



KEYSTONE PLANNING DISTRICT

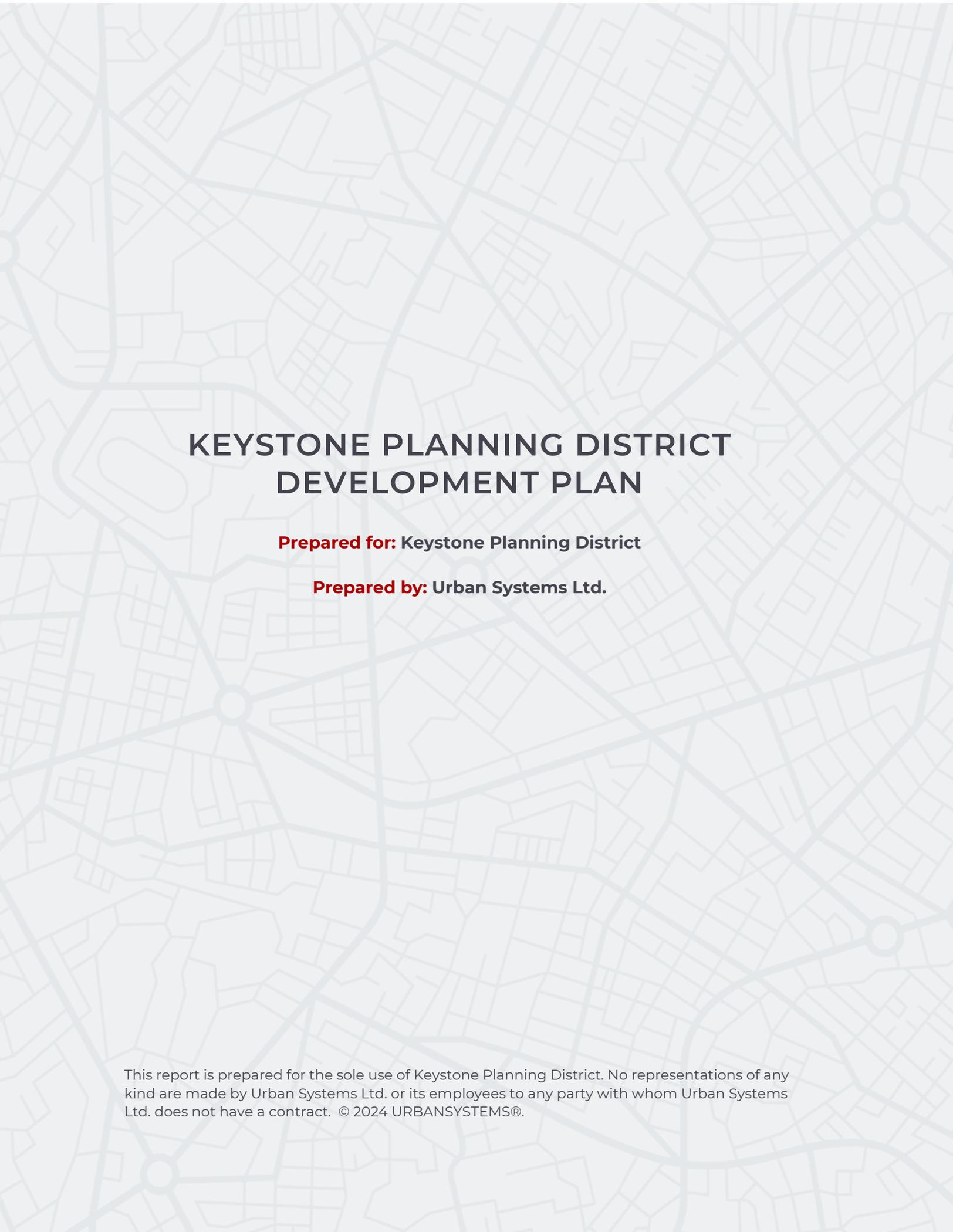
DEVELOPMENT PLAN BY-LAW NO.



February 5, 2024
Prepared for



Prepared by



KEYSTONE PLANNING DISTRICT DEVELOPMENT PLAN

Prepared for: Keystone Planning District

Prepared by: Urban Systems Ltd.

This report is prepared for the sole use of Keystone Planning District. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract. © 2024 URBANSYSTEMS®.

CONTENTS

1. INTRODUCTION	2
1.1 PURPOSE OF THE PLAN	2
1.2 ORGANIZATION OF THE DEVELOPMENT PLAN	3
1.3 HOW TO USE THE DEVELOPMENT PLAN.....	3
1.4 INTERPRETING THE PLAN	4
1.5 DEVELOPMENT PLAN POLICIES.....	4
2. COMMUNITY PROFILES	6
3. VISION & GOALS	8
3.1 VISION STATEMENT.....	8
3.2 GOALS AND OBJECTIVES.....	8
4. LAND USE AREA POLICIES	10
4.1 AGRICULTURAL AREA.....	11
4.1.1 OBJECTIVES.....	11
4.1.2 GENERAL POLICIES.....	11
4.1.3 LIVESTOCK OPERATION POLICIES.....	12
4.1.4 FARM DWELLING LOCATION CRITERIA.....	14
4.1.5 FARM RELATED RESIDENTIAL SUBDIVISIONS.....	14
4.1.6 AGRICULTURAL ECONOMIC DEVELOPMENT	15
4.1.7 RECREATIONAL USES.....	16
4.1.8 SETTLEMENT EXPANSION	17
4.2 ECONOMIC DEVELOPMENT AREA.....	18
4.2.1 OBJECTIVES.....	18
4.2.2 GENERAL POLICIES.....	18
4.2.3 COMMERCIAL DEVELOPMENT POLICIES	19
4.2.4 INDUSTRIAL DEVELOPMENT POLICIES.....	20
4.3 PRINCIPAL SETTLEMENT AREA.....	21
4.3.1 OBJECTIVE.....	21
4.3.2 GENERAL POLICIES.....	21
4.3.3 RESIDENTIAL DEVELOPMENT.....	23
4.3.4 MOBILE HOME SUBDIVISIONS	24
4.3.5 COMMERCIAL DEVELOPMENT.....	25
4.3.6 COMMUNITY AND INSTITUTIONAL DEVELOPMENT.....	25
4.3.7 COMMUNITY GREENSPACE	26
4.4 RURAL SETTLEMENT AREA.....	27

4.4.1 OBJECTIVES.....	27
4.4.2 POLICIES.....	27
4.4.3 GRAND VALLEY.....	28
4.5 CONSERVATION AND RECREATION.....	29
4.5.1 OBJECTIVES.....	29
4.5.2 POLICIES.....	29
5. GENERAL POLICIES.....	31
5.1 INTER-GOVERNMENTAL RELATIONS.....	31
5.1.1 JOINT PLANNING COMMITTEE.....	31
5.1.2 NEIGHBOURING RURAL MUNICIPALITIES.....	31
5.1.3 FIRST NATIONS.....	32
5.2 FRINGE AREA POLICIES.....	32
5.2.1 THE FRINGE AREA.....	32
5.2.2 CONTEXT.....	32
5.2.3 INTENT.....	32
5.2.4 OBJECTIVES.....	33
5.2.5 POLICIES.....	33
5.3 AGGREGATE.....	35
5.3.1 OBJECTIVES.....	35
5.3.2 POLICIES.....	35
5.4 ECONOMIC AND DEVELOPMENT POLICIES.....	37
5.4.1 INFRASTRUCTURAL INVESTMENT.....	37
5.4.2 ECONOMIC INVESTMENT AND DIVERSIFICATION.....	37
5.5 NATURAL AREAS, HABITATS AND RESOURCES POLICIES.....	38
5.5.1 ENVIRONMENTAL CONSERVATION.....	38
5.5.2 WATER QUALITY PROTECTION.....	39
5.5.3 SHORELAND PROTECTION.....	40
5.5.4 REMOVAL OF TOPSOIL.....	41
5.5.5 ANIMAL KEEPING.....	41
5.5.6 OUTDOOR RECREATION.....	41
5.5.7 HERITAGE RESOURCES.....	41
5.6 UTILITIES AND SERVICES POLICIES.....	43
5.6.1 UTILITIES.....	43
5.6.2 WATER AND WASTEWATER.....	43
5.6.3 STORM AND DRAINAGE.....	44
5.6.4 SOLID WASTE MANAGEMENT AND RECYCLING.....	44
5.6.5 ENERGY PRODUCTION.....	45
5.7 TRANSPORTATION POLICIES.....	46
5.7.1 TRANSPORTATION NETWORK.....	46

5.7.2 BRANDON AIRPORT VICINITY	47
5.7.3 RAILWAYS	47
5.7.4 HIGHWAY PROTECTION	47
5.8 HAZARDOUS CONDITIONS POLICIES	49
5.8.1 GENERAL POLICIES.....	49
5.8.2 FLOODING AND EROSION	49
5.8.3 C.F.B. SHILO.....	50
6. IMPLEMENTATION	51
6.1 DEVELOPMENT PLAN ADOPTION AND AMENDMENTS.....	51
6.2 ZONING BY-LAWS	51
6.2.1 CONDITIONAL USE APPROVALS	51
6.2.2 VARIANCE ORDERS.....	51
6.3 SECONDARY PLANS	51
6.4 CONCEPT PLANS	52
6.5 DEVELOPMENT PERMITS	52
6.6 DEVELOPMENT OFFICER.....	52
6.7 SUBDIVISION APPROVAL	52
6.8 DEVELOPMENT AGREEMENTS	52
6.9 BUILDING REGULATIONS	53
6.10 OTHER BY-LAWS.....	53
6.11 CAPITAL EXPENDITURE PROGRAM.....	53
6.12 STRATEGIC PLANS FOR ECONOMIC DEVELOPMENT	53
6.13 ACQUISITION AND DISPOSAL OF LAND	53
6.14 MONITORING PERFORMANCE	53
7. DEFINITIONS.....	55
8. MAPS.....	58



Standard Limitation

This report was prepared by Urban Systems for the account of Keystone Planning District (KPD). The disclosure of any information contained in this report is the sole responsibility of the KPD. The material in this report reflects Urban Systems' best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Urban Systems accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

Steps for Land Use Decision-Making

Keystone Planning District's Development Plan is designed to act as a guide for future land use decisions made by the Planning District Board and the Councils of the RM of Cornwallis and the RM of Elton.

When faced with a proposed change in land use or development, the following should be the general guide to follow:

Step One

What is the Land Use Designation?

Look at the appropriate land use map in *Section 8* to determine the designation of the property in question and its surrounding areas.

Step Two

What do the policies say about land use?

Review the policies in *Section 4* that are specific to the land use designation to see what development is permitted and what is required for development to occur.

Review the general policies in *Section 5* that apply to all land use to see what is permitted and required for development to occur.

Step Three

How should a proposed development be evaluated?

The Keystone Planning District Board will evaluate each proposal for development based on the Land Use policies outlined in this Development Plan. The Municipal Councils of Cornwallis and Elton will judge development proposals based on the land use policies in their respective Zoning By-law and take a decision on a Conditional Use Application if applicable. Any proposed changes to a Development Plan will need to be reflected in the Zoning By-law for development to occur.

1. INTRODUCTION

The following document is the inaugural development plan for the Keystone Planning District (KPD) which is a summary of KPD's 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). Its purpose is to guide future decision-making and to ensure that development takes place in an efficient and sustainable manner. As a guiding document to the Zoning By-laws and other municipal documents, the Plan will assist in prioritizing actions and decisions that impact both land use and KPD's social and economic objectives.

1.1 PURPOSE OF THE PLAN

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 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.

1.2 ORGANIZATION OF THE DEVELOPMENT 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: Community Profiles

Key background information that provides context for land use planning within the Planning District.

Part 3: Vision & Goals

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

Part 4: Land Use Area Policies

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

Part 5: General Policies

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

Part 6: Implementation

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

Part 7: Definitions

Definitions of key terms used in the Development Plan.

Part 8: Maps

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

1.3 HOW TO USE THE DEVELOPMENT PLAN

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

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

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

- Review the Land Use Maps and Reference Maps in Part 8 to determine the land use designation of the subject land.
- Review the applicable policies to the subject lands current and proposed designation in Part 4 and the general policies in Part 5.

- 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 INTERPRETING THE PLAN

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

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

Crown Lands areas, including wildlife management areas, ecological reserves and provincial parks, are under the administration and control of the Province of Manitoba and Government of Canada, and as such have been exempted from the land use policies in the Keystone Planning District Development Plan.

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

Roadways, waterways, rail-lines and other significant built or natural features will be considered hard barriers where the flexibility of land use policy will end. 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.

