

WELCOME!



Keystone Planning District
Development Plan Review Open House
May 10, 2023

We are excited to share the draft Development Plan for the Keystone Planning District for your feedback. We encourage you to get involved and share your perspectives with us!



Members of the project team are here to answer any questions you may have. Feel free to share your questions and comments with us.

PROJECT BACKGROUND

1

KEYSTONE PLANNING DISTRICT

The Keystone Planning District is updating its Development Plan to ensure that the long-term vision for the District is consistent with the community's current and future needs.

Community Open House Purpose

The purpose of this open house is to:

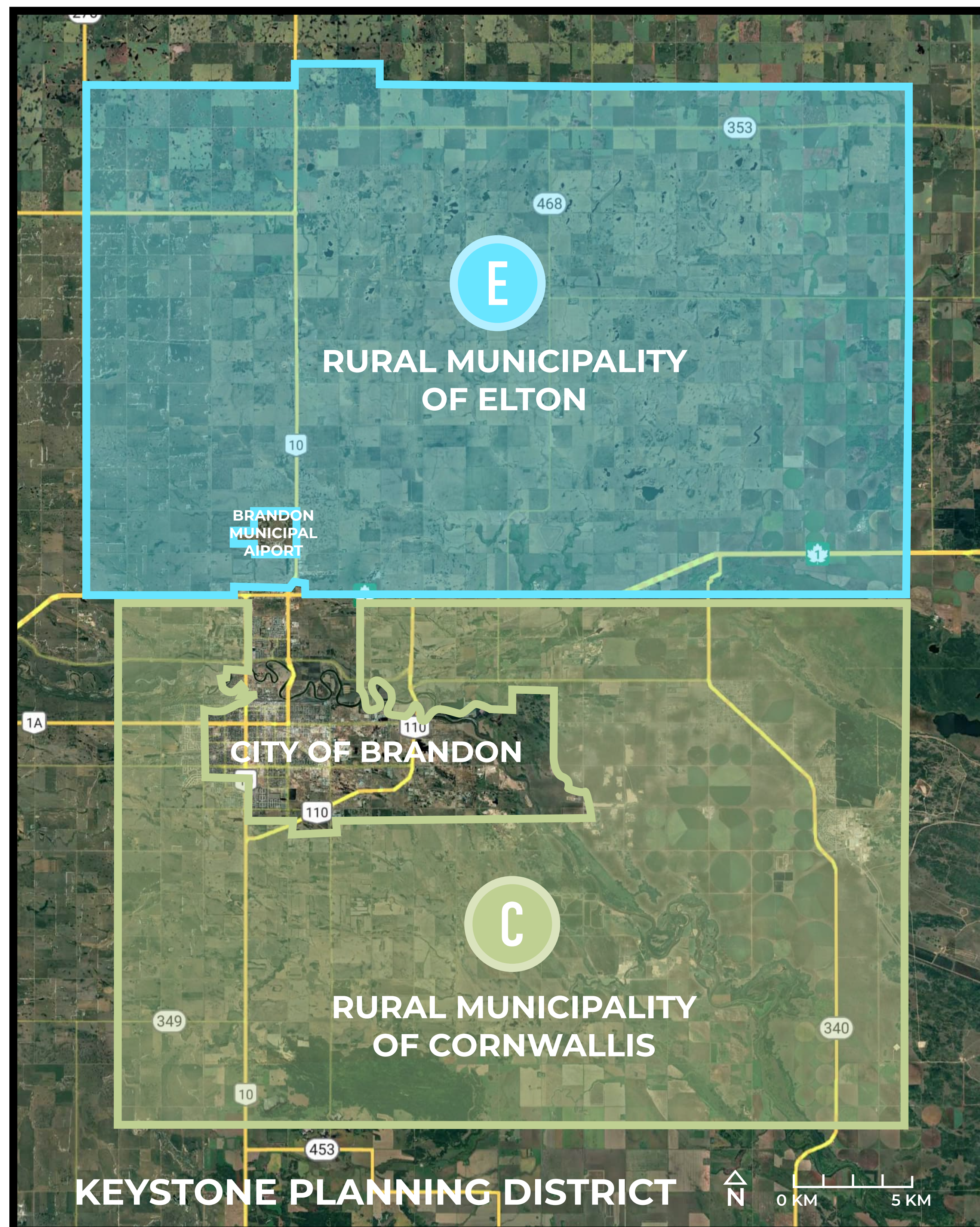
- Provide an update on the project
- Receive community feedback on the draft Development Plan objectives, policies, and maps

Who's Involved?

