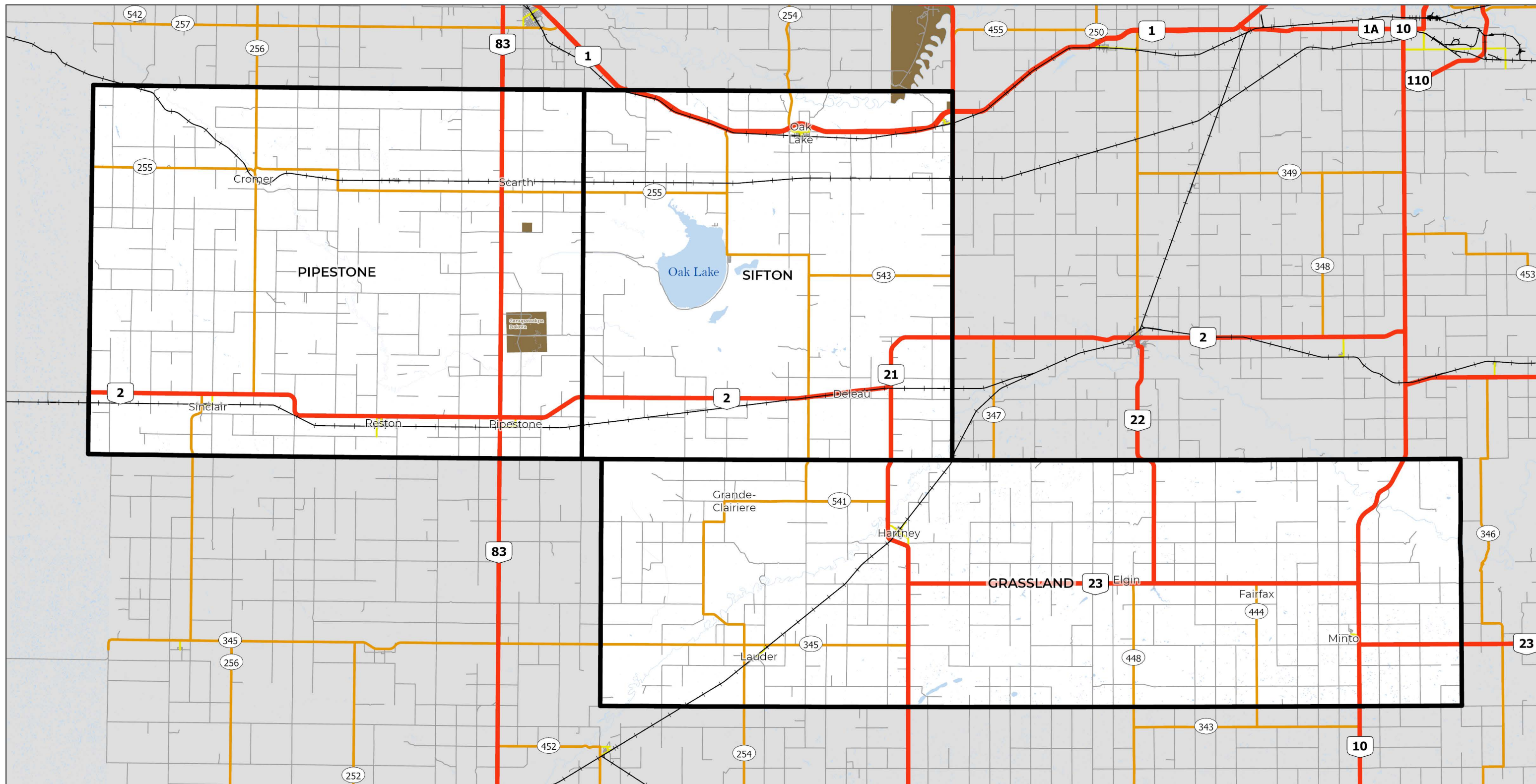


Dennis County Planning District

Reference Map 2:
Land Cover

Project #: 5549.0001.01
Author: DL
Checked: AM/RS
Status: --
Revision: --
Date: 2025 / 9 / 5

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.