1.5 DEVELOPMENT PLAN POLICIES

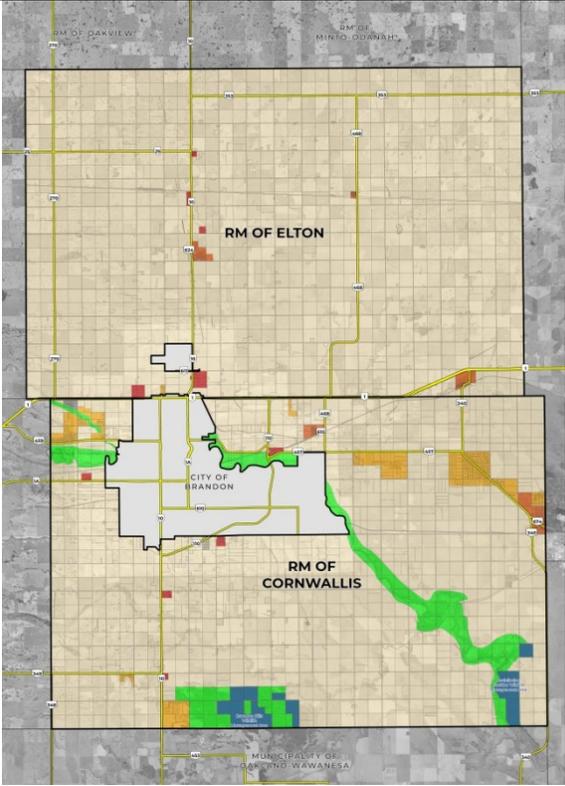
- a) The Provincial Land Use Policies are a Regulation under *The Planning Act* and serve as a guide for the District in undertaking Plan amendments or statutory reviews of the Keystone Planning District Development Plan.
- b) All new development in the Planning District shall be consistent with this Development Plan. The implementation of any Secondary Plans, Municipal Zoning By-laws, subdivision and development approvals and public works shall be consistent with the provisions and intent of this document.
- c) The Grand Valley Secondary Plan shall be amended as necessary to be consistent with the provisions and intent of this document.
- d) No subdivision of land shall be permitted unless it conforms with the general intent and provisions of this Development Plan and *The Planning Act*.
- e) Developments that create hazardous situations, or are subject to environmental hazards, shall not be permitted unless the hazard has been removed or appropriate mitigative measures have been taken that will protect life and property. Where differing land uses abut each other and the potential for conflict exists, appropriate mitigative measures may be required as a means of minimising the impact on adjacent lands.

- f) In approving new developments for residential, commercial or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use. To avoid premature fragmentation of land, the supply of lots should bear a reasonable relationship to the demand or consumption of lots. The Planning District Board may require that a supply and demand study be undertaken to obtain an overall picture with respect to the availability of suitable undeveloped lots of that particular use.
- g) In reviewing development applications, the Planning District will encourage the most appropriate use and development of land and other resources by:
 - i. Protecting and enhancing the agricultural industry.
 - ii. Protecting and strengthening the viability of the existing settlement centres.
 - iii. Discouraging scattered and haphazard farm and non-farm developments or urban forms of development in the agriculture/rural area.
 - iv. Minimising the natural hazards such as flooding, erosion or bank instability that may be associated with future development.
 - v. Protecting the environment through a sustainable development strategy which reflects applicable Provincial regulations and guidelines.
 - vi. Promoting sound management practices for all resource development.
- h) Land use designations are not immutable and can be changed to facilitate and encourage development throughout all areas of the Planning District. Where demand for more residential, commercial, or industrial land is demonstrated through growth activities on adjacent or surrounding properties and in some cases supported with a needs or demand study, abutting land may be redesignated by development plan amendment to conform and support that growth. Land use designations may also be changed by development plan amendment to attract investment in economic development opportunities in the Planning District.

2. COMMUNITY PROFILES

The Keystone Planning District was established in January of 2021 with the purpose to coordinate land use planning and development between the Rural Municipalities of Cornwallis and Elton. Prior to its founding, the RMs were part of the Brandon and Area Planning District (BAPD) together with the City of Brandon. Since BAPD's formation in 1980, its focus had predominantly been on the City of Brandon. The RMs eventually decided they wanted to form a planning district that was more rural-oriented, which resulted in the dissolution of the BAPD and establishment of the Keystone Planning District.

KEYSTONE PLANNING DISTRICT	
Population (2021)	5,844
Growth Trend	+1.0% since 2016
Area (km²)	1,071
Settlement Centres	Sprucewoods, Cottonwoods, Chater, Douglas, Forrest, Justice
Major Industries	Public administration; health care and social assistance; retail trade; agriculture, forestry, fishing; educational services



RM OF ELTON		
Population (2021)	1,276	<p>The map shows the RM of Elton with settlement centres marked by green crosses: Douglas, Justice, Forreast, Baragar, Chater, and Cottonwood. Major roads include 270, 25, 10, 110, 457, 353, 468, and 1A. Other locations shown include Moore Park, Ingeld, Roseland, and Sprucewoods.</p>
Growth Trend	+0.2% since 2016	
Average Age (2016)	38.5	
Average Income (2016)	\$128,520	
Area (km²)	576	
Settlement Centres	Douglas, Justice, Forreast	
Major Industries	Agriculture, Forestry, Fishing, and Hunting; Health Care and Social Assistance; Retail Trade.	

RM OF CORNWALLIS		
Population (2021)	4,568	<p>The map shows the RM of Cornwallis with settlement centres marked by green crosses: Chater, Sprucewoods, Baragar, and Douglas. Major roads include 10, 110, 457, 468, 340, 453, 349, 348, and 1A. Other locations shown include Camp, Roseland, Brandon Hills, Hayfield, Rounthwaite, and Treesbank Ferry.</p>
Growth Trend	+1.4% since 2016	
Average Age (2016)	34.8	
Average Income (2016)	\$95,003	
Area (km²)	500	
Settlement Centres	Chater, Sprucewoods	
Major Industries	Public administration; health care and social assistance; retail trade	

3. VISION & GOALS

The following statement was agreed upon by the Board as encapsulating the overall vision for land use, development and planning in the Keystone Planning District.

3.1 VISION STATEMENT

“Keystone Planning District is rich in natural beauty and resources to support a healthy and prosperous way of life characterized by rural living and agriculture. These defining features are also strengths and opportunities the Planning District will work to preserve, promote and leverage for the future.

Keystone Planning District will strive to embrace, promote and effectively manage the growth and change our municipalities may experience, all the while ensuring we balance competing priorities and development pressures. We will remain fair and transparent in our decision-making, open and collaborative in our planning for the future, and steadfast in our commitment to serving the needs and best interests of residents and businesses.”

3.2 GOALS AND OBJECTIVES

1. **Preserve and enhance agriculture, natural resources and the environment.**

- The rural land base is important to Keystone Planning District and the whole of Manitoba. Efforts will be made to conserve this base and to encourage development and growth of the agricultural industry.
- Promote the protection and wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils, water and fisheries, and ensure the use of environmentally sound exploration and extraction practices.
- Preserve and enhance areas which have natural beauty, scenic value, recreational potential, historic and cultural significance, provide environmental benefit, and ensure continued public access to public resources.

2. **Support and restore existing community centres.**

- Encourage new development to occur in the existing Principal Settlement Centres in order to build toward complete communities in the rural town centres.
- Ensure that the use and development of land is consistent with the principles of sustainable development as well as the vision the community has regarding its future.
- Promote well-planned, healthy, safe and visually attractive areas for residents of all ages to call home.
- Encourage the development of a variety of housing and business types to meet the needs and demands of residents of all ages.

3. **Promote and support opportunities for economic development.**

- Encourage economic development initiatives and development of land in a manner that contributes positively to the overall prosperity of Keystone Planning District municipalities and residents.

- Put into place the necessary organizational structures to champion economic development growth and investments in Keystone Planning District.
- Identify economic development opportunities and priorities for Keystone Planning District and develop and strategy for attracting and facilitating investment in a manner that benefits the region through employment opportunities and increased revenues for the District to reinvest in municipal infrastructure and initiatives.
- Encourage the identification, development and appropriate use of recreational resources and to ensure that recreational areas are protected from inappropriate development on or adjacent to them.

4. Invest in infrastructure and services of importance.

- Recognise 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 minimises the risks to quality of life, public health and safety.
- Minimise risks to people and property that are associated with natural hazards or human-made features.
- Provide protection for past, present and future investment in public and private infrastructure, including utilities and transportation networks, to maintain the cost-effective operation of new, upgraded, or extended infrastructure services.

5. Cultivate partnerships and embrace collaboration.

- Promote inter-municipal co-operation within the Planning District as well as neighbouring jurisdictions, particularly the City of Brandon, in order to undertake joint land use planning, Municipal servicing and sustainable development initiatives that will benefit the entire District.

4. LAND USE AREA POLICIES

Keystone Planning District is categorized into the following land use designations:

1. **Agricultural Area:**

- a. Enable and protect agricultural activities and associated land uses and economic activities.
- b. Maintain agricultural land in large parcels and prevent fragmentation.

2. **Economic Development Area:**

- a. Facilitate economic development, investment and employment opportunities.
- b. Encourage a range of commercial and industrial developments.

3. **Principal Settlement Area:**

- a. Support the ongoing development of complete communities with concentration of people, services and facilities.
- b. Encourage a range of housing options to support a diversity of people and ages.
- c. Encourage efficient use of land, infrastructure and services.

4. **Rural Settlement Area:**

- a. Small rural clusters of larger lot homes with onsite servicing.
- b. Generally compatible with agricultural related activities.

4.1 AGRICULTURAL AREA

Agriculture is a defining characteristic of Keystone Planning District and has long been the cornerstone of livelihoods, the economy and residents' identity. To ensure the ongoing success, health and wellbeing of the municipalities, high quality agricultural lands will be protected from the encroachment of incompatible uses. This protection must be balanced with the opportunity to expand development of settlement centres, and rural residential areas at appropriate locations.

4.1.1 OBJECTIVES

- a) To encourage sustainable development and diversification of farm operations as a major economic activity within appropriate areas of the Planning District.
- b) To preserve prime agricultural lands (Canada Land Inventory [C.L.I.] Class 1, 2 and 3 soils), for farming activities, and to preserve those lower-class lands where farming is dominant or is potentially viable.
- c) To encourage agricultural practices and improvements which conserve valuable soil and water resources on all agricultural lands, while also discouraging farm operations and practices which accelerate the destructive processes of soil erosion and soil degradation particularly in areas where factors such as poor soil characteristics, adverse topography, or erosion significantly reduce the capability for a sustained level of agriculture.
- d) To minimise the unnecessary fragmentation of large land parcels as a means of protecting the long-term agricultural viability and rural character of the Planning District by encouraging agricultural development and growth that is sustainable and efficiently uses land and existing road networks.
- e) To recognise the distinct differences and required management practices between intensive livestock production operations, small scale livestock production operations, mixed farms as well as specialised agricultural operations, and to make provision for their continued viability within the Planning District.
- f) To recognise that a variety of legitimate rural uses associated with agriculture, such as residential, commercial, industrial, and recreational activities, may be accommodated in such a manner that not only supports and enhances the continued viability of the Planning District but also avoids land use conflicts.
- g) To provide for non-agricultural developments, including non-farm residential development, certain types of agriculturally oriented businesses and industries and recreational or public works facilities at appropriate locations.

4.1.2 GENERAL POLICIES

The following policies shall apply to the use and development of all areas designated Agricultural Area in the Keystone Planning District.

- a) Land use within the Agricultural Area will be characterized by large parcels of land to prioritize and encourage continuous blocks of agricultural land, which will enhance the benefits of farm consolidation and diversification. Subdivision will be discouraged to ensure land remains viable for farming and is generally not subdivided into parcels less than 80 acres in size to sustain agricultural production.
- b) New agricultural development should be located to be compatible with existing or potential harvesting or resource extraction.

- c) A diversity of agricultural activities will be encouraged, particularly on prime agricultural lands and at locations where conflicts with nearby development can be minimized.
- d) Certain specialized agricultural activities should be directed to appropriate locations to minimize any potential nuisance factors for nearby developments or any potentially adverse environmental impacts. These activities may include nurseries, horticulture and apiaries. Council should determine if an agricultural activity is specialized and viable, with the potential of becoming an established and feasible enterprise. Specialized agricultural activities should be treated as conditional uses in the Municipal Zoning By-laws.
- e) Prime agricultural land should not be developed for non-agricultural land uses, unless the development meets an important public need. Such non-agricultural land uses should be directed away from prime agricultural land or viable lower-class land in agricultural use.
- f)  Where non-agricultural developments discussed in section 4.1.1.f. above are being considered, sites should not be located on prime agricultural land, and should not interfere with farming operations in the area. Such non-agricultural developments should occur in a manner which will not be unreasonably disruptive or create unacceptable hazards or risks for nearby rural residents or the natural environment. Non-agricultural development should be undertaken in a manner that will ensure the protection of natural resources such as groundwater resources, and aggregate deposits.