Urban Systems, a planning and engineering firm from Winnipeg, was retained by Keystone Planning District for this project. A variety of stakeholders are involved in the review process including planners, engineers, provincial and municipal governments. Your feedback is an important part of the review process.

KEYSTONE PLANNING DISTRICT

2



Keystone Planning District	
Established	2021
Member municipalities	RM of Elton RM of Cornwallis
Total population (2021)	5,844
Growth since 2016	+0.8%
Area (km²)	1,071
Settlement Centres	Sprucewoods Cottonwoods Chater Douglas Forrest Justice

Provincial Policies

In Manitoba, The Planning Act outlines province-wide requirements for land use planning and development. The preparation of a Development Plan is informed by Provincial Planning Regulation 81/2011 and the Provincial Land Use Policies within the Regulation. A Development Plan must be generally consistent with Provincial Land Use Policies.

Development Plan

A forward-looking planning document that sets a long-term development vision for a community and guides decision making for development and land use. This vision is based on a community's current and future needs. Topic areas in the Development Plan include:

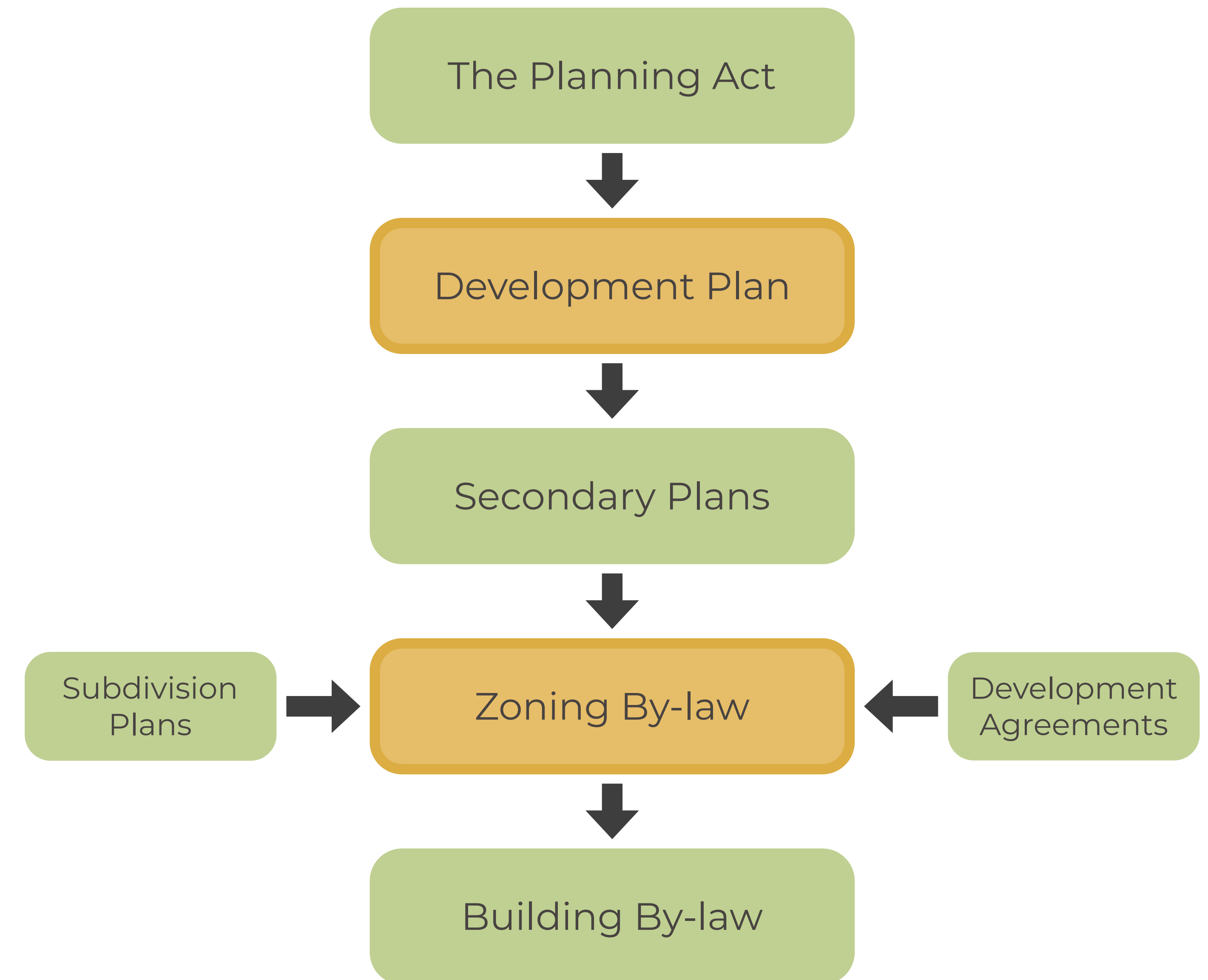
- Land use
- Housing
- Transportation
- Recreation and Open space
- Infrastructure and Servicing
- Economic Growth and Employment
- Sustainability