URBAN
SYSTEMS



Coordinate System:
NAD 1983 UTM Zone 14N

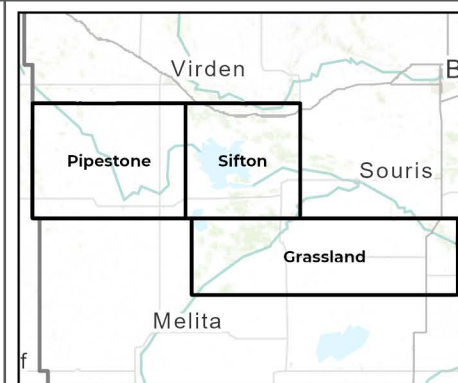
Scale: 1:300,000
(When plotted at 11"x17")

Data Sources:
- Province of Manitoba
- NRCan

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

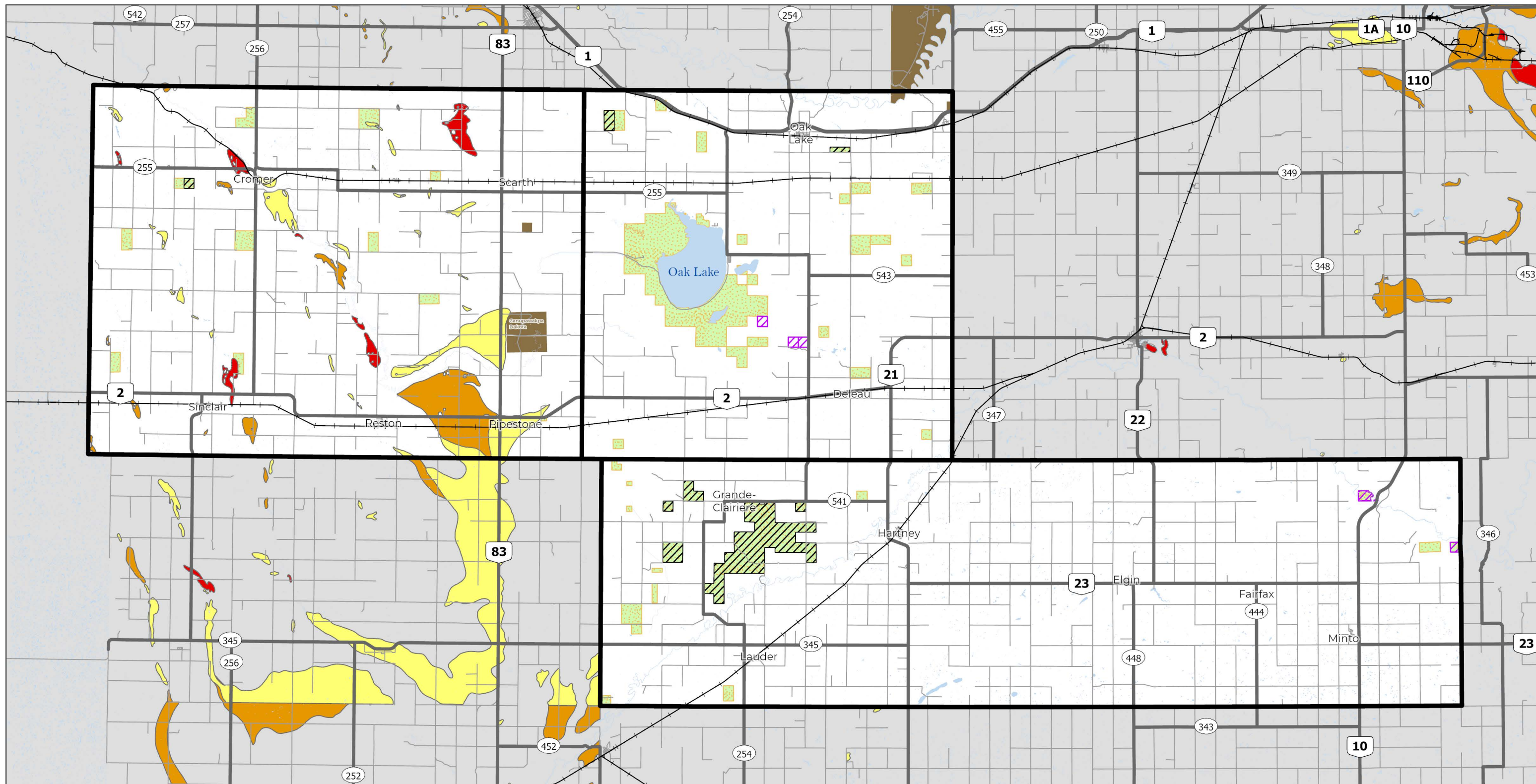
- Provincial Trunk Highway
- Provincial Road
- Access Road
- Municipal Road
- +— Railway
- Waterbody
- First Nation Reserve