4.1.3 LIVESTOCK OPERATION POLICIES

- a) Expansion of existing and the establishment of new livestock operations shall be located within the Agricultural Area. This will provide producers some security to sustainably develop and expand their businesses while reducing the potential for nuisance and protecting the environment.
- b) A livestock operation is a permanent or semi-permanent facility (or non-grazing area) where at least 10 animal units of livestock are kept or raised either indoors or outdoors and includes all associated manure collection facilities.
- c) Livestock operations shall be directed to areas that have soils with agricultural capability of C.L.I. Class 1 to 5.
- d) New or existing livestock operations may establish or expand in accordance with the mutual setback and siting provisions from individual dwellings not associated with the livestock operation, existing recreational uses, designated Principal Settlement Areas, Rural Settlement Areas and the City of Brandon (excluding the Brandon Airport) which are established in the Municipal Zoning By-law and are consistent with separation distances identified in the *Provincial Land Use Policies*. Council may, pursuant to provisions of *The Planning Act*, vary the separation distance as provided for in the Municipal Zoning By-laws.
- e) The following livestock operation size criteria shall apply within the Agricultural Area:
 - i. Unlimited livestock production development may be permitted on lands designated Agricultural Area subject to policies herein.
 - ii. New and existing livestock operations fewer than 300 AU shall be considered permitted uses within the Municipal Zoning By-laws.
 - iii. Livestock operations with 300 AU or greater shall be treated as conditional uses within the Municipal Zoning By-laws.
 -  iv. All proposals for new and expanding operations over 300 AU shall require review and report by the Technical Review Committee of the Province of Manitoba.

- v. In addition to any conditions recommended by the provincial technical review committee, a municipality may require that a shelterbelt be established as part of a livestock operation or require a cover to be installed on a manure storage facility to help reduce potential odours from a livestock operation. Livestock operations of over 300 animal units shall be subject to a conditional use process. All livestock operations of 300 animal units or more must be reviewed by a provincial technical review committee.
- f) As a condition of approval, a Municipality may require an applicant to enter into a development agreement regarding such matters as:
 - i. The timing of construction.
 - ii. The control of traffic.
 - iii. The construction and maintenance of roads, fencing, landscaping, shelter belts or drainage works.
 - iv. The payment of a sufficient sum of money to be used to construct any of the items mentioned in clause (c) above.
- g) When evaluating the establishment, expansion or boundary adjustment of livestock operations, the following will be considered:
 - i. Type and size of livestock operation.
 - ii. Compliance with provincial regulations and the requirements of this Development Plan.
 - iii. Available land base and proximity to environmentally sensitive areas.
 - iv. Conformance with municipal development by-laws and/or building permit requirements.
 - v. Technical Review Committee report, when required or requested.
 - vi. Manure storage system (size and location).
 - vii. Proximity to and condition of the road systems, if proposed near the provincial highway system, the proposal will be reviewed by Manitoba Infrastructure and Transportation.
 - viii. Nature of surroundings and neighbouring land uses.
 - ix. The water usage requirements and proximity to and capacity of municipal water supply wells.
- h) To ensure new livestock operations do not establish or existing operations do not expand in inappropriate areas, livestock operations shall not locate:
 - i. On soils with agricultural capability of Class 6 and 7 or unimproved organic soils (if detailed soil survey information is not available in an area where a new or expanded livestock operation is proposed, the applicant may be required to provide a soil survey for the site that is acceptable to the Province at a scale of 1:50,000 or better).
 - ii. In Principal Settlement Areas.
 - iii. In Economic Development Areas.
 - iv. In Rural Settlement Areas that have less than a maximum lot size of five acres (see local Zoning By-laws).

- v. In Conservation and Recreation designated areas.
- vi. In areas as identified by the province as within the 1-in-200-year flood area, unless adequate flood proofing measures are taken consistent with provincial requirements
- vii. In source water protection areas identified by the Central Assiniboine Watershed District, the Whitemud Watershed District, and the Assiniboine West Watershed District that would pose a risk to aquifer contamination.

4.1.4 FARM DWELLING LOCATION CRITERIA

- a) A new farm dwelling or supplementary farm dwelling should be located, where possible, on a site with one or more of the following features:
 - i. Adequately separated from developments which would represent a nuisance or hazard to future occupants of the residence, such as large livestock production operations, wastewater treatment lagoons, waste disposal sites, and chemical processing or storage facilities. Exceptions to these special separation requirements may be made in the case of residences which are directly associated with the farming operation.
 - ii. An area of land that is substantially unproductive agricultural land.
 - iii. A remnant area of land that has been physically isolated by such things as a transportation route or water course Included but not limited to a constructed drainage system, and which makes farming physically impractical.
 - iv. An existing parcel of land, such as an abandoned utility site or abandoned gravel pit.
- b) In addition to criteria a) above, a supplementary farm dwelling:
 - i. Must be located within the confines of the farm-yard as part of the farm unit; and,
 - ii. Must be occupied by individuals actively participating in the operation of the farm with the intent of deriving a significant income from it; and,
 - iii. Should be a mobile home that can be removed when not required.

4.1.5 FARM RELATED RESIDENTIAL SUBDIVISIONS

- a) The subdivision of land for farm related residential purposes may be considered under the following conditions:
 - i. Where due to farm consolidation, the dwelling on the farm being acquired or sold is not required as part of the consolidated farming operation.
 - ii. Where a farm is incorporated, and it is necessary to establish a separate residential site from the farm holdings for business or mortgaging purposes.
 - iii. 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.
 - iv. It is required for an individual who significantly participates in an existing agricultural operation on an ongoing basis and derives an income from it.

- b) The farmstead site subdivision permitted in the policies above shall:
 - i. Consist of the area confined by the shelterbelt, where one exists, or otherwise not be wasteful of agricultural land.
 - ii. Include an existing habitable dwelling.
 - iii. Have legal and direct access to an all-weather municipal road or Provincial highway.
 - iv. Be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water.
- c) Only one subdivision per 80-acre parcel may be permitted in the Agricultural Area.
- d) Smaller lot sizes may be considered in the case of lot boundary adjustments and title consolidations, provided that there are no additional lots being created and the end result is consistent with the overall intent of the plan.
- e) Dwellings constructed after the date of adoption of this Development Plan By-law in areas designated as Agricultural Area may be listed as a “conditional use” in all subsequent agricultural zones in the Municipal Zoning By-law.
- f) Home-based businesses may occur generally in Agricultural Areas. Home-based businesses are accessory to a primary residential use and are, generally, modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses. For certain types of businesses, a home-based setting may be appropriate when first starting up, however, as the business grows and level of commercial activity increases, it may be more appropriate to relocate to an Economic Development Area or Principal Settlement Area. Home-based businesses are subject to the rules for home-based businesses in the Municipal Zoning By-laws and applicable permitting requirements.
- g) New residential development not associated with farming activities will be directed to designated settlement areas.

4.1.6 AGRICULTURAL ECONOMIC DEVELOPMENT

- a) A single lot subdivision creating a lot smaller than 80 acres for an agri-commercial or agri-industrial development which directly support the agricultural sector, require larger land parcels, do not require piped Municipal services, or may be better suited to a rural environment, may be permitted in Agricultural Areas. Other commercial and industrial developments should be directed to Economic Development Areas or Principal Settlement Areas.
- b) Commercial and industrial developments in Agricultural Areas should locate at appropriate locations in a manner that is consistent with the transportation policies of this document.
- c) The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways.
- d) Areas where there is significant risk of groundwater contamination will be avoided unless adequate provisions are taken to mitigate the risk.
- e) Developments proposed within these areas will be compatible with other nearby developments, with regard to factors such as hazardous storage operations, nuisance factors and aesthetic factors.
- f) Where possible, commercial and industrial developments in Agricultural Areas should be directed away from prime agricultural land.

- g) Where a commercial or industrial developments in Agricultural Areas is being proposed, it should be located adjacent to existing agri-industrial, commercial or industrial development, and should be encouraged to utilize a common highway access point, incorporate an internal road system and/or utilize adjacent road systems.
- h) Parcels created for economic development uses shall not be wasteful of land.

4.1.7 RECREATIONAL USES

Recreational uses may be considered on non- productive land, as a conditional use subject to the following policies:

- a) Certain types of seasonal recreation development and activities are appropriate within the Agricultural Area. These types of activities can occur within specially developed areas, such as parks, or may occur more extensively throughout the Planning District such as angling, hunting, snowmobiling, hunting outfitters and similar activities.
- b) Developments should have a low impact on, and be compatible with, the surrounding residential and agricultural uses.
- c) Developments should not significantly alter the natural landscape.
- d) Access to an existing all weather municipal road is required.
- e) Developments will be of a type that can be serviced with on-site water supply and sewage disposal systems.
- f) Developments proposed within these areas will be compatible with livestock operations and other agricultural uses.
- g) The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways.
- h) In the case of development areas adjacent to significant tourist routes, highways and major roads, a high standard of site development and landscaping will be encouraged including special buffering features, such as appropriate separation distances, and/or perimeter shelterbelts, and well managed display areas and concealed storage and service areas.
- i) Special buffering features, such as appropriate separation distances, and/or perimeter shelterbelts should be required between the proposed developments and nearby developments, highways, and major roads.
- j) The authority having jurisdiction over access road(s) and/or highway(s) affected by a recreational development proposal may require a preliminary traffic generation impact study or statement, prepared by a qualified engineer. In cases where the preliminary traffic study or statement suggests the proposed development will generate more than 200 (two-way) vehicle trips per day, a detailed traffic study prepared by a qualified engineer will be required and will be completed to the satisfaction of the authority having jurisdiction over the affected access road(s) and/or highway(s).
- k) The cost of any access and/or intersection improvements and/or traffic controls identified in the traffic study as a result of the proposed development shall be the responsibility of the developer and will be implemented to the satisfaction of the affected municipality and the authority having jurisdiction over the affected access road(s) and/or highway(s).

4.1.8 SETTLEMENT EXPANSION

- a) Where it is necessary to expand the boundaries Principal Settlement Centre, community expansion should occur on a logical basis and should be well integrated with the existing community structure, and wherever possible, should be directed away from prime farmland and livestock operations. The need for community expansion should be demonstrated, to the satisfaction of the Board, including information such as the existing and projected supply of developable land, and the projected demand for developable land based on demographic and economic information.



4.2 ECONOMIC DEVELOPMENT AREA

Economic Development Areas are intended to encourage and facilitate a range of commercial and industrial activities in Keystone Planning District. As a major goal, the Planning District is focused on promoting economic development in order to attract new industries to locate within the municipalities, to create new employment opportunities, and to generate revenue for the municipalities to invest into their communities.

The Development Plan directs commercial and industrial enterprises to locate to appropriate locations, generally outside of settlement areas and along major transportation routes. Minimizing conflicts with other uses, particularly residential, while ensuring industries operate in an environmentally sound manner that does not put natural resources or human health at risk, are paramount. Economic Development Area is generally rural, located along highways or major provincial roads and are separate from settlement areas.

4.2.1 OBJECTIVES

- a) To enhance and promote opportunities for a diversity of activities of a commercial & industrial nature in rural areas to strengthen the Planning District's economic appeal and to maximize the employment opportunities for local residents while offering businesses the flexibility to respond to economic opportunities and changes.
- b) To attract and facilitate economic development activities that:
 - i. Directly serve resource-related activities;
 - ii. Process or store resource-related produce and products; and,
 - iii. Provide goods and services that serve or support resource-related activities.
- c) To encourage the relocation of existing industries which are not suitably located at the present time into appropriately designated Economic Development Areas in the KPD.
- d) To ensure that future commercial and industrial developments will be generally compatible with surrounding land uses, will be appropriately serviced with water, wastewater and transportation facilities, and will not create any unacceptable health or environmental risks.

