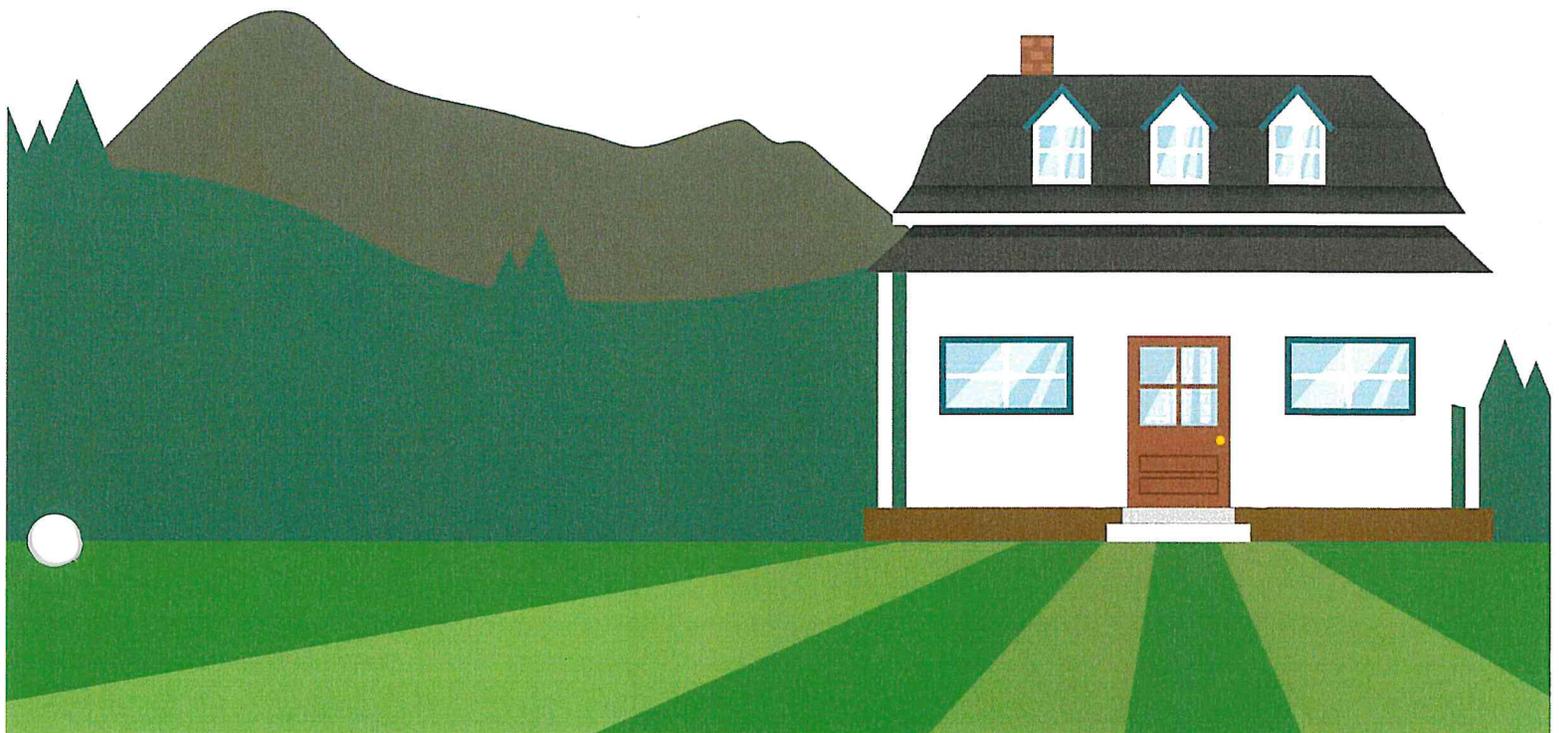


MOUNTAIN VIEW PLANNING DISTRICT **DEVELOPMENT PLAN**

“Schedule A” to By-law No. 01 – 2021



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MOUNTAINVIEW PLANNING DISTRICT DEVELOPMENT PLAN

PREPARED FOR: Mountainview Planning District

PREPARED BY: Urban Systems Ltd.

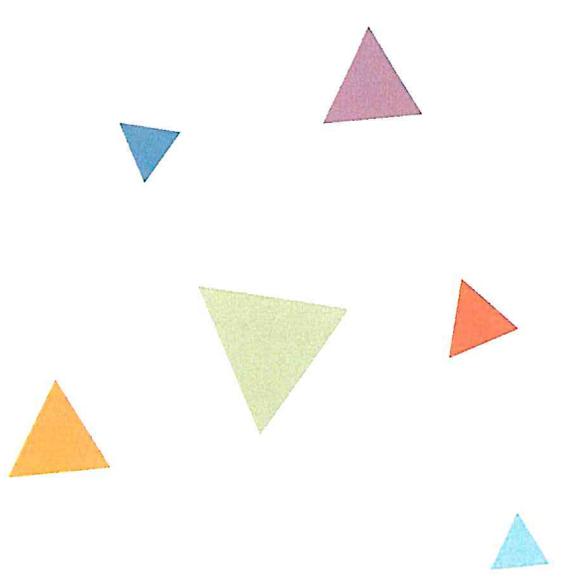
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TABLE OF CONTENTS

PART 1. INTRODUCTION	1
1.1. Purpose of the Plan	1
1.2. Organization of the Plan	2
1.3. How to Use the Plan.....	3
1.4. Reading the Plan.....	3
1.5. Development Plan Policies	4
PART 2. COMMUNITY PROFILE.....	6
2.1. Planning District Overview.....	6
2.2. History	8
2.3. Population	10
2.4. Population Projections.....	12
2.5. Labour and Income	14
2.6. Housing	14
2.7. Land Uses.....	15
2.8. Land Values.....	15
2.9. Agriculture and Farming	15
2.10. Soils	16
2.11. Natural Environment.....	17
2.12. Services and Amenities.....	19
2.13. Infrastructure.....	21
2.14. Community Input.....	23
2.15. Key Opportunities and Challenges	23
PART 3. VISION & GOALS	24
3.1. Vision Statement.....	24