Dennis County Planning District

Reference Map 3:
Transportation Network

Project #: 5549.0001.01
Author: DL
Checked: AM/RS
Status: --
Revision: --
Date: 2025 / 9 / 5



URBAN
SYSTEMS



Coordinate System: NAD 1983 UTM Zone 14N
Scale: 1:300,000 (When plotted at 11"x17")

Data Sources:
- Province of Manitoba
- NRCan

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.

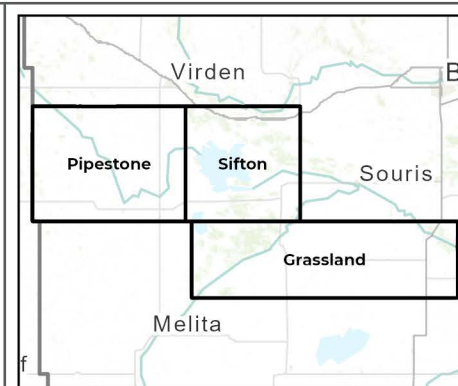
Legend

- Highway
- Road
- Railway
- Waterbody
- First Nation Reserve
- Protected Area

- Wildlife Management Area
- Crown Lands (2016)

Aggregate Resources Potential

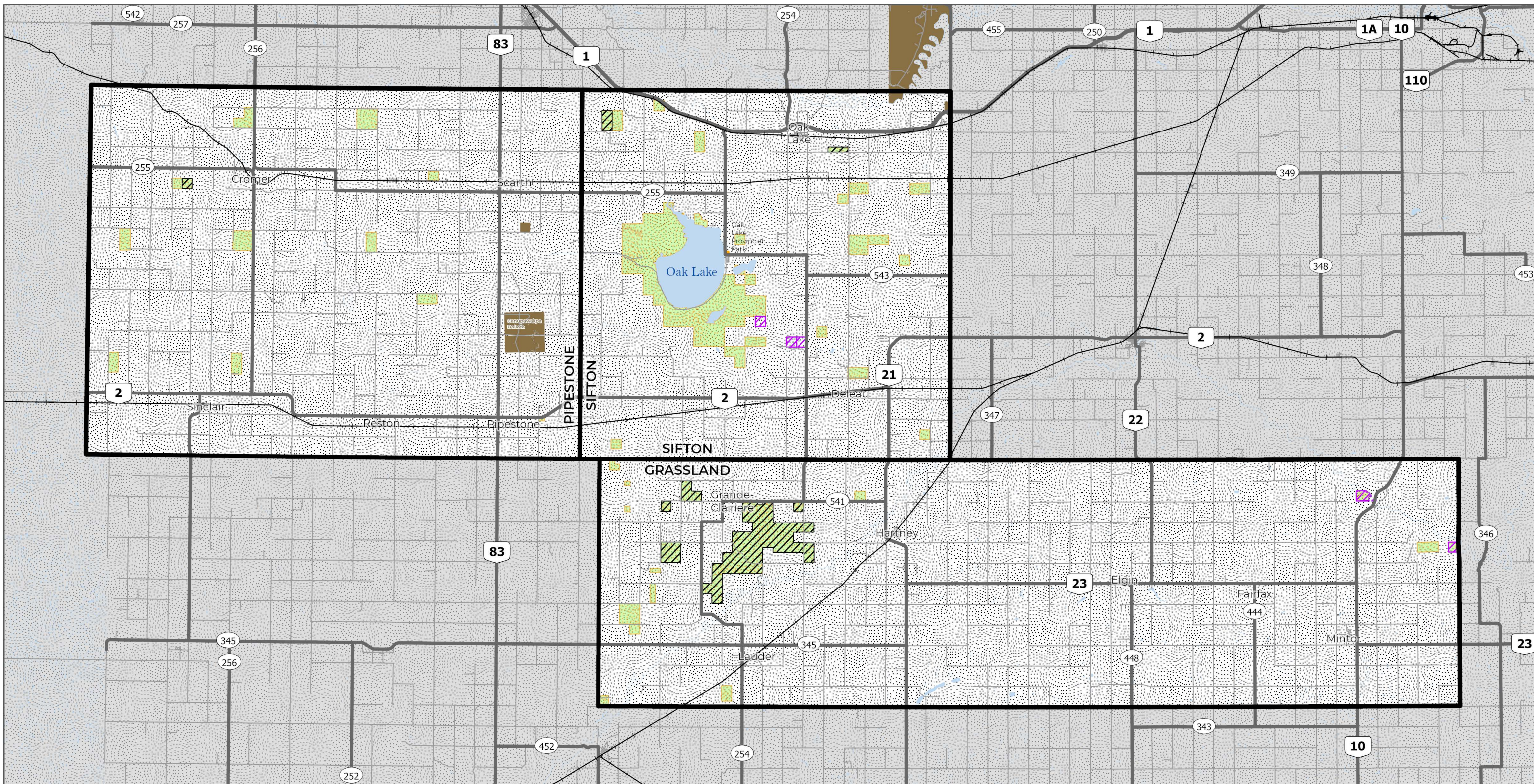
- High
- Medium
- Low



Dennis County Planning District

Reference Map 4:
Aggregate Resources Potential

Project #: 5549.0001.01
Author: DL
Checked: AM/RS
Status: --
Revision: A
Date: 2025 / 9 / 5



URBAN
SYSTEMS



Coordinate System:
NAD 1983 UTM Zone 14N

Scale: 1:300,000
(When plotted at 11"x17")

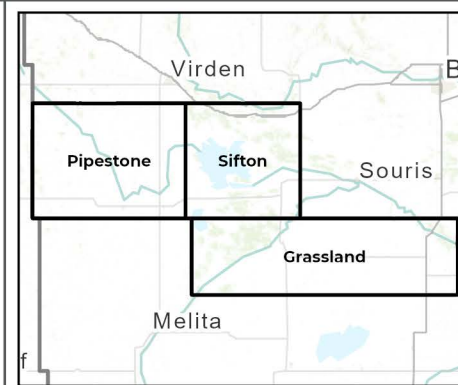
Data Sources:
- Province of Manitoba
- NRCan

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

- Highway
- Road
- Railway
- First Nation Reserve
- Protected Area
- Wildlife Management Area