4.2.2 GENERAL POLICIES

- a) Economic development activities of a commercial or industrial nature may be allowed in designated Economic Development Areas as illustrated on MAP TWO
- b) Economic development activities will be regulated by the Municipal Zoning By-laws to:
 - i. Distinguish between commercial and industrial land uses, therein articulating the appropriate and detailed land use regulations.
 - ii. Ensure the organization and siting of economic development activities fit with the adjoining and surrounding areas.
 - iii. Review subdivision design standards, access and servicing standards, also to be specified in development agreements.
- c) Economic developments will ideally be sited in clusters along one side of a provincial highway, provincial road, or municipal road. When frontage roads are necessary to control access to the provincial highway system, the proponent may be required to pay for and/or maintain any frontage road constructed to the provincial standard.

- d) Commercial developments with a more neighbourhood scale focus should be encouraged to locate as close to a Principal Settlement Areas as is safe, nuisance-free and practical in order to support the development of complete communities. However, such developments should be planned in such a manner that they do not impede the orderly expansion of communities.
- e) Any new developments must have legal and direct access to an all-weather municipal road or Provincial highway which is adequate to accommodate the level of traffic and the type of vehicles.
- f) When necessary, a preliminary traffic generation impact analysis, prepared by a qualified engineer, will be completed to the satisfaction of the authority having jurisdiction over the affected road(s). A more detailed traffic impact study may be required, if deemed necessary.
- g) Where more than one development is proposed, access will be located at a common access point.
- h) Any road and/or intersection modifications required as a result of the development shall be the responsibility of the developer.
- i) The rehabilitation and redevelopment of existing Economic Development sites should be promoted prior to the development of new areas. Proposals for re-designation to Economic Development Area should be considered based on land supply and demand.
- j) Any new developments must be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water, and should not be wasteful of land, at the discretion of the Board.
- k) Whenever necessary due to the nature of the activity, measures to mitigate groundwater contamination will be put into place.
- l) Economic Development Areas will be landscaped to the satisfaction of the approving authority and detailed in a development agreement.
- m) Whenever possible, new economic development activities will be directed away from prime agricultural land and be compatible with the surrounding agricultural area.
- n) Economic Development Areas shall have a low impact on nearby settlement areas.

4.2.3 COMMERCIAL DEVELOPMENT POLICIES

- a) Commercial development will be directed to the Economic Development Areas in compliance with the Municipal Zoning By-laws.
- b) The maintenance and expansion of existing commercial activities in Economic Development Areas will be encouraged.
- c) Commercial developments with extensive site requirements, such as outdoor storage, display, or parking requirements (i.e. large trucks), that may detract from the viability Principal Settlement Areas or Rural Settlement Area will be directed to locate within the Economic Development Area.
- d) Every effort should be made to cluster commercial activities in the vicinity of existing compatible uses and will be subject to the transportation policies of this plan.
- e) Development, which primarily serves the travelling public, should locate at planned locations with access to major roadways including Provincial roads and Provincial trunk highways. Direct access to the provincial highway system will be discouraged. Access should be via the municipal roads to the provincial road network.

4.2.4 INDUSTRIAL DEVELOPMENT POLICIES

- a) Industrial development will be directed to the Economic Development Areas in compliance with the Municipal Zoning By-laws.
- b) Industrial development should generally be located adjoining designated regional transportation system corridors and railway areas.
- c) Industrial uses which are incompatible or potentially incompatible with surrounding land uses and/or which pose a significant risk to public health and safety, due to the storage or processing of hazardous materials or requirements for heavy truck traffic, should be developed at suitable locations where they will be compatible with other uses and will not degrade natural resources or endanger public health and safety.
- d) Proposed development shall mitigate the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas through landscaping, fencing or other measures to minimize nuisance and visual impacts.
- e) Each Municipal Council may enter into tax, service and cost sharing agreements for Municipal infrastructure and industrial development commercial/industrial developments that require inter-Municipal co-operation and support to make the project viable.

4.3 PRINCIPAL SETTLEMENT AREA

The areas designated Principal Settlement Area are rural population centres within Keystone Planning District. They have more land use diversification than Rural Settlement Areas, can typically support higher density residential developments, and will be focal points for the development of more complete communities and town centres in Keystone Planning District. Principal Settlement Areas policies will apply to the following centres:

Chater: primarily residential with serviced water and wastewater. Chater provides piped water to Meadowbrook while receiving wastewater services in return.

Douglas: primarily residential with a school and potential for more commercial diversification.

Forrest: primarily residential with a school and serviced with wastewater and water infrastructure. It has potential for higher density residential and more commercial diversification.

Justice: primarily residential.

Meadowbrook Village: a mobile home development with water and wastewater services. Meadowbrook provides wastewater capacity to Chater while receiving piped water in return.

Sprucewoods: primarily residential community in close proximity to CFB Shilo with opportunities for more economic diversification.

4.3.1 OBJECTIVE

- a) To encourage the evolution of Principal Settlement Areas into more complete and self-sufficient communities while maintaining a rural character.
- b) To sustain and strengthen existing settlement areas by encouraging new development, revitalization, and renewal, while minimizing potential land use conflicts and ensuring compatibility with adjacent land uses.
- c) To encourage residential development and growth through efficient use of municipal servicing and land.
- d) To encourage the provision of a wide range of housing options, including seniors' housing and affordable housing opportunities.
- e) To encourage a range of small-scale commercial operations, and public institutional facilities and services to residents.
- f) To encourage community enhancements like parks, open spaces, recreation areas, and community services.

4.3.2 GENERAL POLICIES

- a) Proposed development should consider the health, safety and general welfare of the residents, and the viability and character of the Principal Settlement Areas.
- b) To ensure the orderly growth of Principal Settlement Areas, contiguous development shall be encouraged.
- c) Uses or activities should generally be located to be compatible with other existing or proposed uses.

- d) The subdivision of lands in Principal Settlement Areas may be considered provided the new lots conform to the policies herein and the requirements of the Municipal Zoning By-laws and other applicable regulations.
- e) The subdivision of land for the readjustment of parcel boundaries within Principal Settlement Areas may be considered provided the lots conform to the policies herein and the requirements of the Municipal Zoning By-laws and other applicable regulations.
- f) Flag shaped lots are generally discouraged within Principal Settlement Areas and shall be addressed at the time of subdivision on a case-by-case basis.
- g) Where municipal water or sewer services are provided, new developments should be required to connect to these services at the time of development.
- h) Where new municipal water or sewer services are provided, existing development should be required to connect to these systems within time frames established by Council.
- i) Where municipal water or sewer services are not available, development should be planned to be able to accommodate efficient and economical water and sewer services in the future.
- j) Lot sizes shall be governed by the limitations of existing sewer and water capacity and/or the capacity of the land to accommodate onsite services as follows:
 - i. Where no existing water or sewer services are available, lot sizes shall be a minimum of 2 acres unless the lot is to be serviced by a holding tank as the means of onsite wastewater management in accordance with *Onsite Wastewater Management Systems Regulation 83/2003*.
 - ii. Where water or sewer services are available, lot sizes should be smaller to provide for a higher density of development and efficient operation of services.
 - iii. In the case of commercial developments, lot sizes should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage, service, and buffer areas without being wasteful of land.
- k) Drainage for new development within Principal Settlement Areas will be designed and constructed to restrict surface water discharge to pre-development flows in accordance with applicable Municipal and Provincial regulations.
- l) Where feasible, it shall be the priority to develop vacant land or redevelop underutilized land within Principal Settlement Areas before approving Development Plan Amendments to expand the Principal Settlement Area.
- m) Infilling and revitalisation of existing built-up areas shall be encouraged to accommodate new development. Where suitable vacant land within the existing Principal Settlement Areas is not available, new development should be encouraged to locate adjacent to existing built-up areas where services, including roads, water and sewer, power lines and other services can be efficiently and economically expanded. New development adjacent to Principal Settlement Areas will require re-designation prior to subdivision.
- n) Development which has potential to generate significant vehicle traffic, including significant truck traffic, should locate in planned locations in proximity to major roadways, including Provincial roads and Provincial trunk highways and away from residential areas where the traffic would create incompatibilities with surrounding land uses, endanger public health or safety, or cause excessive wear and tear on road networks.
- o) Direct access to the Provincial highway system will be discouraged. Access should be via the municipal road system to the Provincial system.

- p) New development may require a preliminary traffic generation impact analysis, prepared by a qualified engineer, completed to the satisfaction of the authority having jurisdiction over the affected road(s). A more detailed traffic impact study may be required, if deemed necessary.
- q) Infill and new development will respect and reinforce the general physical patterns and character of neighbourhoods with respect to:
 - i. Patterns of street, blocks and lanes, parks and public building sites that provide good connections to the surrounding streets and open spaces.
 - ii. General size and configuration of lots.
 - iii. Heights, massing, scale and type of dwelling unit compatible with that permitted by the Municipal Zoning By-laws or nearby residential properties.
 - iv. Lot sizes and densities.
 - v. Setback of buildings.
 - vi. Continuation of special landscape or built form features that contribute to the unique character of the adjoining lands.
- r) The construction of energy and water efficient buildings shall be encouraged.
- s) A high-quality design aesthetic is encouraged for all development and new construction within Principal Settlement Areas. Council may adopt design guidelines in the future that will be used to assess and review development applications within Principal Settlement Areas.
- t) The use of universal design shall be encouraged throughout Principal Settlement Areas, particularly within public areas and spaces.
- u) Where larger parcels of undeveloped lands are considered for future community development, an overall concept plan should be prepared for the area in order to provide for well-planned neighbourhoods with a mixture of housing and open space and the efficient extension of sewer, water, roadway and land drainage services. The design of roadways, piped services, drainage and building lots should be integrated with existing roadways and services and should generally conform to recognized engineering and planning standards.
- v) Developers may be required as a condition of approval to enter into a development agreement with the municipality specifying the obligations of the developer to provide infrastructure installation and/or improvements, including but not limited to roadways, drainage, Municipal or onsite wastewater management systems, domestic water supply, and solid waste management services adequate to support the proposed uses.
- w) Provincial separation standards for incompatible uses such as sewage lagoons and waste disposal sites locating close to or within Principal Settlement Areas will be met or exceeded in the Municipal Zoning By-laws.
- x) Expansion and/or development of underdeveloped areas of existing Principal Settlement Areas should be directed away from prime agricultural land, livestock operations and other resource-related uses to avoid incompatibilities so that land is not prematurely taken out of production, or its use prematurely inhibited.

4.3.3 RESIDENTIAL DEVELOPMENT

- a) In general, all future residential subdivisions with lots 2 acres or smaller shall be directed to Principal Settlement Areas.

- b) A diverse range of housing types and tenures should be integrated into Principal Centre Areas to provide housing choices for all stages of life. This includes single-unit dwellings, two-unit dwellings or duplexes, townhouses and apartment style development including seniors housing.
- c) Specialized supportive housing such as nursing homes, senior citizens' homes, group homes and residential care facilities should be directed to Principal Settlement Centres Areas with existing servicing, or in areas where servicing can be extended easily and in a cost-effective manner.
- d) The re-use and rehabilitation of existing vacant buildings to maintain the character and heritage of Principal Centre Areas will be encouraged.
- e) Residential uses should be buffered from adjacent commercial or light industrial uses. Buffers may include fencing, landscaping, green space, or minimum building setbacks.
- f) Home occupations and businesses should generally be supported in Principal Settlement Areas subject to compliance with the Municipal Zoning By-laws.
- g) Secondary suites or the like should generally be supported within Principal Settlement Areas, subject to compliance with the Municipal Zoning By-laws.
- h) Development of multi-unit housing will be guided by the following design principles:
 - i. Locating multi-unit development to provide a transition between areas of different development intensity and scale by providing setbacks and buffers with single-family housing.
 - ii. Locating and massing multi-unit development to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable conditions for pedestrians on adjacent streets and public open spaces.
 - iii. Including sufficient off-street vehicle parking for residents and visitors.
 - iv. Connecting multi-family neighbourhoods to the surrounding community pedestrian and open space system.
 - v. Locating and screening service areas and garbage storage to minimize impact on adjacent streets and residences.

4.3.4 MOBILE HOME SUBDIVISIONS

Mobile home subdivisions are recognized as a unique type of residential development which requires special attention with regards to the configuration and landscaping of the lot, provisions for truck access, waste disposal systems, and special service connections. Mobile Home Subdivisions must adhere to the following:

- a) Mobile home subdivisions will be required to locate in specially zoned residential clusters in appropriate areas in Principal Settlement Areas, in accordance with the applicable Zoning By-laws.
- b) Individual mobile homes will be required to locate within mobile home subdivisions in accordance with the Zoning by-law.
- c) In the case of self-contained mobile home subdivision, appropriate standards will also be provided regarding the size, construction and paving requirements for internal roadways and parking areas, the provision of water, wastewater and storm drainage systems, the provision of buffers and recreational open space, school site dedication, and other facilities and amenities that Council may deem appropriate.