Zoning By-Laws

A planning tool used to implement the Development Plan's goals and objectives. A Zoning By-law outlines:

- The location of different land uses
- Permitted, conditional, and prohibited types of developments and uses
- Where buildings and structures can be located on a lot
- Standards, requirements, and restrictions for types of development

LAND USE PLANNING HIERARCHY



WHAT WE HEARD

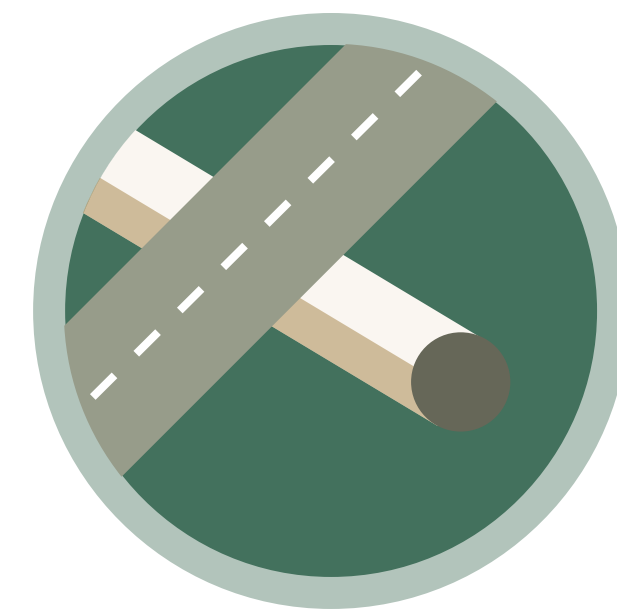
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In September 2021, the project team held a community and stakeholder engagement event to share the Development Plan process and receive feedback that would help inform the planning process and capture the community's vision for the Keystone Planning District.



Balancing land uses

Respondents noted that the Planning District needs to achieve the right balance between different land uses, with the goal of preserving the rural character of the area.



Infrastructure Improvements

Respondents noted the need for upkeep and upgrades to local infrastructure like roads, and securing more sustainable sources of municipal water.



More opportunities for economic development

Respondents wanted to be able to pursue economic opportunities in the Planning District.

PROPOSED VISION STATEMENT

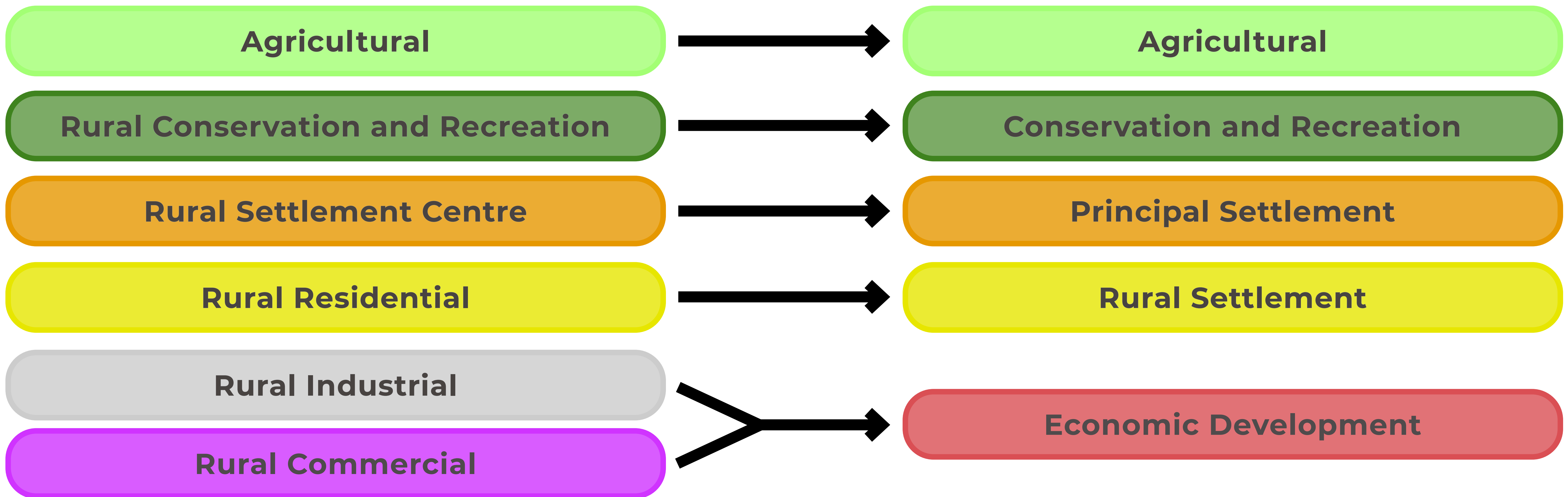
“Keystone Planning District is rich in natural beauty and resources to support a healthy and prosperous way of life characterized by rural living and agriculture. These defining features are also strengths and opportunities the Planning District will work to preserve, promote and leverage for the future.