3.2. Goals and Objectives24

PART 4. LAND USE AREA POLICIES.....26

4.1. Rural Agricultural Area 27

4.2. Agricultural Limited Area34

4.3. Principal Centre Area38

4.4. Settlement Area..... 46

PART 5. GENERAL POLICIES 48

5.1. Sustainable Development..... 48

5.2. Natural Resources and Environmental Conservation 48

5.3. Flooding and Erosion 51

5.4. Water Quality and Shoreland 52

5.5. Mineral Resources 53

5.6. Removal of Topsoil 54

5.7. Heritage Resources..... 54

5.8. Utilities 55

5.9. Water and Wastewater Requirements 56

5.10. Storm and Drainage..... 57

5.11. Animal Keeping..... 57

5.12. Outdoor Recreation..... 57

5.13. Hazardous Uses..... 58

5.14. Transportation Network 58

5.15. Highway Protection..... 60

PART 6. ECONOMIC AND SOCIAL POLICIES 62

6.1. Access to Health, Educational and Community Facilities 62

6.2. Infrastructure..... 62

6.3. Tourism and Recreation Opportunities.....63

6.4. Economic Investment and Diversification63

PART 7. IMPLEMENTATION 64

7.1. Development Plan Adoption and Amendments..... 64

7.2. Zoning By-Laws..... 64

7.3. Secondary Plans..... 65

7.4. Concept Plans 65

7.5. Development Permits 65

7.6. Development Officer 65

7.7. Subdivision Approval.....66

7.8. Development Agreements.....66

7.9. Building Regulations.....66

7.10. Other By-laws.....66

7.11. Capital Expenditure Program.....67

7.12. Strategic Plans for Economic Development.....67

7.13. Municipal Cooperation.....67

7.14. Acquisition and Disposal of Land67

7.15. Monitoring Performance67

PART 8. DEFINITIONS68

APPENDIX A. LAND USE MAPS

APPENDIX B. REFERENCE MAPS

PART 1. INTRODUCTION

The *Mountainview Planning District Development Plan* ('the Plan') is a summary of the Planning District's vision, goals, and policies, prepared in accordance with the provisions of *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 the Planning District'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.

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

1.2. ORGANIZATION OF THE PLAN

PART 1: INTRODUCTION - the regulatory framework for the Development Plan, an overview of its structure, and a guide for how it should be used

PART 2: COMMUNITY PROFILE - 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: ECONOMIC AND SOCIAL POLICIES - key policies to encourage social and economic development in the Planning District

PART 7: IMPLEMENTATION - overview of tools available to implement the goals, objectives and policies of the Development Plan

PART 8: DEFINITIONS - definitions of key terms used in the Development Plan

PART 9: MAPS - land use designation maps for the Planning District and each municipality and key contextual reference maps

1.3. HOW TO USE THE PLAN

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

- Planning District and Municipal by-laws and infrastructure investments will be guided by this 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 this Plan.
- Implementation plans and guidelines consistent with this Plan may be adopted, identifying priorities, guidelines, and actions to advance the vision and objectives of this Plan.

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

- Review the Land Use Maps in Appendix A to determine the land use designation of the subject land.
- Review the Reference Maps in Appendix B to understand current and future considerations in the subject land vicinity.
- 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 Plan.

1.4. READING 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 provincial forests, 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 Mountainview Planning District Development Plan.

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

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 Mountainview Planning District Development Plan.
- (b) All new development in the Planning District shall be consistent with this Development Plan. The implementation of the Municipal Zoning By-laws, subdivision and development approvals and public works shall be consistent with the provisions and intent of this document.
- (c) No subdivision of land shall be permitted unless it conforms with the general intent and provisions of this Development Plan and The Planning Act.
- (d) 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.
- (e) 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.
- (f) 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

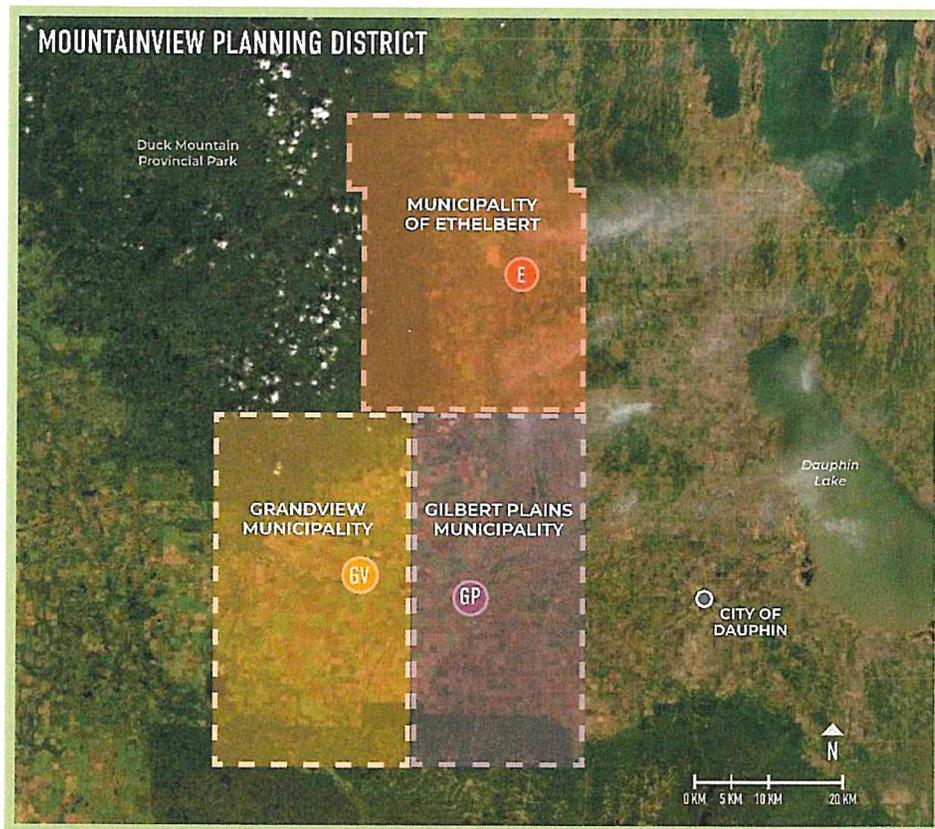
- (ii) Protecting and strengthening the viability of the existing settlement centres
- (iii) Discouraging scattered and haphazard farm and non-farm developments or urban forms of development in the agriculture/rural area
- (iv) Minimising the natural hazards such as flooding, erosion or bank instability 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