4.3.5 COMMERCIAL DEVELOPMENT

- a) A mix of locally oriented, small scale commercial developments with functions such as convenience stores and personal services, as opposed to city-wide or regional markets, should be directed to Principal Settlement Centres Areas.
- b) Commercial development will be regulated by the Municipal Zoning By-laws to:
 - i. Ensure the organization and siting of commercial development fits with the adjoining residential areas.
 - ii. Ensure land use compatibility with non-commercial land uses.
 - iii. Minimize commercial traffic infiltration into residential areas.
- c) The maintenance and expansion of existing commercial areas in Principal Settlement Areas will be encouraged.
- d) Where well-defined 'Main Street' corridors exist in Principal Settlement Areas, they shall be developed as mixed-use areas where commercial and multi-unit residential developments are considered appropriate uses that add diversity, help create a focus, and animate 'Main Streets'.
- e) Public amenities such as pedestrian sidewalks, ornamental lighting, street furniture and landscaping of commercial properties will be encouraged along 'Main Street' corridors. Off-street parking shall be minimized along or adjacent to these corridors.
- f) Where well-defined 'Main Street' corridors do not exist in Principal Settlement Areas, future commercial and mixed-use developments shall be directed to a corridor identified by Council as the desirable location for the evolution of a community main street.
- g) In general, commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (i.e., large trucks), shopping malls and shopping plazas, will be directed to locate in the Economic Development Areas. However, larger commercial developments may locate in a Principal Settlement Area if lands of a suitable size are available at an appropriate location that complements rather than detracts from the rural character of the Principal Settlement Area, at the discretion of Council.
- h) The development and servicing of new commercial areas on the periphery of Principal Centre Areas should only be undertaken if there are no existing serviced lands available that can accommodate projected demand. The servicing of new commercial areas should be done to minimize the costs of extending Municipal infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.

4.3.6 COMMUNITY AND INSTITUTIONAL DEVELOPMENT

- a) Institutional uses such as government, educational, residential, medical, religious, cultural and emergency services may be accommodated in Principal Centre Areas, subject to the compliance with the Municipal Zoning By-laws.
- b) Community and neighbourhood amenities will be developed in partnership with private developers, school divisions and community organizations to:
 - i. Provide lands for new schools, associated sports fields, and day care facilities, as required, to serve the community.
 - ii. Support programs and facilities provided by community centres to meet changes in the social, health and recreational needs.

- iii. Provide pedestrian, cycle, and recreational vehicle access points to parks and open space areas.
- iv. Connect parks and recreation facilities with schools and other community services.
- c) Development shall be evaluated with respect to potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.
- d) Future community servicing infrastructure such as a water treatment facility or wastewater lagoon, will be located in areas adequately distanced from residential areas and will be zoned appropriately in the Municipal By-law.

4.3.7 COMMUNITY GREENSPACE

- a) A network of parks and open spaces that allow for passive and active recreation opportunities are encouraged within Principal Settlement Areas.
- b) A network of pathways, trails and sidewalks are encouraged to be established to create active pedestrian connections. Council may request that this network be established as part of a development application, and this network should connect with existing active transportation infrastructure whenever possible.
- c) The use of landscaped buffers, sports fields and open spaces shall be considered as a means of protecting the physical environment and of separating non-compatible types of land uses.
- d) New development should include parks and open space areas or connect to existing park and open space areas whenever possible. Council may request land dedication or cash-in-lieu for public reserve purposes as part of a development application.
- e) A public reserve dedication may be required as a condition of subdivision approval. Where public reserve land intended for public recreation uses (e.g. park, trail, etc.) is proposed within a new subdivision, appropriate access to that reserve land shall be provided. In addition, efforts should be made to provide adequate access to existing public reserve land that is intended for public recreational uses.
- f) Environmentally sensitive practices such as xeriscaping will be encouraged in the development of parks and greenspaces. Non-chemical fertilizer and pesticide methods will be encouraged in the maintenance of parks and greenspaces.

4.4 RURAL SETTLEMENT AREA

The Rural Settlement Area is intended to provide for the development of rural residential uses while minimizing impacts to established economic activities such as agricultural, livestock operations and aggregate extraction. Non-agricultural residential uses supported by onsite water and wastewater systems will occur as much as possible in the Rural Settlement Area.

4.4.1 OBJECTIVES

- a) To ensure an adequate supply of rural residential land to promote population retention and to preserve the rural character and lifestyle appropriate to the area.
- b) To encourage rural residential clusters while minimizing scattered residential development.
- c) To ensure that Rural Settlement Areas do not detract from or interfere with the development of Principal Settlement Areas.
- d) To ensure that rural residential development does not interfere with resource-based economic activities, such as agriculture and aggregate extraction.
- e) To ensure new development occurs in such a manner so that adjoining land uses are compatible, and potential conflict between uses is minimised or avoided.

4.4.2 POLICIES

- a) Future rural residential development will be directed to designated Rural Settlement Areas.
- b) The minimum size of rural residential lots in Rural Settlement Areas will be 2 acres, and the maximum will be determined by the Municipal Zoning Bylaws, and should not be wasteful of land. 
- c) In general, infilling and clustering of rural residential development will be encouraged where practical and conflict with resource-based economic activities such as agriculture and aggregate extraction can be avoided.
- d) In general, the keeping of livestock will be permitted in Rural Settlement Areas subject to limitations established in the Municipal Zoning By-laws.
- e) Approval of subdivisions for rural residential development within Rural Settlement Areas will be based upon the following criteria:
 - i. The subject lands can be adequately protected from hazards associated with flooding, land erosion, bank instability and other natural hazards.
 - ii. The proposed lots can be provided with Municipal services (i.e. snow removal, fire protection, school bussing, etc.) with reasonable efficiency and cost to the municipality.
 - iii. The proposed lots have access to potable water.
 - iv. The proposed lots will have direct and legal access to an adequate all-weather road. Joint access may be permitted in some instances, and encouraged with respect to Provincial highways, and may require registration of a right-of-way agreement or declaration of right-of-way on the resulting titles.

- v. Lots must be located where it is possible to maintain mutual separation distances between individual residences and livestock operations based upon Provincial Land Use Policies, subject to approved variances if required.
 - vi. Subdivision design standards, access and servicing standards will be specified, as appropriate, in the Municipal Zoning By-laws and development agreements.
- f) In general, intensive residential development will be directed away from Rural Settlement Areas and to Principal Settlement Areas.
- g) In areas where riparian setbacks, wetlands, and/or flood hazard areas impact the buildable area of a site, a lot size of greater than two acres may be required as determined through the subdivision review process.
- h) Property owners and developers must be aware that the normal on-going operations of surrounding resource-based economic activities such as agricultural enterprises and aggregate extraction include noise, odour, dust and large vehicle traffic as part of the acceptable characteristics of rural life.
- i) Where an adequate number of suitable vacant lots exist in Rural Settlement Areas, no further subdivision of land should be allowed adjacent to it.
- j) Where suitable land in Rural Settlement Areas is available but remains vacant and undeveloped for a time deemed unreasonable by Council, property owners shall be encouraged to develop or sell to enable development, whichever is more economically feasible and desirable. Failing either of those options, the Rural Settlement Area designation will be reallocated to other suitable areas of Keystone Planning District to facilitate rural residential development.
- k) All sewage and other waste disposal shall comply with Provincial regulations and surface water quality shall be protected by adherence to Provincial guidelines.
- l) New development may require a preliminary traffic generation impact analysis, prepared by a qualified engineer, to be completed to the satisfaction of the authority having jurisdiction over the affected road(s). A more detailed traffic impact study may be required, if deemed necessary.

4.4.3 GRAND VALLEY

- a) Land use in the Grand Valley area will be guided by the area specific policies established in the *Grand Valley Secondary Plan*, which also deals with future infrastructure, transportation, environment, building standards and similar matters. All objectives and policies in the Grand Valley Secondary Plan shall conform with this development plan.

4.5 CONSERVATION AND RECREATION

Maintaining a contiguous network of natural areas and open spaces is necessary to providing adequate habitat diversity in order for ecosystems to thrive. This Development Plan seeks to balance the human uses of greenspaces with the natural functions they serve as habitat.

4.5.1 OBJECTIVES

- a) To help ensure that activities, programs or development that may occur within areas designated Conservation and Recreation on Map Two, occur in an ecologically sensitive manner and are of a conservation nature.
- b) To pursue the development of a continuous recreational corridor along the Assiniboine River and to establish shoreland reserve areas for the use and enjoyment of the general public.
- c) To designate undevelopable land as public reserve land for un-intensive recreational uses and open space.
- d) To encourage environmentally sensitive management practices in the development and maintenance of parks and greenspaces.
- e) To develop an interconnected snowmobile trail system throughout the Keystone Planning District, and where the opportunity presents itself, in partnership with neighbouring municipalities.
- f) To maintain and enhance existing wildlife habitat areas.

4.5.2 POLICIES

- a) Rural Conservation and Recreation Areas will be reserved for low impact and passive uses and shall remain for the most part in its natural form. Some recreational development may be considered on these lands that are deemed suitable and would complement the natural features of the area. More intensive recreational uses may be accommodated through rezoning of appropriate Conservation and Recreation Areas.
- b) Passive uses in Rural Conservation and Recreation Areas will not be subject to the setback distance from livestock operations. However, future structures developed in the area shall be subject to a quarter mile setback distance to a livestock operation.
- c) When opportunities arise along the Assiniboine River corridor, the establishment of special purpose easements by the respective municipal corporation may be considered for purposes such as hiking trails and cross-country ski trails, and ancillary commercial uses.
- d) Where lands adjacent to the Assiniboine River and Little Souris River are being subdivided, consideration should be given to the dedication of public reserve lands adjacent to this waterway in accordance with the provisions of *The Planning Act*. Where an area has been identified which is subject to flooding, the dedicated area should include the flood prone area.
- e) Where a parcel of land is being subdivided for development, and contains an area(s) which, in the opinion of Council, is unsuitable for development by reason of it being a marsh, gully, ravine, natural drainage course, or otherwise unsuitable due to its topography or subsurface conditions, this area(s) may be required to be dedicated as public reserve in accordance with the provisions of *The Planning Act*.

- f) New development may require a preliminary traffic generation impact analysis, prepared by a qualified engineer, completed to the satisfaction of the authority having jurisdiction over the affected road(s). A more detailed traffic impact study may be required, if deemed necessary.

5. GENERAL POLICIES

The following Policies Areas apply to all land use designations within Keystone Planning District.

5.1 INTER-GOVERNMENTAL RELATIONS

Keystone Planning District is committed to positive relations with neighbouring municipalities and First Nations. A collaborative approach to planning will be a benefit to all communities in terms of prosperity, economics, service delivery, health and well-being, and a greater diversity of options for residents and businesses.

While Keystone Planning District will strive for constructive and mutually beneficial relationships, the Planning District is primarily working towards achieving the best outcomes for its residents and ratepayers.

Keystone Planning District will accomplish this by:

- a) Advocating for the development of intermunicipal development plans or policies to guide land use and development within fringe areas.
- b) Providing opportunities to engage in joint planning initiatives within fringe areas surrounding the City of Brandon.
- c) Facilitating discussions among adjacent rural municipalities on issues regarding regional servicing, border land use patterns, and other items of mutual interest.
- d) Maintaining and enhancing lines of communication among adjoining municipalities to resolve conflicts and identify opportunities for collaboration.

5.1.1 JOINT PLANNING COMMITTEE

As Manitoba's second largest city and important regional hub, the City of Brandon plays a fundamental role in the lives of Keystone Planning District residents. A constructive and mutually beneficial relationship with the City of Brandon is desired by the Planning District Board.

The Keystone Planning District and the City of Brandon will establish an Inter-Municipal Committee (IMC) and will meet at least once per quarter in a calendar year.

The intention of the committee is generally the following:

- a) Promote cooperation
- b) Resolve potential conflicts
- c) Provide a forum for intermunicipal discussions related to:
 - land use
 - development
 - projects
 - policies.

5.1.2 NEIGHBOURING RURAL MUNICIPALITIES

- a) Opportunities for intermunicipal dialogue and cooperation in areas of mutual interest shall be supported by Keystone Planning District.
- b) Collaborative land use planning and coordination or sharing of services and initiatives that provide benefits to several partner communities generally lead to more cost efficient and higher quality service delivery. To this end, Keystone Planning District will work toward incorporating other municipalities to its membership.