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.”

LAND USE DESIGNATIONS

CURRENT LAND USE AREAS

PROPOSED LAND USE AREAS



PROPOSED GOALS AND OBJECTIVES

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

1. 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.
2. 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.
3. Preserve and enhance areas which have natural beauty, scenic value, recreational potential, historic and cultural significance, and ensure continued public access to public resources.

2 Support and restore existing community centres.

1. Encourage new development to occur in the existing Principal Settlement Centres in order to build toward complete communities in the rural town centres.
2. 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.
3. Promote well-planned, healthy, safe and visually attractive areas for residents of all ages to call home.
4. 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.

1. 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.
2. Put into place the necessary organizational structures to champion economic development growth and investments in Keystone Planning District.
3. 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.
4. 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.

PROPOSED GOALS AND OBJECTIVES

4 Invest in infrastructure and services of importance.

1. 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.
2. 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.
3. Minimise risks to people and property that are associated with natural hazards or human-made features.
4. 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.

1. 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.



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.

OBJECTIVES

1. To encourage sustainable development and diversification of farm operations as a major economic activity within appropriate areas of the Planning District.
2. 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.
3. 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.
4. 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.
5. 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.
6. To recognise that a variety of legitimate rural uses associated with agriculture, residential, commercial, industrial and recreational activities must 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.
7. 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.



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.

OBJECTIVES

1. 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.
2. To attract and facilitate economic development activities that:
 - a. Directly serve resource-related activities;
 - b. Process or store resource-related produce and products; and,
 - c. Provide goods and services that serve or support resource-related activities.
3. 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.
4. 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.



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.

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.

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.

OBJECTIVES

1. To encourage the evolution of Principal Settlement Areas into more complete and self-sufficient communities while maintaining a rural character.
2. 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.
3. To encourage residential development and growth through efficient use of municipal servicing and land.
4. To encourage the provision of a wide-range of housing options, including seniors' housing and affordable housing opportunities.
5. To encourage a range of small scale commercial operations, and public institutional facilities and services to residents.
6. To encourage community enhancements like parks, open spaces, recreation areas, and community services.

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.