PART 2. COMMUNITY PROFILE

The section provides an overview of the key findings from the Background Report prepared for the Planning District.

2.1. PLANNING DISTRICT OVERVIEW

The Mountainview Planning District brings the municipalities of Gilbert Plains, Grandview and Ethelbert together to oversee land use and development policies and programs. Mountainview Planning District is located in Treaty 2 Territory within Manitoba's Parkland region and derives its name from its location between Duck Mountain Provincial Forest and Park to the North, and Riding Mountain National Park to the south.



The Planning District's population peaked in the 1940s but has steadily declined since that period. When the Province of Manitoba mandated all municipalities with populations of less than 1,000 residents amalgamate with one or more neighbouring municipalities by 2015, each of the urban communities combined with their surrounding rural municipality neighbours to form the single municipal entities they are today.

ETHELBERT



Ethelbert is the most northern community in the Planning District, located east of PTH 10 and the junction with PR 274. The former town settlement centre can also be accessed from the north by way of PR 269 at River Avenue. Garland is a small community located within Ethelbert and is located north of the main settlement area along PTH 10. Ethelbert covers 1,134.50 km² and is the result the amalgamation of the Rural Municipality of Ethelbert and the Unincorporated Village of Ethelbert in 2015.

According to the 2016 Census, Ethelbert's population is approximately 607 residents.

GILBERT PLAINS



Gilbert Plains Municipality is located along Provincial Trunk Highway 5 at the intersection of Provincial Road 274 (Cutforth Street North) where the primary residential and service centre can be found. The small community of Ashville is also located within the Municipality of Gilbert Plains and is located east of the Municipality's main settlement area along PTH 10. Gilbert Plains covers 1,009 km² of predominantly prime agricultural land and is the result of the amalgamation of the Rural Municipality of Gilbert Plains, the Village of Gilbert Plains and the Town of Gilbert Plains.

According to the 2016 Census, Gilbert Plains' population is approximately 1,470 residents.

GRANDVIEW



The Municipality of Grandview is also located along PTH 5 and the intersection of PR 366 (Jackson Street), west of Gilbert Plains. The northwestern corner of Grandview is covered by the Duck Mountain Provincial Forest, which is Manitoba's largest provincial forest, and contains Duck Mountain Provincial Park. Both the provincial forest and park are accessible from PR 366, making Grandview one of Duck Mountain's primary gateways. Grandview's main commercial area is concentrated along Main Street as well as Railway Street North. In 2015, the Rural Municipality of Grandview, the Village of Grandview and the Town of Grandview amalgamated to form the present-day municipality.

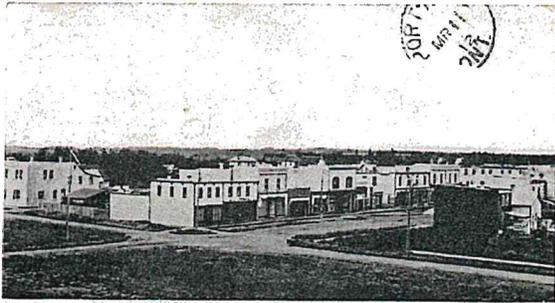
According to the 2016 Census, Grandview's population is approximately 1,482 residents.

2.2. HISTORY

The area's history extends back before European settlement to a time when Indigenous peoples lived on the land. While they had year-round settlements, Indigenous people also had seasonally migrated along trails between summer lake shores and hunting grounds and winter grounds in the hills. Before the area was absorbed by Canada, it was controlled by the Hudson's Bay Company, and once the land transfer occurred between HBC and the nascent Canada in 1869, the number of settlers coming into the area increased. With the completion of the CNR to Dauphin, Grandview and Ethelbert, more settlers, predominantly Anglo Saxon and Ukrainian, arrived in the area intending to work the land as farmers.

Gilbert Plains derives its name from a Metis man name Gilbert Ross who lived in the area with his wife when Glenlyon Campbell, a Scottish homesteader, arrived in the area. The railway brought more settlers to the area and by 1906, the Village of Gilbert Plains was Incorporated. Heritage sites can be found throughout the former town. One of the founding residents of Gilbert Plains, Wasyl Negrych's homestead is provincially and federally designated as a Heritage Site as it is one of the most complete and best-preserved Ukrainian farmsteads in Canada.





BIRD'S EYE VIEW OF GILBERT PLAINS, MAN.



When the larger Gilbert Plains was divided in 1901, Grandview was established and incorporated in 1906. The original spelling of the Town was Grand View which, based on most accounts, was derived from the exclamation of one settler who, when looking west toward Duck Mountain said, "What a grand view." The T.A. Burrows Mill Site is a Municipal Heritage Site which preserves the physical remnants of one of the Province's largest early sawmills. The site also pays tribute to one of the leading pioneers of the area, Theodore Arthur Burrows, who was instrumental in founding and promoting Grandview and the broader Parkland Region.