5.1.3 FIRST NATIONS

- a) Keystone Planning District will seek to establish an ongoing open dialogue with First Nations that have a land interest in the Planning District to ensure mutual respect and understanding, and to potentially lead to cooperation and coordination in areas of land use planning and development. Service sharing agreements may be considered to help facilitate safe and efficient developments on reserve lands.
- b) When development is considered in the vicinity of First Nation's land, whether reserve land or fee simple, Keystone Planning District will encourage coordination and cooperation with First Nation communities.

5.2 FRINGE AREA POLICIES

5.2.1 THE FRINGE AREA

The Fringe Area identifies land within Keystone Planning District that is within 800 metres of the City of Brandon and land within City of Brandon that is within 400 metres of Keystone Planning District (see map #). The intent of this distance is not to be precise, but to ensure all parties are involved when there is development that affects an adjacent municipality. The Keystone Planning District acknowledges that lands near the City of Brandon are subject to the City of Brandon Growth Strategy, identifying these lands as long-term Urban Expansion Areas, and therefore the Fringe Area is deeper to coincide with these Urban Expansion Areas.

5.2.2 CONTEXT

The Keystone Planning District and the City of Brandon are characterized by different lifestyles, population densities, rates of taxation, and levels of service. The City of Brandon is a regional employment centre with a full range of municipal services, mixed-use neighbourhoods, and major institutions (Brandon University, Prairie Mountain Health). Keystone Planning District provides opportunities for low-density rural living with limited municipal services in an agricultural landscape. Residents of each planning area enjoy the benefits of proximity to the other but choose where to live based on preferred lifestyle and a range of other factors. While there may be pressure for either semi-urban or semi-rural development patterns within the Fringe Area, there should be clear differentiation between urban and rural development between the two planning areas.

Despite important differences between the Keystone Planning District and the City of Brandon, both planning areas have an interest in protecting valuable infrastructure, promoting the health of rivers, lakes and streams, ensuring access to a safe water supply, investing in the local and regional economy, and managing continued growth of all affected municipalities.

5.2.3 INTENT

The Fringe Area is intended to protect both the Planning District and the City of Brandon from the impact of disorderly development in this area. The successful implementation of this development plan within the Fringe Area requires cooperation and long-term vision. As growth occurs near the boundary between the Keystone Planning District and the City of Brandon – both inside the RMs of Elton and Cornwallis and City of Brandon - development should occur in an orderly manner and to the mutual benefit of both planning areas. Orderly development includes reducing rural development in areas identified as Urban Expansion Areas in the City of Brandon Growth Strategy. Certain types of urban development should likewise not occur adjacent to lands designated for agricultural use to prevent land-use conflicts across the municipal boundary.

Cooperation in the Fringe Area can provide a forum for discussions of regional interest, like collaborative land use planning and coordination of services and infrastructure that benefit both planning areas and the region. The KPD Development Plan provides policies to encourage a cooperative approach to development management.

5.2.4 OBJECTIVES

The following objectives will guide development in the Fringe Area:

1. Development in the Fringe Area should make efficient use of land, resources and infrastructure.
2. Growth and development in the Keystone Planning District should not impede the orderly growth of the City of Brandon, as described in the Development Plan, City of Brandon Growth Strategy, and successive growth plans.
3. Opportunities for economic development in the Fringe Area should continue to be given consideration.
4. Dialogue between the Keystone Planning District and the City of Brandon is encouraged through joint committee meetings to achieve sustainable growth and to nurture a broad, coordinated and inclusive approach to responding to opportunities and challenges with an aim to improve the region's competitive position within the Province.

5.2.5 POLICIES

In addition to the policies for underlying land use area designations, the following policies will guide development in this area:

1. Both the Keystone Planning District and the City of Brandon shall notify and consult with each other on any future rural residential development within the Fringe Area, including farm related subdivision and isolated rural residential lots, but excluding existing Rural Residential Areas at the time of the adoption of this By-law
2. Residential development should be encouraged within the Fringe Area only where it is feasible to provide full municipal services subject to a servicing agreement with the City of Brandon
3. Both the Keystone Planning District and the City of Brandon shall be required to notify and to consult with each other for all new development within the Fringe Area
4. Urban development, characterized by small multi-lot development with full municipal services within the Fringe Area should generally be directed to City of Brandon
5. Rural development, characterized by large, single lot development with on-site wastewater should generally be directed within the Keystone Planning District and outside of the Fringe Area.
6. Where large-lot development is proposed in the Fringe Area outside of City of Brandon:
 - a. Site layout and built form standards should enable eventual transition to an urban development standard
 - b. services, costs and tax sharing agreement(s) should be put in place through a servicing agreement to enable efficient use of existing infrastructure
7. Prior to any development or redesignation of land within the Fringe Area that is deemed to significantly increase traffic or alter traffic use on the municipal roads in either planning area, the Keystone Planning District and the City of Brandon may recommend a Traffic Impact Study (TIS)

completed by a qualified professional engineer to identify potential infrastructure upgrade needs

- c. Where new development is deemed by the TIS to require road infrastructure upgrades, a cost sharing agreement may be required
8. Where a large-scale development is proposed within the Fringe Area, the Keystone Planning District or the City of Brandon may recommend a secondary plan be prepared by the proponent and adopted by the appropriate planning area prior to a zoning by-law amendment or subdivision application enabling the first of such development after the adoption of this By-law.
9. Any conflicts or disagreements between the Keystone Planning District and the City of Brandon should be brought to the attention of the joint committee.

5.3 AGGREGATE

Aggregate extraction is an important industry in Keystone Planning District with regional significance because of the high-quality aggregate deposits located in the Planning District, predominantly in the RM of Cornwallis. Aggregate is a strategic and highly valuable non-renewable resource essential to a wide range of economic development and infrastructural applications. However, aggregate extraction activities present significant challenges to surrounding areas.

While the aggregate industry should be protected, aggregate extraction shall be undertaken and managed in a manner compatible with adjacent land uses and the environment. The issues related to aggregate extraction that shall be considered include groundwater protection, wildlife and habitat protection, aesthetics, and rehabilitation of extraction sites.

5.3.1 OBJECTIVES

- a) To allow for the orderly extraction and optimum use of medium and high-quality aggregate to provide for local and regional needs while at the same time minimizing potential environmental, social and land use impacts.
- b) To promote environmentally sound exploration and development of mineral resources.
- c) To protect aggregate resources from incompatible uses until such time as they have been extracted.
- d) To minimize potential land use conflicts and adequately buffer existing residential, commercial, institutional and recreational uses and wildlife habitats, that are sensitive to the inherent characteristics of aggregate extraction.
- e) To ensure aggregate extraction and processing plans are adopted and implemented by the aggregate extraction industry and include strategies to mitigate and minimize unreasonable social impacts on area residents from extraction operations.
- f) To ensure aggregate operators make financial contributions towards the upkeep of designated haul routes.
- g) To ensure that any additional expenditures required for the maintenance and/or upgrades of municipal infrastructure resulting from aggregate extraction activities in Keystone Planning District municipalities are covered by the industry.
- h) To rehabilitate, in accordance with applicable provincial government regulations, lands disturbed by mineral exploration, development and production to a condition that is environmentally safe, stable and compatible with adjoining lands.
- i) To protect groundwater resources.

5.3.2 POLICIES

- a) Areas identified by the Province of Manitoba as having medium- or high-quality aggregate or mineral deposits shall be protected from incompatible or potentially incompatible land uses that would restrict exploration and development. Surface uses may be restricted to non-intensive agriculture (e.g. livestock grazing, cropping, forestry), temporary uses or other uses that will permit access to the resources.
- b) Existing aggregate or mineral operations shall be protected from incompatible and potentially incompatible land uses.

- c) To ensure an orderly approach to mineral extraction, where appropriate, individual resource operators shall deplete current operations before starting a new operation.
- d) Aggregate and mineral extraction shall be listed as a conditional use in the appropriate zones of the Municipal Zoning By-laws. Agreements may be established between the municipality and aggregate extraction operators to cost share the maintenance and upgrading of municipal infrastructure and may be required as a condition for approving an application.
- e) Minimum setback regulations shall be established in the Municipal Zoning By-laws for extraction operations and adjacent land uses.
- f) Mineral extraction shall be subject to the provisions of Municipal By-laws, *The Planning Act* and *The Mines and Minerals Act*.
- g) A development permit under *The Planning Act* shall be required for commercial extraction operations.
- h) Prior to issuing any development permits for aggregate related developments, a municipality will consult with the appropriate provincial government authorities to ensure consistency in approaches with respect to critical areas of concern such as soil pollution groundwater protection and the use of rights-of-way.
- i) The Municipal Zoning Bylaws shall set out the requirements for quarrying and gravel pit operations, including, but not limited to, applicable licensing, transport and development application submission requirements.
- j) Lands disturbed by aggregate extraction, exploration or development activities shall be rehabilitated by the development proponent in accordance with provincial government legislation to a condition that is environmentally safe, stable and compatible with adjoining lands.

5.4 ECONOMIC AND DEVELOPMENT POLICIES

5.4.1 INFRASTRUCTURAL INVESTMENT

- a) Future residential and economic development within KPD, particularly in designated settlement areas, will be dependent on the availability of infrastructure of servicing. Co-operative and inter-Municipal servicing and infrastructural investment initiatives will be encouraged, including possible revenue sharing agreements to equitably share cost and benefits of existing and future development in KPD.
- b) Cost-sharing initiatives with private developers may also be explored in order to develop needed infrastructure, including municipal road rehabilitation or upgrading to facilitate development.
- c) When economically feasible and water resources allow, piped water services provided by the Whitehead Elton Regional Water Co-op should consider extension to areas of Grand Valley in the RM of Cornwallis.
- d) Municipalities may partner with the provincial agency responsible for water services to ensure safe water distribution and wastewater treatment services are available in designated Principal Settlement or Economic Development Areas.
- e) Wastewater lagoon and water treatment development or expansion feasibility studies should be undertaken to facilitate residential and economic growth in Principal Settlement Centre and Economic Development Areas.
- f) Infrastructure planning may include decommissioning or realigning infrastructure in areas experiencing protracted population decline.
- g) An Asset Management Plan and Policy can provide the framework to prioritizing infrastructure investments. Consistency between local capital improvements and regional infrastructure priorities will be encouraged.

5.4.2 ECONOMIC INVESTMENT AND DIVERSIFICATION

- a) Activities that diversify the economy to provide more local or area employment and business opportunities as well as increase the tax base will be supported.
- b) Joint investment and tax-sharing agreements to stimulate development may be pursued by The Planning Board and Municipal Councils.
- c) An Investment Readiness Analysis may be undertaken to determine the economic and infrastructural readiness of Keystone Planning District and identify administrative and infrastructural gaps and outline strategies.
- d) Keystone Planning District should explore establishing an Economic Development Corporation or the like to act as a single-point-of-entry for industry expressing interest in expanding or locating their operations in the Planning District. Such an entity would coordinate and focus on property, planning and development for economic growth.
- e) With the presence of natural assets such as the Brandon Hills and the Assiniboine and Little Souris Rivers, as well as attractions like campgrounds, golf courses and winter trails, Keystone Planning District and Municipal Council has the opportunity to serve the demand for recreation experiences and properties.
- f) 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

and Municipalities 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.

5.5 NATURAL AREAS, HABITATS AND RESOURCES POLICIES

The Keystone Planning District is home to a diversity of notable natural features and resources. Apart from the rich aggregate deposits covered in Section 5.1, some of the defining natural features in the KPD include the Assiniboine River, the Assiniboine-Delta Aquifer that provides drinking water for many area residents, important wildlife habitats, animals and plants, as well as the sensitive Brandon Hills and Assiniboine Corridor Wildlife Management Areas. Ensuring the protective, low-impact and sustainable use of KPD's natural resources will ensure they remain undamaged and available for use and enjoyment by future generations.

5.5.1 ENVIRONMENTAL CONSERVATION

- a) A strong community and a high quality of life will be supported by ensuring proposals, including public and private development activities and changes to the built environment will protect and improve the environment and natural ecosystems by:
 - i. Minimizing air, soil and water pollution.
 - ii. Mitigating contaminated sites.
 - iii. Mitigating unacceptable effects of noise.
 - iv. Minimizing the release and proliferation of invasive species and mitigating their impacts.
- b) Significant habitat areas, such as the Wildlife Management Areas, shall be protected to provide for the management, conservation, and enhancement of wildlife resources in KPD.
- c) Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
 - i. Rare or endangered flora and fauna have received Provincial and federal designation and protection under *The Endangered Species Act and The Species at Risk Act*.
 - ii. Lands have received Provincial designation and protection under the Protected Areas Initiative.
 - iii. Lands have been identified as a wildlife management area, a provincial park, provincial forest, national park, ecological reserve, or wildlife refuge, where applicable.
 - iv. Private lands have been voluntarily protected by landowners under *The Conservation Agreements Act*.
- d) Rural developments will be maintained in harmony with the environment by ensuring that natural areas are preserved as integral components of a quality rural environment.
- e) The identification and protection of wetlands, natural areas and wildlife and fisheries habitats will be encouraged.