CONSERVATION AND RECREATION AREA

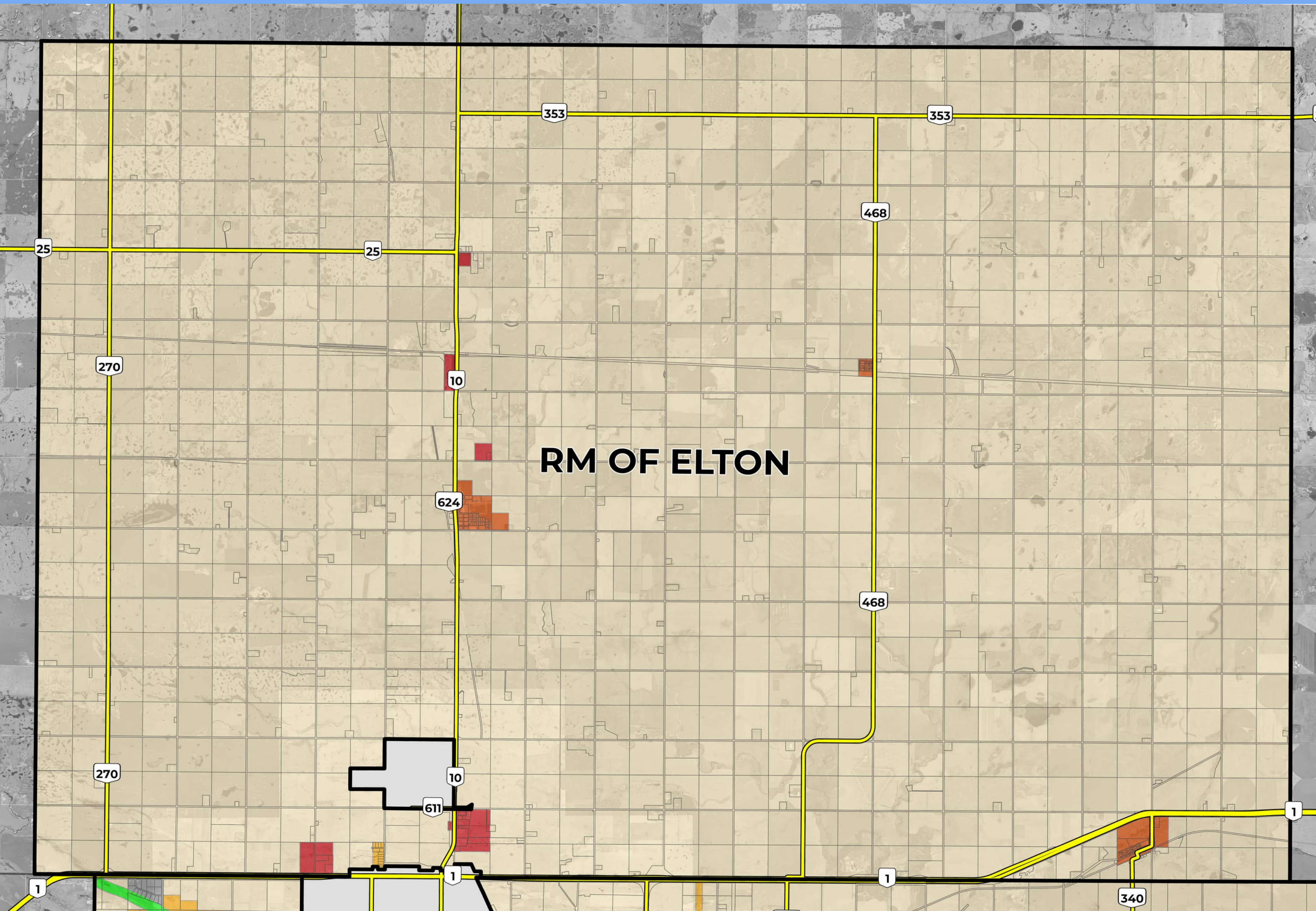
Maintaining a contiguous network of natural areas and open spaces is necessary to providing adequate habitat diversity in order for ecosystems to thrive. This Development Plan seeks to balance the human uses of greenspaces with the natural functions they serve as habitat.

OBJECTIVES

1. 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.
2. To encourage rural residential clusters while minimizing scattered residential development.
3. To ensure that Rural Settlement Areas do not detract from or interfere with the development of Principal Settlement Areas.
4. To ensure that rural residential development does not interfere with resource-based economic activities, such as agriculture and aggregate extraction.
5. 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.

OBJECTIVES

1. 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.
2. 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.
3. To designate undevelopable land as public reserve land for un-intensive recreational uses and open space.
4. To encourage environmentally sensitive management practices in the development and maintenance of parks and greenspaces.
5. To develop an interconnected snowmobile trail system throughout the Keystone Planning District, and where the opportunity presents itself, in partnership with neighbouring municipalities.
6. To maintain and enhance existing wildlife habitat areas.



RM OF ELTON

Land Use Designation areas
EXISTING

Legend

- Study Areas
- Other Municipal Boundaries
- Assessment Roll
- Wildlife Management Areas (WMA)
- Agricultural
- Rural Residential
- Rural Settlement Centre
- Rural Commercial
- Rural Industrial
- Rural Conservation and Recreation