Settlers first came to the Ethelbert area to hunt and cut tamarack trees for building bridges, fence posts and homes. The Town was given its name by railway contractor RJ McKenzie in honour of his daughter in 1899. By 1900, Ukrainian settlers had amassed in the Ethelbert area to form the largest concentration of Ukrainians in Manitoba. The old Bank of Montreal Building is one of Ethelbert's notable heritage buildings which served as more than a bank throughout its history, including the home and law office of one of the Town's prominent historical residents, Michael Hryhorczuk.

2.3. POPULATION

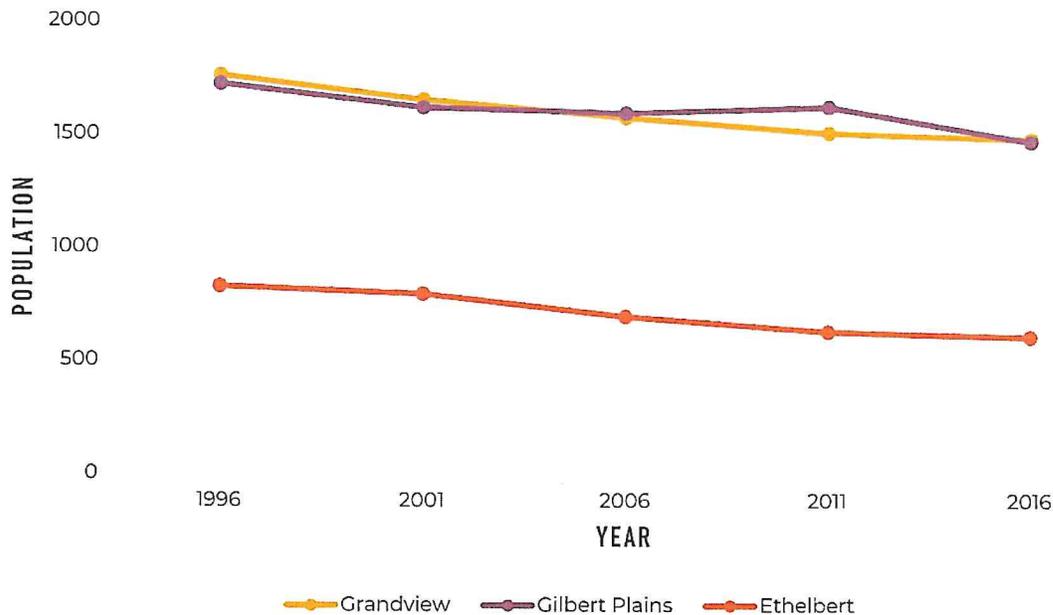
According to the 2016 Census, the population of Mountainview is approximately 3,559. Mountainview has been experiencing population declines for some time. A significant amount of the population decline has occurred in the rural areas of each community. This is similar to population declines in other similarly sized communities in the Parkland region. Only 2% of Mountainview's new population in the last five years has come from outside of Canada.

Over the last 5 years (Census 2011 to 2016), the Planning District declined by 5.3% (201 residents):

- Grandview declined by 1.7% (26 residents)
- Gilbert Plains declined by 9.4% (153 residents)
- Ethelbert declined by 3.5% (22 residents)

Over the last 20 years (Census 1996 to 2016), the Planning District declined by 17.5% (755 residents):

- Grandview declined by 15.8% (279 residents)
- Gilbert Plains declined by 14.7% (254 residents)
- Ethelbert declined by 26.8% (222 residents)



In 2016, the population was split roughly between urban and rural, with 54% of the population residing within the former town settlement areas in each municipality. A significant amount of the population decline has occurred in rural parts of the Planning District, where the rural population has decreased by 32.2% over the last 20 years, while the urban population has remained relatively stable. This may be indicative of some rural residents moving to more urban areas of each community.

In general, Mountainview has an aging population with relatively few young adults. Grandview and Gilbert Plains have relatively more young families than Ethelbert, whose population is mostly over the age of 50.

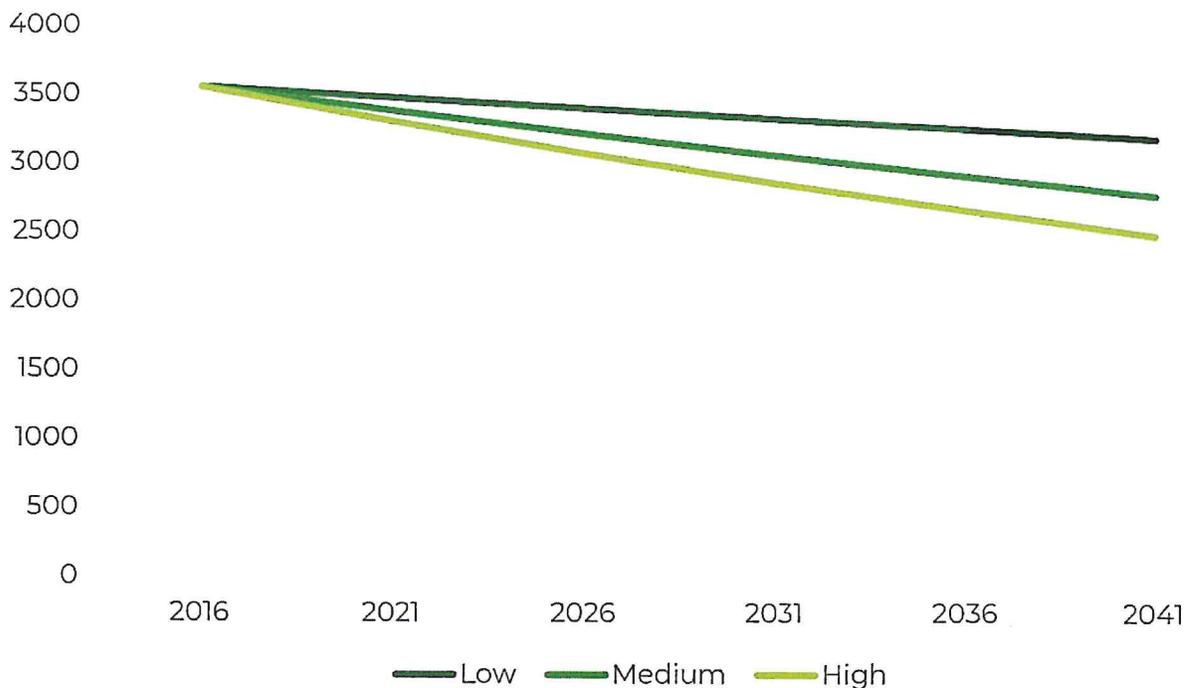


The median age in Mountainview is 52. The average age in Mountainview is 47.