- f) 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.
- g) Resource-related uses, including quarrying, mining, forestry, fishing, hunting, trapping, outdoor recreation, eco-tourism, research and educational facilities, spiritual and cultural facilities, conservancy areas, native hay and grazing, and hydro, solar and wind energy, will be allowed in natural areas, subject to regulations included in the Municipal Zoning By-laws,
- h) Where privately initiated habitat conservation land leases or land transfers are proposed, the applicable Provincial authority will be encouraged to consult with the Planning District prior to approving the designation of a private habitat conservation area.
- i) All Planning District municipalities are part of the Central Assiniboine Watershed District and co-ordination of development activities will be encouraged.
- j) The fragmentation of critical and significant wildlife habitats should be avoided whenever possible, and the establishment and protection of wildlife corridors is to be supported. Development that results in the fragmentation of these habitats should be minimized and suitably mitigated.
- k) The protection of ecologically significant areas on private lands through the use of tools such as conservation easements and land dedication will be encouraged.
- l) Proposed natural and recreational development shall not unduly restrict the access to and the use of natural resources such as rivers, lakes and streams.
- m) Proposed natural and recreational developments will be encouraged to balance the scale and intensity of an intended use with the capability of the land base to support the proposed use in a sustainable manner.
- n) Existing tree cover and woodland lots should be retained in order to maintain the natural appeal and character of the area and be developed in a manner which conserves, to the extent possible, wildlife habitat, particularly in areas adjacent to wildlife management areas or other sensitive ecological areas.
- o) Minor land clearing may be permitted to allow for the development of a building site.
- p) Clearing of land, including for agricultural uses, shall require drainage improvements including a drainage plan and/or Water Rights License. The applicable Provincial authority shall be consulted to determine if drainage improvements are required.

5.5.2 WATER QUALITY PROTECTION

- a) 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. For policies on development near flood-prone areas, see section 5.7.2.
- b) Any proposed development adjacent to fisheries habitats, spawning sites and fish nursery areas shall conform to the following development criteria:
 - i. Measures shall be put in place to limit nutrient and sediment inflow.
 - ii. The construction of dykes is preferred to channel deepening and straightening.
 - iii. Lands shall not be cleared, cultivated or developed within 30 meters of the water's edge of creeks, streams and lakes.

- iv. Organic loading or siltation from agricultural run-off shall be prohibited.
 - v. The development proposal shall be circulated to the applicable Provincial authority for review and comment, prior to commencement of any construction or land altering activity.
- c) The Planning District Board may prohibit activities which may pollute surface or groundwater, and will require the developer to manage potential contaminants to the greatest extent possible by:
- i. Providing suitable separation distances and/or containment systems between developments and waterways.
 - ii. Implementing management plans to address runoff of sediments and/or contaminants into storm water drains and other drainage infrastructure.
- d) Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas. Where this is not feasible or practical, development or activities which could cause pollution may be considered in groundwater sensitivity areas provided that it can be proven by adequate engineering or hydro-geological investigations that the proposed activity will not cause pollution of the groundwater supply.
- e) Livestock operations, waste management and industrial/commercial development which may impact water quality will have adequate separation distances from community and natural water resources.
- f) New wells shall be developed so as to not negatively impact aquifers and to comply with all provincial regulations. Any well to be abandoned shall be capped and sealed in compliance with applicable provincial standards and regulations

5.5.3 SHORELAND PROTECTION

- a) 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 and applicable watershed district for review.
- b) In order to ensure the protection, retention and, where required, the rehabilitation of riparian areas, the following setbacks shall be applied in respect of development:
- i. 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.
 - ii. 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.
 - iii. A minimum setback of 100 metres (328.1 feet) undisturbed native vegetation area upslope from the normal high-water mark for the Assiniboine River.
- c) 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.
- d) Proposed new development must ensure compliance with all provincial regulations for wetlands and riparian buffer areas. Where new development is proposed on or near to wetlands of Class 3 to 5 (seasonal to permanent) the Planning District Board shall seek provincial input.

5.5.4 REMOVAL OF TOPSOIL

- a) The removal of topsoil or other organic surface material on land designated for agricultural use shall not be permitted unless approval has been granted by the Planning District Board. The Planning District Board shall consult with the Province of Manitoba prior to making a decision.
- b) Topsoil that is removed to gain access to aggregate or quarry minerals shall remain on the property and be replaced upon remediation. On prime agricultural land, rehabilitation of the site shall be required to restore soils to the same average soil quality for agriculture as the surrounding lands.
- c) Removal of peat moss on Crown land is subject to Provincial licensing and permits. The Province shall be consulted prior to the harvesting of any peat moss to ensure Provincial requirements are met.
- d) The policies in this section are not intended to restrict excavation for the purposes of drainage ditches, dikes, road construction, building sites or similar works.

5.5.5 ANIMAL KEEPING

- a) Animal keeping outside of Agricultural Areas will be listed as a conditional use within the Municipal Zoning By-laws and shall be subject to the following policies:
 - i. The total number of animals is measured as less than 10 animal units.
 - ii. Hobby farms, including recreational enterprises such as riding stables, require a land holding of not less than 4 acres, with the total land areas being equal to 1 acre per 1.0 animal unit to a maximum of 9 animal units.
 - iii. The keeping of animals for hobby farm purposes must adhere to all local, Provincial and federal health, agriculture, and environmental regulations in addition to the standards set forth in the Municipal Zoning By-laws.

5.5.6 OUTDOOR RECREATION

- a) Existing outdoor recreational uses and areas shall be protected from incompatible or potentially incompatible lands uses which may threaten their integrity.
- b) Proposed recreational development shall not unduly restrict the access to and the use of natural resources. Public access to natural areas will be encouraged where feasible.
- c) Recreation areas will ensure the protection of natural resources and adjacent uses by ensuring that new developments are compatible with existing uses and that that the development does not exceed the lands capability to support such activities nor threaten the ecological integrity or sustainability of the area.
- d) Recreational uses shall be located at sufficient distance from livestock operations, economic development areas, aggregate resources, and waste disposal areas. Intensive recreational uses will be directed the appropriate designated area.
- e) Recreational trail systems should not conflict with agricultural operations or private properties.

5.5.7 HERITAGE RESOURCES

- a) The identification of heritage resources should be encouraged within the Planning District.

- b) Municipal governments may legally protect sites and structure of heritage significance utilizing provisions of the *Heritage Resources Act*.
- c) Heritage resources should be protected where:
 - i. Buildings or landscapes have received Municipal and/or Provincial heritage designation.
 - ii. Building or landscapes are in the process of receiving or are being considered for Municipal and/or Provincial heritage designation.
 - iii. Buildings or landscapes have been developed and operate as heritage sites.
- d) Municipalities may utilize provisions of *The Heritage Resources Act* to establish and seek the advice of a Municipal advisory committee or designate an existing local historical society, museum, archaeological or other heritage group to recommend on the identification, commemoration, and protection of heritage resources.
- e) Heritage resources shall be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation where buildings or landscapes have received or are in the process of receiving Municipal or Provincial heritage designation.
- f) The Planning District may also protect heritage resources through the use of other Provincial legislation to prevent damage or destruction of heritage resources, by implementing planning and monitoring procedures such as controlling demolition, issuing permits, reviewing development proposals, and/or implementing design-regulation by-laws.
- g) Any proposed development that may impact buildings or sites of historic value will be forwarded to the Historic Resources Branch for review and comment.

5.6 UTILITIES AND SERVICES POLICIES

Utilities and services represent a significant public and private investment essential for the proper functioning of developed areas of Keystone Planning District. While many areas of KPD source their own water from an onsite well and manage their own wastewater with either a holding tank or septic field, water and wastewater services are provided throughout the RM of Elton and in Chater in the RM of Cornwallis. Other important services include hydro electricity, natural gas, as well as telephone, cellular and internet services.

5.6.1 UTILITIES

- a) Infrastructure investments to support development should be strategic, efficient and sustainable. Life-cycle costing, cost-benefit analysis, capital planning, public health and safety and environmental impacts may be required to substantiate infrastructure extension.
- b) No new or expanded development including proposed subdivisions shall be approved unless there are facilities and the capacity in place to adequately manage the waste (i.e. solid, liquid, septage, etc.) that will be generated.
- c) Essential activities of government and public and private utilities shall be permitted in any land use designation, subject to the requirements of the Municipal Zoning By-laws. Such uses shall be located and developed in a manner which will minimize any incompatibility with neighbouring land uses. Special consideration will be given to reviewing site requirements associated with such uses as communications towers and maintenance compounds to ensure they will not have adverse impacts on adjacent lands.
- d) Existing public and private utilities shall be protected from incompatible or potentially incompatible land uses which may negatively affect their operation.
- e) Co-operation will be encouraged with Manitoba Hydro, Bell MTS, Shaw, Centra Gas and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.
- f) The design and construction of roadways, utilities and other services shall be coordinated among the various transportation departments, utility providers, service departments, and, where applicable, neighbouring municipalities.

5.6.2 WATER AND WASTEWATER

- a) New rural developments shall be required to have access to an adequate supply of potable water.
- b) Onsite wastewater management systems, including septic fields, must meet the requirements of the *Onsite Wastewater Management Systems Regulation (MR 83/2003)* pursuant to *The Environment Act*.
- c) New developments within Principal Settlement Areas shall be required to connect to Municipal water and/or sewage systems where available. Costs to upgrade and/or extend services will be borne by the developer.
- d) To ensure new municipal water and/or wastewater services are incorporated in existing settlement areas in a cost effective and efficient manner, a water and/or wastewater management plan shall be prepared by a qualified professional. This servicing management plan should:
 - i. Identify the type of service proposed and its capacity.

- ii. Identify where the services are planned to be located.
 - iii. Identify areas that will not be serviced (If any and provide reasons).
 - iv. Locate the areas and timing of any phases in development.
 - v. Indicate the cost-estimate and approach to implementing the services
 - vi. Indicate how the cost of infrastructure and servicing will be recovered, either through service fees, special levy, development agreements or otherwise.
- e) 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.
 - f) Where a wet industry will be directing industrial wastewater to a municipal wastewater treatment facility, an industrial use agreement will be established between the municipality and the industry owner.
 - g) 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.
 - h) In order to minimize human exposure to the undesirable effects of such uses as sewage lagoons and waste disposal sites, development in the vicinity of these facilities should be limited to developments which would not be adversely affected by these facilities.
 - i) Service sharing agreements between the Planning District municipalities and with neighbouring municipalities shall be expanded where feasible and mutually beneficial, particularly in regard to wastewater and water supply.

5.6.3 STORM AND DRAINAGE

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

5.6.4 SOLID WASTE MANAGEMENT AND RECYCLING

- a) Reasonable efforts should be made to extend the life of existing landfill sites and sustainable waste management practices should be encouraged.

- b) Efficient and environmentally sound methods of waste management shall be pursued, including reduction, reuse, recycling and recovery of waste materials. Composting of vegetable and yard waste will be encouraged in a manner that minimizes odour, rodent and pest problems.

5.6.5 ENERGY PRODUCTION

- a) The establishment and use of renewable energy resources shall be done in a manner that future residents can enjoy the same quality of life as present-day residents. This includes the adoption of new technologies that complement lifestyles and do not pose any hazards or risks.
- b) Wind turbines shall not be located in a manner that would inhibit the expansion of Principal Settlement Centres and shall be of an acceptable distance from existing and future developing areas to ensure compatibility. Wind turbines shall be established as conditional uses and provisions shall be made in the zoning by-laws to safely situate wind turbines.
- c) The development and use of other on-site alternative energy technologies (such as solar panels, green roofs, geo-thermal systems, etc.) that reduce the reliance on non-renewable energy sources shall occur in a manner that does not negatively impact adjacent uses or development. Further site-specific provisions will be established in the municipal zoning by-laws.