0 1,000 2,000 3,000
Meters

Coordinate System:
NAD 1983 UTM Zone 14N

LAND USE DESIGNATION MAPS

14

RM OF ELTON

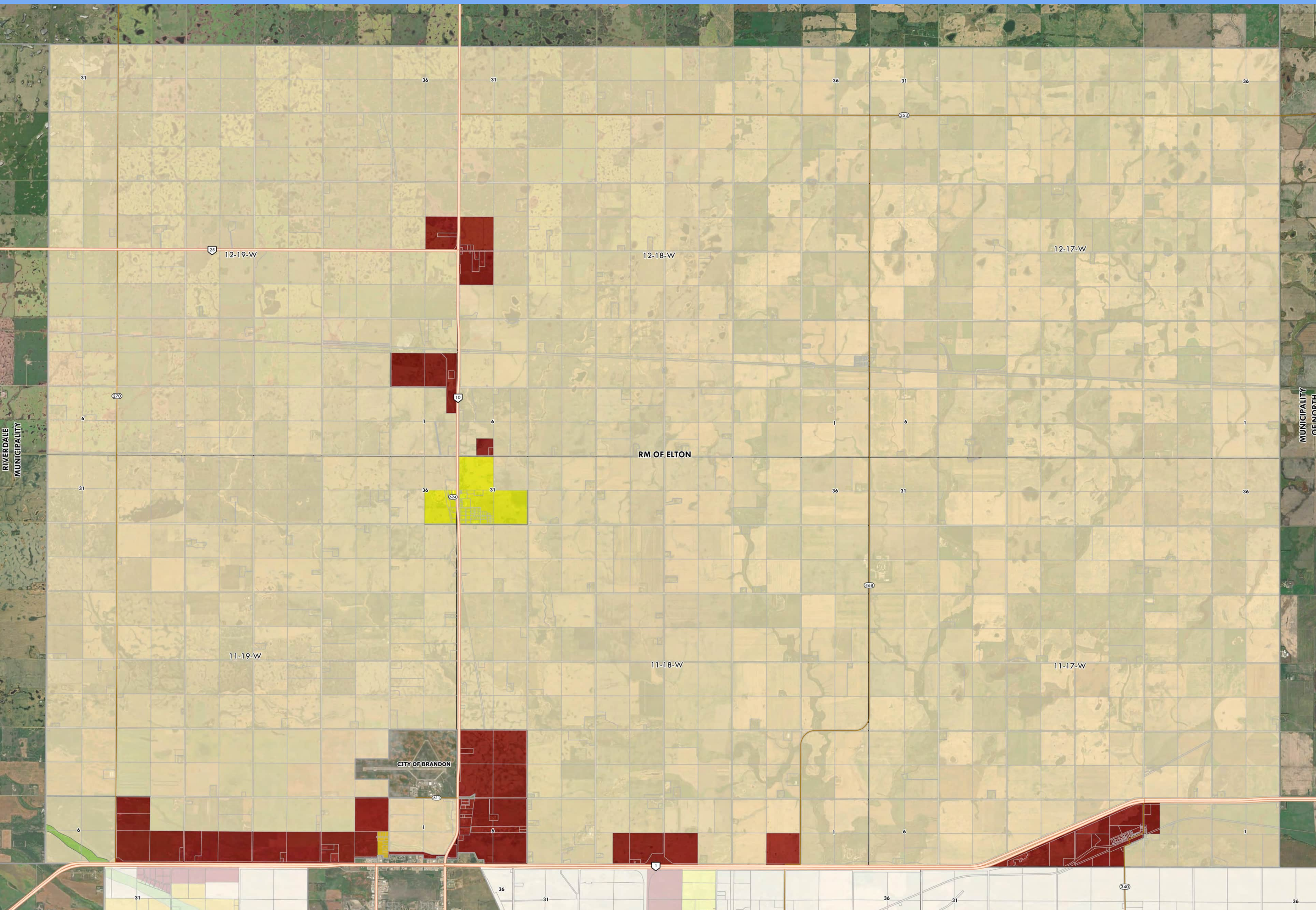
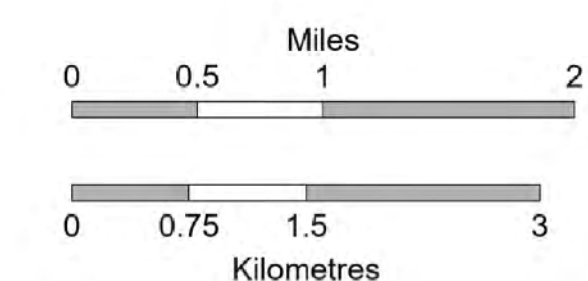
Land Use Designation areas
PROPOSED