	MEDIAN AGE (YEARS)	AVERAGE AGE (YEARS)
Grandview	53.5	48.4
Gilbert Plains	48.4	45.2
Ethelbert	54.0	48.2
Mountainview	52.0	47.3
Manitoba	38.3	39.2

2.4. POPULATION PROJECTIONS

Low, medium and high population projections were prepared based on historical population changes over the last twenty years (Census 1996 to 2016). The Planning District is anticipated to decline between 370 and 1,075 residents over the next twenty years. By 2041, the population could be between 3,186 and 2,483 residents. The low projections are more consistent with recent trends.



MOUNTAINVIEW

Yearly Change	Low -0.4%	Medium -0.9%	High -1.2%
2016	3,559	3,559	3,559
2021	3,480	3,384	3,307
2026	3,404	3,219	3,075
2031	3,329	3,062	2,862
2036	3,256	2,913	2,665

Based on historical trends in each municipality, Grandview is projected to experience the slowest yearly change at -0.3% (low scenario) to -1.0% (high scenario) per year, while Ethelbert is projected at -0.8% to -2.5% per year, and Gilbert Plains is projected at -0.5% to -1.0% per year.

GRANDVIEW

Yearly Change	Low -0.3%	Medium -0.8%	High -1.0%
2016	1,482	1,482	1,482
2021	1,464	1,424	1,409
2026	1,445	1,368	1,340
2031	1,427	1,314	1,275
2036	1,410	1,262	1,212
2041	1,392	1,212	1,153

GILBERT PLAINS

Yearly Change	Low -0.5%	Medium -1.0%	High -1.5%
2016	1,470	1,470	1,470
2021	1,434	1,398	1,363
2026	1,398	1,329	1,264
2031	1,364	1,264	1,172
2036	1,330	1,202	1,087
2041	1,297	1,143	1,007

ETHELBERT

Yearly Change	Low -0.8%	Medium -1.5%	High -2.5%
2016	607	607	607
2021	583	563	535
2026	560	522	471
2031	538	454	415
2036	517	449	366
2041	497	416	322

2.5. LABOUR AND INCOME

According to the 2016 Census, the average household income in the Planning District is \$58,525 (\$85,373 in Manitoba):

- 35% of households in Mountainview earn between \$15,000 to \$39,999 before taxes
- 33% of households in Mountainview earn between \$40,000 to \$79,999 before taxes

58% of the Planning District's population actively participates in the work force. The employment rate is 93% and the unemployment rate is 7%.

The Planning District's key industries are:

- Agriculture, forestry, fishing, and hunting (29%)
- Health care and social assistance (18%)
- Educational services (8%)

The top four most common occupations in the Planning District are:

- Management occupations (25%)
- Sales and service (17%)
- Natural resources, agriculture, and related production (13%)
- Trades, transport and equipment operators, and related occupations (13%)

2.6. HOUSING

According to the 2016 Census, the Planning District has 1,615 households:

- Ethelbert: 280 households
- Gilbert Plains: 665 households
- Grandview: 670 households

Over the last five years (Census 2011 to 2016), the Planning District declined by 54 households (3.2%):

- Grandview declined by 22 households (3.2%)
- Gilbert Plains declined by 25 households (3.6%)
- Ethelbert declined by 7 households (2.4%)

Over the last 20 years (Census 1996 to 2016), the Planning District declined by 215 households (11.7%):

- Grandview declined by 70 households (9.5%)
- Gilbert Plains declined by 35 households (5%)
- Ethelbert declined by 110 households (28.2%)

The Planning District generally has an older housing stock that is mostly single-detached homes. 70% of houses were constructed before 1980, and 94% of houses are single detached. There are relatively few multi-family or rental options in Mountainview, and 85% of households own their own home. In general, households in Mountainview are smaller and have fewer children than the Provincial average. 75% of households are 2 persons or less.

2.7. LAND USES

The Planning District's former towns function as the residential and commercial service areas and are home to the majority of residents. Development has generally been directed to these settlement areas where a variety of residential housing types, commercial uses, public institutions, places of worship, parks, and industrial uses exist. Industrial areas are limited to Gilbert Plains and Grandview and are centred along the highway and rail corridors in each community.

Given the agricultural nature of the area, the bulk of the of the Planning District's land base is rural or agricultural use, while much of the undeveloped land base surrounding each former town centre has been reserved for potential future expansion.

Grandview and Ethelbert both have portions of their land base regulated outside the Planning District. In Grandview, Riding Mountain Nation Park , Duck Mountain Provincial Forest and the Anishinabe Indigenous community reserve of Tootinaowaziibeeng all partially overlap with the municipality's boundaries and are regulated by senior levels of government. In Ethelbert, Duck Mountain Provincial Forest and the Community pastures are both regulated by provincial policy.

2.8. LAND VALUES

The Planning District has approximately 6,499 registered lots for a combined 798,747 acres of assessed property. The sum of all the assessed property values in the Planning District amount to approximately \$942.7 million.