5.7 TRANSPORTATION POLICIES

5.7.1 TRANSPORTATION NETWORK

- a) The Planning District will integrate land-use planning with the protection of key transportation corridors and related Provincial roadways to ensure a convenient, efficient and economical road transportation system to enable the movement of people and goods. The nature and location of development shall take into account the availability of suitable transportation facilities and shall be sensitive to the constraints imposed by the safe and efficient operation of transportation facilities.
- b) Where a local traffic authority has control over roadways, access to new development adjacent to such roadways will be subject to approval by that traffic authority. Local road networks should be planned and designed economically to service both existing and future development. Council may designate certain roadways as truck routes to limit deterioration of the local road system and to minimise safety problems and nuisance factors within communities.
- c) To ensure compatibility between development and the transportation network and to minimize potential conflicts, development shall be restricted where negative impacts of being located in the vicinity of a major transportation facility cannot be reasonably mitigated. Negative impacts may include, but are not limited to noise, dust, the potential exposure to the hazardous nature of goods associated with transportation facilities.
- d) Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways (e.g., residential uses) should be encouraged to locate where there is adequate separation from these corridors and/or incorporate mitigative measures to minimise adverse impacts.
- e) Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances should be approved by the municipality.
- f) New developments shall have direct access to an all-weather public roadway.
- g) New proposed developments or lots shall have frontage along, and direct access to, an all-weather municipal road or Provincial highway where appropriate.
- h) New multi-lot subdivisions with a proposed public road should have two points of access/egress to facilitate safe traffic circulation and allow for adequate emergency access as recommended by the Subdivision Regulation (MR 137/2006).
- i) The use of flag-shaped lots and private roads or shared driveways in subdivision design should be limited to ensure direct access to public roads, civic addressing standards are maintained, emergency service liabilities are limited, and potential conflicts regarding access are avoided.
- j) New public roadways created through the subdivision process, along with related infrastructure (e.g. streetlights, traffic control devices, etc.), shall be planned and designed to service both existing and future requirements and in accordance with applicable municipal standards. The construction of roadways and associated infrastructure will be subject to a development agreement between the municipality and the developer in accordance with the provisions of The Planning Act. Development costs shall be borne by the developer.
- k) The Planning District shall promote land use patterns, development standards and transportation network designs that encourage multi-modal transportation options. Desirable practices that ensure safe, convenient, and attractive walking and bicycling routes to schools,

community recreation facilities, parks, and commercial areas, with dedicated bicycle parking in appropriate areas, will be encouraged.

- l) Active transportation facilities, including public trails, should be physically separate from the travelled lanes of Provincial highways and not incorporate pedestrian crossings on highways.

5.7.2 BRANDON AIRPORT VICINITY

- a) 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.
- b) Within 3.2 km (two miles) of the airport along the flight path, uses that attract significant concentrations of birds, for example, managed or supplemental habitats such as feeding stations, waterfowl refuges or designated game or mammal refuges, or residential development should not be permitted.
- c) Development and land use changes in the vicinity of the Brandon Airport will consider the Brandon Airport Master Plan and comply with all Federal regulations. Understanding the potential for future evolution of the Brandon Airport, KPD will work with the City of Brandon to accommodate passenger services and support the establishment of commercial related uses and industrial uses in appropriate areas in a manner that is deemed mutually beneficial to the Keystone Planning District, the City and the Airport.
- d) The Planning District shall explore opportunities for service sharing between the Whitehead Elton Regional Water Co-op Inc. (WERWC) and the City of Brandon in regard to the Brandon Airport.

5.7.3 RAILWAYS

- a) Development that would require new crossings over rail lines shall generally be discouraged. When residential development is proposed for land near the railway, Council may require the developer to allocate a portion of land as a public reserve to provide a buffer between the residences and the railway.
- b) New development on lands adjacent to existing active rail corridors in the municipality should conform to the minimum setbacks required by applicable Provincial or Federal authorities and taking into consideration the Federation of Canadian Municipalities Rail Association of Canada (FCM RAC) guidelines.

5.7.4 HIGHWAY PROTECTION

- a) To ensure the efficient and safe functioning of highways under Provincial jurisdiction, and to limit development that may adversely affect the capability of a Provincial highway to move traffic safely and efficiently, access to Provincial Roads (PRs) and Provincial Trunk Highways (PTHs) shall be managed by:
 - i. Collaborating with the provincial department responsible for highways to develop Access Management strategies and secure the necessary permit(s) for new, modified, or relocated access, or to intensify the use of an existing access, to a provincial highway.
 - ii. Ensure new developments are consistent with approved Access Management Plans.

- iii. Encouraging developments to have internal road networks with limited access to PRs and PTHs.
- b) In areas where new development is proposed within close proximity to a Provincial highway, the following shall apply:
- i. Land use and land development proposals should be of a type that is compatible with the function of the highway. Proposed developments that may have a detrimental impact on safety and/or the efficient operation of the Provincial highway system shall not be permitted unless mitigation measures suitable to the Province of Manitoba are incorporated.
 - ii. Access points to the Provincial highway system will be consolidated in collaboration with the Province on the location, design and implementation of controlled intersections, where warranted, through development of an Access Management Strategy.
 - iii. Rights-of way in new developments may be required to accommodate future municipal roadway or Provincial highway widening and/or extensions.
 - iv. The clustering of uses, such as commercial developments, and the establishment of an internal road system should be encouraged in order to reduce the use of frontage roads when planning new areas of development.
 - v. Where developments border one side of a major transportation corridor or facility such as a highway or rail line, any new development shall be directed to the same side of a corridor to maintain maximum safety conditions by eliminating unnecessary cross corridor movements.
 - vi. Where necessary to eliminate direct connections, new development along a highway shall use an internal road system for access/egress which connects to a municipal road system where possible. The cost of the internal road system may be the responsibility of the developer.
 - vii. The cost of any access and/or intersection improvements and/or traffic controls identified in a traffic impact study as a result of the proposed development shall be the responsibility of the developer and will be implemented to the satisfaction of the affected municipality and the authority having jurisdiction over the affected highway.
 - viii. Where a site is adjacent to a Provincial Road or Provincial Trunk Highway, 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. A permit is also required from the appropriate Provincial authority for any structures proposed, or to change or intensify the use of an existing structure, within the controlled area adjacent to a provincial highway.
 - ix. Development which contributes to the evolution of a row of lots, each relying on direct access to the highway, shall not be permitted.
- c) Subdivision and development shall 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.

5.8 HAZARDOUS CONDITIONS POLICIES

5.8.1 GENERAL POLICIES

- a) 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.
- b) Where development of a potentially hazardous use is proposed, information shall be required from the proponent relating to the nature of any potential discharges, the nature of outside storage, the compatibility of surrounding land uses and plans for buffering such activities from adjacent land uses.
- c) Facilities which manufacture, handle, store or distribute hazardous material shall be separated from settlement centres, buildings used for human occupation, and Provincial highways.
- d) Anhydrous ammonia facilities shall be located at least 100 metres from the edge of the right-of-way of any provincial highway.
- e) Areas within a 402 m (1,320 feet) distance of the boundaries of abandoned waste disposal sites will be considered as restricted development areas. Within these areas, development should be restricted to open space uses, such as agriculture and exterior recreational activities, and the construction of buildings will not be allowed. This separation distance may be reduced if the municipality has a program to evaluate and monitor the level of risk, which is approved by the designated Provincial Authority.

5.8.2 FLOODING AND EROSION

- a) 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:
 - i. No additional risk to life, health or safety is created as a result of development.
 - ii. Buildings and other things constructed, such as septic fields, are protected from the risks related to flooding, erosion, and bank instability.
 - iii. Water flow, velocities and flood levels will not be adversely altered, obstructed or increased as a result of development.
- b) Development shall be directed away from:
 - i. Lands which would be flooded by a 200-year flood or the flood of record, whichever is greater.
 - ii. Lands which would within a 50-year period be eroded or become unstable due to the action of water contained in an adjacent waterway or waterbody.
 - iii. Lands where the actual effects of other hazards such as landslides or subsidence have occurred or have been predicted.
- c) Development proposals in hazard areas shall be referred to the appropriate Provincial and Federal departments and agencies for review. Flood mitigation measures must include the following:

- i. The identification of protection levels for land subject to flooding, that maintain a minimum 0.67 metres (two feet) of free board at a flood level equalling the 200-year flood or the flood of record, whichever is greater.
 - ii. Requiring that natural vegetative cover be preserved within riparian areas to reduce erosion and maintain bank stability.
 - iii. Proposed developments should not obstruct, increase or otherwise adversely alter water and flood flows and velocities.
 - iv. Structures, sewer and water services should be protected against flood damage and be functional during the flood conditions.
- d) 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 grazing, forestry or open space recreational activities which are generally acceptable within hazard areas.
- e) Erosion control or bank stabilization measures, hydro-geological investigation or study, or geo-technical reports designed by a qualified professional engineer licensed in Province of Manitoba may be required.

5.8.3 C.F.B. SHILO

- a) Development in close proximity to the Department of National Defence (C.F.B. Shilo) magazine site on the NE 1/4 35-9-17 WPM in the Rural Municipality of Cornwallis shall be restricted due to the potential danger related to ammunition storage. The Department of National Defence prohibits the construction of a dwelling on the following land: SW 1/4 1-10-17 WPM; S 1/2 2-10-17 WPM; W 1/2 35-9-17 WPM; and W 1/2 36-9-17 WPM in the Rural Municipality of Cornwallis. The title to each of the affected parcels of land contains notice to the registered landowner, under the Expropriation Act, "...to prohibit the erection or placing of dwelling houses on the said lands..."

6. IMPLEMENTATION

6.1 DEVELOPMENT PLAN ADOPTION AND AMENDMENTS

When the Development Plan is adopted by the Keystone Planning District Board as a by-law, it will give the plan the force of law. The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions.

The Development Plan may be amended at any time when considered appropriate or necessary by the Planning District Board. *The Planning Act* provides that the Planning District can set out a date by which the Planning District Board must complete a review of the Development Plan. It is the intent of the Planning District Board to carry out a review of the plan no more than ten (10) years after the effective date of adoption.

6.2 ZONING BY-LAWS

Following adoption of the Development Plan, municipalities are required to enact Zoning By-laws which will set out specific regulations for land use and development. Zoning By-laws designate zones for certain types of uses (i.e. residential, commercial, industrial, etc.). Permitted and conditional uses and development standards are prescribed for each zone. A Zoning By-law must generally conform to a development plan adopted for the area. The objectives and policies in the Development Plan provide guidance to a Council when preparing the Zoning By-law or considering an amendment to the Zoning By-law.

6.2.1 CONDITIONAL USE APPROVALS

Within each 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 Council with the flexibility to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides Council with the opportunity to establish conditions of approval appropriate for each proposal. In utilising the conditional use process, 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 the Development Plan provide guidance for the conditional approval process.

6.2.2 VARIANCE ORDERS

The Planning Act enables each Council to issue variance 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*. Council may attach conditions to a variance order in order to maintain the intent and purpose of the Development Plan or the Zoning By-law. Council may authorise the Development Officer of the Planning District to grant or refuse a minor variance as set out in *The Planning Act*.

6.3 SECONDARY PLANS

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

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

Any new secondary plan shall conform to the objectives and policies of this development plan. The *Grand Valley Secondary Plan* shall be reviewed and, if necessary, updated to conform with this development plan.

6.4 CONCEPT PLANS

Concept plans may be used as a tool associated with the plan of subdivision or zoning proposal to assess how property development may best fit with adjoining lands, Municipal infrastructure, and regional transportation systems. They can provide direction for the incremental development of designated areas and allocation of servicing costs among benefiting landowners. Concept Plans generally include design layouts demonstrating the integration of proposed developments with adjoining lands and existing uses.

6.5 DEVELOPMENT PERMITS

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

6.6 DEVELOPMENT OFFICER

Council may authorise the Development Officer of the Keystone Planning District to issue development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variances to the requirements of a Municipal Zoning By-law.

6.7 SUBDIVISION APPROVAL

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

6.8 DEVELOPMENT AGREEMENTS

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

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

6.9 BUILDING REGULATIONS

Through a Building By-law adopted under *The Manitoba Building and Mobile Homes Act*, each Municipality may establish the minimum provisions or standards that new and renovated buildings must meet, in order to protect the safety and health of the public. This will control the minimum standard of construction and maintenance within a developed or redevelopment area.

6.10 OTHER BY-LAWS

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

6.11 CAPITAL EXPENDITURE PROGRAM

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

6.12 STRATEGIC PLANS FOR ECONOMIC DEVELOPMENT

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

6.13 ACQUISITION AND DISPOSAL OF LAND

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

6.14 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.

7. 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.

Complete Communities are neighbourhoods with a mix of uses, transportation options and services that allow residents to fulfill their daily needs within walking or rolling distance of their homes. Complete Communities provides places to live, work and pursue recreation and social opportunities without reliance on automobiles.

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

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

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

Development means

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Prime agricultural land means the following land:

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

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

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

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

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

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

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

8. MAPS

See Attached Maps