Proposed Designations

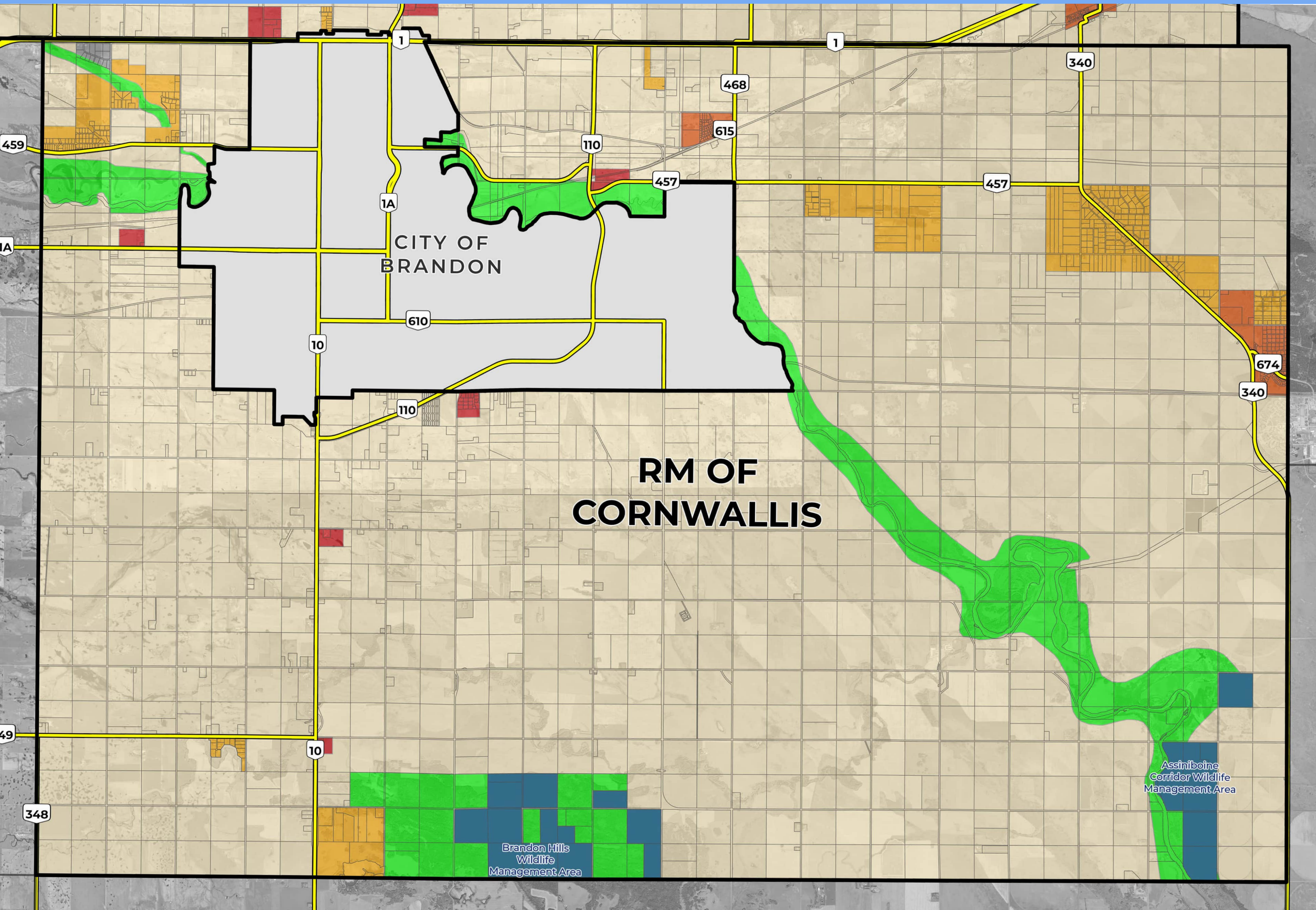
-  Agricultural Area
-  Economic Development Area
-  Principal Settlement Centre
-  Rural Settlement Area
-  Conservation and Recreation

Ancillary Layers

-  Tax Parcels
-  Municipal Boundaries
-  Townships
-  Access Road
-  Expressway
-  Provincial Road
-  Provincial Trunk Highway