Gilbert Plains and Grandview account for three quarters of legal lots and approximately 92% of the assessed property value in the Planning District. Ethelbert has the largest average lot size in the Planning District at 139 acres per lot. However, the average assessed value per acre in Ethelbert is much lower than in Grandview and Gilbert Plains.

Of the 1,776 single unit dwellings in the Planning District, 51% are on 1 acre or less and 40% are .25 acre or less. The average assessed value of a residential property in the Planning District is \$170,113.

2.9. AGRICULTURE AND FARMING

Early settlers were attracted to the Mountainview area for its flat open pastures and arable land. Agriculture remains the primary economic activity in the entire Parkland Region. Mountainview Planning District is located in Manitoba Agricultural Region 6, and Federal Census Division 17 in Manitoba which share the same boundaries.

There are approximately 364 farms in the Planning District (Census of Agriculture 2016). The size of farms ranges from 10 acres to over 3,500 acres; however the majority of farms fall between 240 acres and 1,600 acres in size. The most common farmland tenure is ownership.

In 2016, there were 470 farm operators in the Planning District. The average age of farmers in the Planning District was 54 years old and approximately 50% of all farmers were over the age of 55 years old. There were only 26 succession plans reported to be in place for the farm operations.

Succession plans may be an important indicator of how farming is changing. While the absence of a plan does not necessarily indicate a farmer's intent to sell to a corporate entity, it may indicate the decline of the family farm.

The main crops in the Planning District are oilseeds and grains, with hay and some wheat being reported as well. Cattle ranching also takes place, with beef being the focus. With its community pastures, Ethelbert is more dedicated to ranching than growing crops, while the opposite is true for Grandview and Gilbert Plains where crop production is the primary agricultural activity.

There are two Community Pasture Lands located in Ethelbert: Ethelbert Dauphin and Ethelbert Duck Mountain.

2.10. SOILS

There are a variety of soils in the Planning District (See Reference Map - Soils). Based on the soil data from the Province of Manitoba, one of the dominant soil types is a clay loam. Loam is a combination of sand, silt and clay, and tends to be a loose and rich in nutrients. It can be good as a growing medium and retains water well but can cause drainage issues. Clay soils are also present which tend to be gluey, dense and heavy soil when wet and often cause drainage issues. Overall, irrigation suitability in the area is classified as predominantly good to fair with some areas classified as poor.

The predominant soil in the area is Class 2, which makes up more than a 1/3 of all the soil types in the Planning District. Class 2 soils have moderate limitations that limit the choice of crops or require moderate conservation practices. This soil has good water-holding capacity and are either naturally well supplied with plant nutrients or are highly responsive to inputs of fertilizer. They are moderate to high in productivity for a fairly wide range of field crops. The limitations are not severe and good soil management and cropping practices can be applied without serious difficulty.

Class 8 classified soil areas have limitations that prevent commercial plant production. Instead, this soil class is largely restricted to recreational purposes and wildlife habitat. In the Mountainview Planning District, Class 8 is the second most prevalent soil classification, making up approximately 23%.

Class 3 accounts for close to 1/5 of all soil types in the Planning District. Class 3 soil has moderate limitations that restrict the range of crops or require moderate conservation practices.

2.11. NATURAL ENVIRONMENT

The Planning District is characterized by the remnants of a glacial past and the ancient glacial Lake Agassiz. The Planning District is, for the most part, located in Manitoba's Southwest Uplands. Its eastern edge is marked by the Pembina Escarpment (sometimes called the Manitoba Escarpment) which stretches to the Red River Valley. The region is characterized by Duck Mountain Provincial Forest and Park to the northwest and Riding Mountain National Park to the southeast, and the broad valleys between them. Duck Mountain and Riding Mountain are both remnant end moraines with the escarpment along their eastern edges (See Reference Map – Protected Area and Crown Land).

2.11.1. WATER

The Planning District is part of the Intermountain Watershed District which is responsible for conservation within its boundaries as well as the implementation and stewardship of the Dauphin Lake and East Duck Lake Integrated Management Plans. The watersheds covering the Planning District are the Valley River and Duck Mountain East watersheds. As part of these watersheds are a number of water courses flowing over the landscape. The most notable rivers are the Valley River, the Drifting River, the Garland River, and the Wilson River. Small creeks also traverse the Planning District including Ranch Creek, Mink Creek, and Shanty Creek. While not lake standing bodies of water, Jarret Lake, Loon Lake and Pleasant Valley Reservoir are also located in the Planning District (See Reference Map – Hydrology Network).

2.11.2. DRAINAGE AND GROUND WATER

The diverse topography of the Planning District contributes to surface water management challenges and water-based erosion downstream. The steep slopes of the Duck and Riding Mountains and extreme surface water runoff that characterize these areas contribute to erosion, siltation, and downstream impacts to water quality, aquatic habitat, and water management.

Generally, snow melt and rainfall contribute to surface water management challenges such as overland flooding, channel and bank erosion, and culvert, road and bridge washouts. Annual precipitation is generally about 50 mm greater on the eastern slopes of the Duck and Riding Mountains than throughout the rest of the Planning District watershed.

Extensive agricultural drainage systems throughout the Planning District support agricultural productivity. Although these drains effectively move water off fields and help manage excess moisture conditions in soils, there are unintended, adverse effects on water movement, soil erosion and aquatic ecosystem health.

Mitigating the impacts of past and future land clearing and drainage will be accomplished not only by engineered water retention, but also by maintaining and protecting existing natural areas that help to capture, retain and slow down water on the landscape. Forested areas, meadows, pastures, grasslands, wetland, ponds, alluvial fans and naturally meandering streams all help to mitigate downstream impacts of changing land uses.