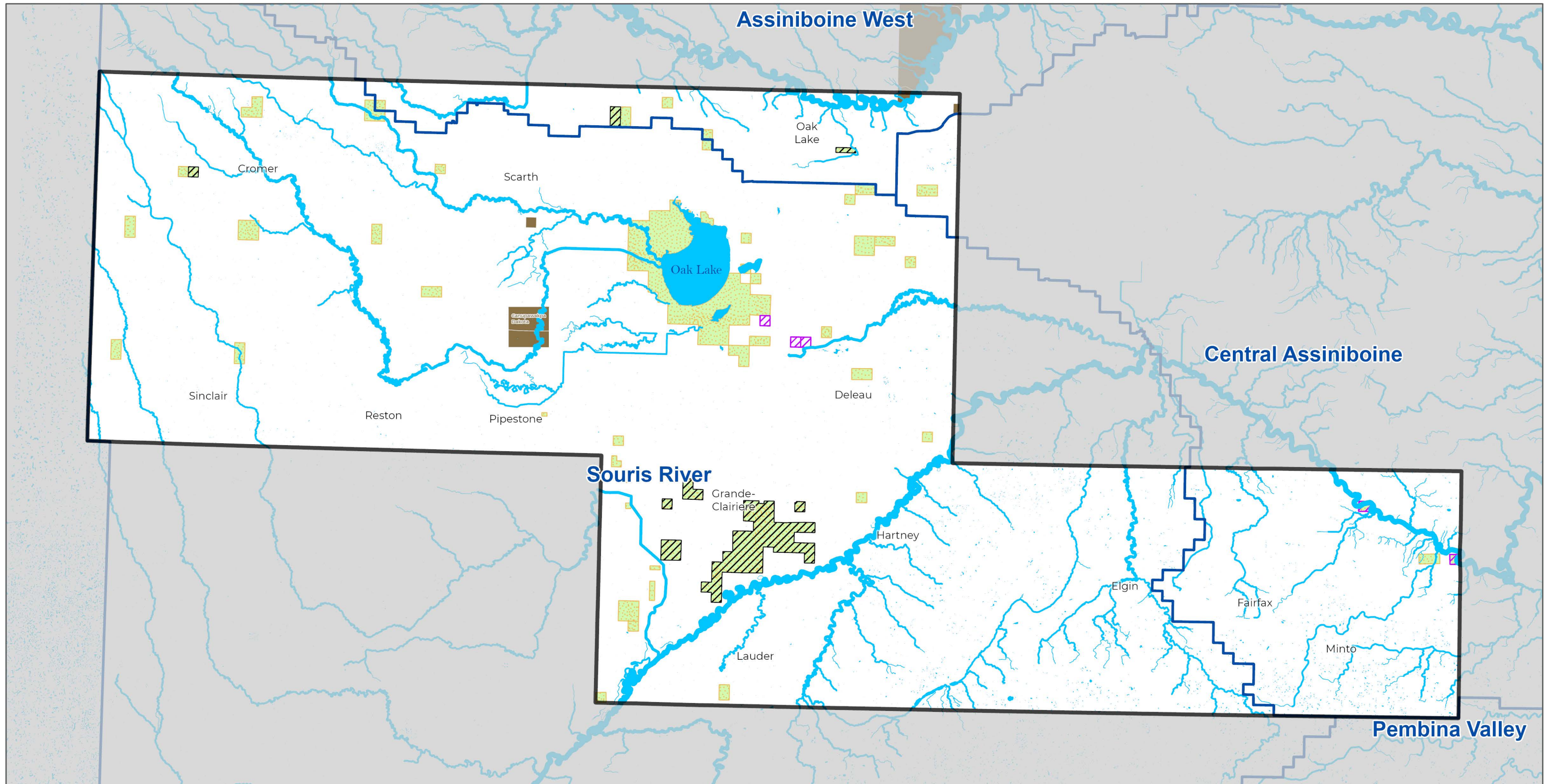
- Crown Lands (2016)
- Provincial Park
- Waterbody
- Eco-region**
- Aspen Parkland



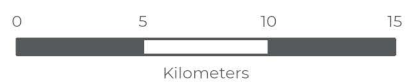
Dennis County Planning District

Reference Map 5:
Protected Areas and
Eco-regions

Project #: 5549.0001.01
Author: DL
Checked: AM/RS
Status: --
Revision: --
Date: 2025 / 9 / 5



URBAN
SYSTEMS



Coordinate System:
NAD 1983 UTM Zone 14N

Scale: 1:300,000
(When plotted at 11"x17")

Data Sources:
- Province of Manitoba
- NRCan

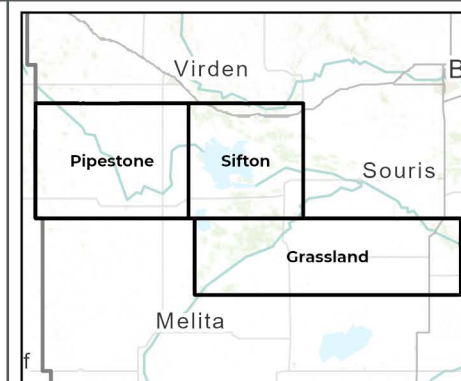
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

- First Nation Reserve
- Crown Lands (2016)
- Wildlife Management Area
- Protected Area
- Watershed Boundary

Stream/Drain Order

- 1
- 2 - 3
- 4 - 5
- 6 - 7



**Dennis County
Planning District**

Reference Map 6:
Hydrology Network

Project #: 5549.0001.01
Author: DL
Checked: AM/RS
Status: --
Revision: --
Date: 2025 / 9 / 5