LAND USE DESIGNATION MAPS

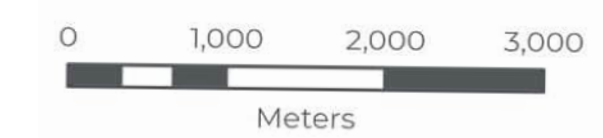


RM OF CORNWALLIS

Land Use Designation areas **EXISTING**

Legend

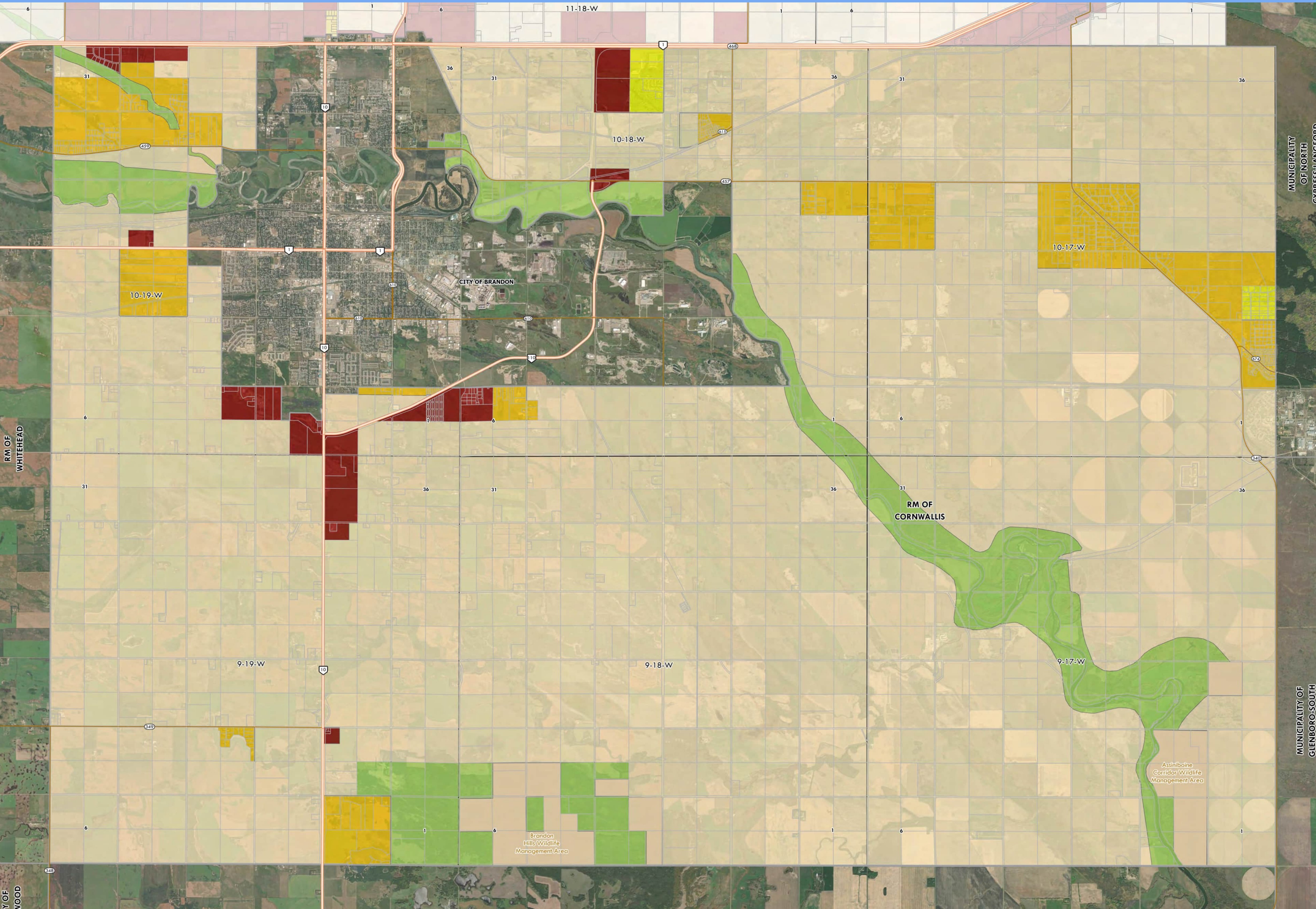
- Study Areas
- Other Municipal Boundaries
- Assessment Roll
- Wildlife Management Areas (WMA)
- Agricultural
- Rural Residential
- Rural Settlement Centre
- Rural Commercial
- Rural Industrial
- Rural Conservation and Recreation



Coordinate System:
NAD 1983 UTM Zone 14N

LAND USE DESIGNATION MAPS

16



RM OF CORNWALLIS

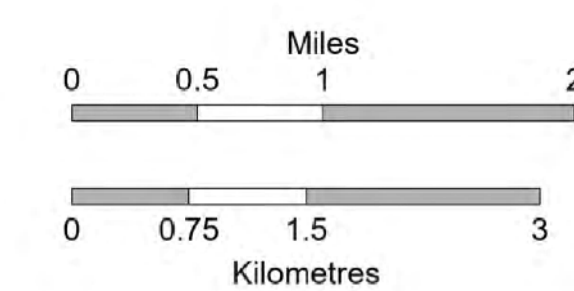
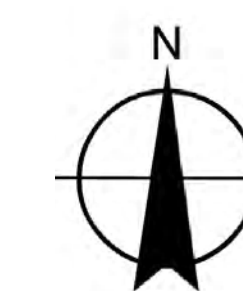
Land Use Designation areas
PROPOSED

Proposed Designations

- Agricultural Area
- Economic Development Area
- Principal Settlement Centre
- Rural Settlement Area
- Conservation and Recreation

Ancillary Layers

- Tax Parcels
- Municipal Boundaries
- Townships
- Access Road
- Expressway
- Provincial Road
- Provincial Trunk Highway



THANK YOU!



**Thank you for attending this
open house!**

For further information or to provide comments on the Keystone Planning District Development Plan, please submit **written** comments via email to either of the following project members:

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