Maintaining good quality ground and surface water is a high priority for both human consumption and cattle producers, anglers, cottagers, wildlife and aquatic ecosystems. Water quality is impacted by the issues caused by channelization and erosion, including increased turbidity (cloudiness) of receiving waters and nutrient loading. In addition, some agricultural, industrial and residential land uses are known to impair water quality. The reliance of communities on lagoons, which discharge

their nutrient loads to surface water bodies each fall, is a concern for all receiving water bodies in the surrounding area. In addition, abandoned wells can cause contamination.

2.11.3. ECOREGION

The Planning District's natural environment is characterized as mostly Aspen Parkland which is a transitional grassland ecoclimate with trembling aspen, oak groves, mixed tall shrubs and fescue grasslands in its native state. Much of the soil type here is black, warm and productive for cereal cultivation. The Planning District is also characterized as Mid-Boreal Uplands in some areas with a mix of conifer and deciduous trees. Well-drained soils are dominant in this ecoregion. Small areas to the northeast are typical of Lake Manitoba Plain. This area is one of the warmest and most humid regions in the Canadian prairies. It is a transitional zone between Aspen Parkland to the southwest and the north (See Reference Map – Land Use).

2.11.4. AGGREGATE

Most aggregate extraction sites in the Planning District are either depleted or deactivated private and Crown-owned sand and gravel quarries. There are four active private sand and gravel pits, and two active Crown sand and gravel pits. The majority of the aggregate deposits have been identified along the edge of the Pembina Escarpment which runs through Ethelbert and the eastern part of Gilbert Plains.

2.11.5. GREEN HOUSE GAS EMISSIONS

There are no GHG emissions reports available that speak specifically to the Planning District; however, the Province of Manitoba's GHG emissions are well-documented. In 2016, GHGs in Manitoba were 20.9 megatonnes (MT) of carbon dioxide equivalent (CO₂e). That level represents a 14% increase in emissions since 1990. The Province's per capita emissions are 15.9 tonnes of CO₂e – 18% below the Canadian average of 19.4 tonnes per capita. The largest emitting sectors in Manitoba are agriculture at 36% of emissions, transportation at 33%. Manitoba's GHG emissions from the oil and gas sector in 2016 were negligible at 0.6 MT of CO₂e, which is attributed to crude oil production and oil and gas transmission. Manitoba's electricity is almost exclusively from renewable sources which is why the Province emits less than 0.1 MT CO₂e emissions from electricity generation, or 0.1% of total Canadian GHG emissions from power generation.

2.11.6. CLIMATE CHANGE

According to the Climate Atlas of Canada, the Duck Mountain region may see an increase in the average annual number of +30 degree days from 7.3 to between 16.6 to 18.2 by 2050. The number of below -30 degree days would decrease by half and the number of frost free days would also increase significantly. Overall, the region would experience an increase in the amount of precipitation.

2.12. SERVICES AND AMENITIES

2.12.1. CULTURAL

The Planning District has a rich variety of cultural and social amenities for residents to use. Places of worship are among the most prevalent cultural spaces in Gilbert Plains, Grandview and Ethelbert. Between the three communities, there are approximately sixteen churches of various denominations.

The Community Development Centre houses the Gilbert Plains and District Resource Council which assists seniors and people with disabilities to maintain independence and remain in their homes. The Community Fund program helps to support charitable or community-based projects related to community services, culture, education, heritage, the environment, health, recreation, youth and seniors through its community fund program.

Both Gilbert Plains and Grandview host several community events throughout the year. Gilbert Plains holds annual events on Heritage Day and Canada Day, with other events such as the Community Fund Fundraiser and Dinner and the Community Dinner Fundraiser. Grandview and Gilbert Plains are involved in the Gilbert Plains-Grandview Agricultural Society Fair and Rodeo in July.

2.12.2. SCHOOLS

The Planning District has four public schools, which are part of the Mountainview School Division. The Mountainview School District also provides a free monthly preschool program in all School Division communities.

	SCHOOL	GRADES	ENROLLMENT (2019)
Grandview	Grandview School	K - 12	242
Gilbert Plains	Gilbert Plains Collegiate Institute	9 - 12	55
	Gilbert Plains Elementary	K - 8	131
Ethelbert	Ethelbert School	K - 12	108

2.12.3. HEALTHCARE

Community health services available in the Planning District are run by Prairie Mountain Health Authority. A wide range of health services are provided within the communities while the Regional Health Centre located in Dauphin is responsible for surgical procedures and maternity care.

Gilbert Plains provides ambulance service to the municipality and surrounding areas. The Gilbert Plains Health Centre and Personal Care Home provides emergency medical services, primary health care, long term health care, community mental health services and home care services.

The Grandview District Hospital and Medical Clinic is equipped to provide a variety of health care services that include in-patient care, out-patient care, diagnostic services and emergency services. The hospital also provides mental health services and rehabilitation services. Grandview offers

health care and community support facilities and programs including the Grandview Personal Care Home, Grandview Gateway Inc., Community Resource Council, the Grandview Community Resource Council.

Ethelbert has a Community Health Resource Centre to provide a variety health services such as home care, mental health, primary care, cancer navigation, and chronic disease programs. The Health Centre also has a family physician services and clinic, a primary health care centre, and public health services.

2.12.4. COMMERCIAL

There is a range of commercial services available to serve the local residential population. Common to all communities are local post offices, gas stations, grocery and general stores, as well as financial and insurance services. Gilbert Plains has a few restaurants, agricultural retail stores, accommodations, automotive services, a pharmacy and the Gilbert Plains Library. The library is operated by the Parkland Regional Library System which also has a library in Grandview. Grandview has a few restaurants, retail stores for home improvements and construction, automotive services, and accommodations.

2.12.5. RECREATION

Residents of Gilbert Plains, Grandview and Ethelbert can easily access many recreational amenities at Riding Mountain National Park and Duck Mountain Provincial Forest and Park. Additionally, the Asessippi Ski Area and Resort is located a short distance away to the south west of the Planning District.

Grandview has a wide variety of facilities including Grandview's Kinsmen Community Centre, the Agricultural Community Centre arena, and a local Drop-In Centre with activities, games and entertainment. Grandview also has a curling club, a swimming pool, a fitness centre and a park and campground. Gilbert Plains has a recreation complex with curling, skating and skate park facilities. In addition, there is a community hall and a fitness centre located nearby. Ethelbert's main in-town recreational facility is the skating arena and the seniors' centre. With Duck Mountain Provincial Forest and Park located within their municipal boundaries, Grandview and Ethelbert both have easy access to the outdoor facilities in the forest and park.

2.13. INFRASTRUCTURE

2.13.1. ROADS

The major routes throughout the Planning District are provincial roads and highways and include PTH 5, PTH 10, PTH 10A, Provincial Road 267, Provincial Road 269, Provincial Road 273, Provincial Road 274, Provincial Road 366, and Provincial Road 367 (See Reference Map – Transportation Network).

A mix of paved and gravel all-weather municipal roads are maintained by each municipality and are in generally fair condition. Each municipality has determined a class of roadways based on traffic type, and weight and size of vehicles.

2.13.2. RAIL

The Canadian National Rail line passes through Grandview, Gilbert Plains and Ashville generally following PTH 5. The railway first arrived in Dauphin in 1896 and was finally completed in 1900. The railway was instrumental in opening up the region to European settlement. Currently on the Winnipeg-The Pas-Churchill route, Via Rail make stops in Gilbert Plains and Grandview upon passenger request. Otherwise, there are no scheduled passenger train stops in Mountainview. The former Cowan CNR Subdivision line in Ethelbert was abandoned in the early 2000s and the property is now owned by the municipality.

2.13.3. SOLID WASTE

Each community in the Planning District manages garbage and recycling and operates their own waste disposal site. The following waste disposal sites are in operation:

- Grandview - Class II Waste Disposal Ground
- Gilbert Plains - Class II Waste Disposal Ground
- Ethelbert - Class III Waste Disposal Ground & Waste Transfer Station
- Garland - Class III Waste Disposal Ground and Transfer Station
- Mink Creek - Class III Waste Disposal Ground

2.13.4. WATER AND WASTEWATER

Gilbert Plains and Grandview share ownership of the G3 Regional Water Co-operative from where they receive their potable water. The G3 co-op is managed by a Board composed of members of each Municipal Council. The water system came online in 2010, prior to amalgamation in 2015, and involved the RM of Gilbert Plains, the Town of Gilbert Plains and the Town of Grandview. Each municipality agreed to establish the co-operative to source, treat by way of reverse osmosis, and supply water to each of the three communities.

The former RM of Grandview did not participate in the project and continues to source, treat and distribute its drinking water separately from a site in Riding Mountain called Sugar Loaf. Consequently, water distribution in Grandview is currently composed of two separate systems.

The G3 plant feeds treated water to reservoirs in the former towns of Grandview and Gilbert Plains from where it is distributed to users within each urban area. In the rural area of Gilbert Plains, water is distributed through a pre-existing distribution system without the use of a reservoir. The reservoirs, water lines and pumphouses are all operated by the G3 Regional Water Co-operative.

In 2016, phase 1 of a water pipeline was built to connect the RM of Dauphin to the G3 Water system. Phase 2 of the pipeline was completed in 2018. The RM of Dauphin is a customer of the of the co-operative rather than a member.

Gilbert Plains' wastewater system was constructed in the 1960's and was upgraded in 1990. The majority of the wastewater lines are cement, cast iron, and some plastic lines. The lagoon is comprised of three cells, which were upgraded in 1990.

Grandview's wastewater is treated and stored in a four-cell lagoon. There is evidence of significant root intrusion and of displaced and broken pipes, which has led to council considering short and long-term renewal programs.

Ethelbert has a water treatment plant that sources its water from a local aquifer. Water is piped from the treatment plant to most buildings in the community, though some properties still draw water from their own well. In 2003, the Manitoba Water Services Board transferred responsibility of Ethelbert's water treatment plant back to the municipality. Ethelbert's wastewater system that was installed in 1967 and 2008. It currently provides service to 159 customers.

2.13.5. UTILITIES

The Planning District has two 230 kV transmission lines traversing the area. Two Telecom radio towers are located in Duck Mountain at Baldy Mountain and Neepawa Radio. Dauphin also has a radio tower. A natural gas line connected to the Trans Canada Mainline runs north and then east to Dauphin.

Approximately 25% of the population is underserved by Information and Communication Technologies. However, there are several cellular towers in the Planning District. Grandview has two cell towers: Bell (850MHz, 2100MHZ) and Rogers (850MHz); Ethelbert has one cell tower: Rogers (700MHz, 850MHz, 1900MHz); there are two towers in Duck Mountain: Bell (850MHz), Rogers (850MHz); there are seven cell towers in and around Dauphin; and there are no cell towers in Gilbert Plains.

2.14. COMMUNITY INPUT

The Planning District board, municipal administrations, municipal councils and general public have been actively involved in the preparation of the Development Plan. Key activities have included a Council workshop and visioning session (February 2020) and a series of public open houses in each community (July 2020). Throughout this process, participants have been asked to share their perceptions, thoughts, ideas and vision for their communities.

Questions included:

- What are you community's strengths?
- What are the challenges in your community?
- Where do you see your community in twenty years?

2.15. KEY OPPORTUNITIES AND CHALLENGES

Based on the background research and input provided, the following key opportunities and challenges were identified:

- Ensuring population stability, and attracting and retaining young people and families
- Providing opportunities for aging in place, including age-friendly housing, services and amenities
- Attracting industry and tourism opportunities to provide employment and stabilize the population
- Leveraging proximity to transportation corridors
- Ensuring a diversity of housing options including land for larger homes
- Concentrating residential growth in existing settlement centres
- Preserving quality agricultural lands, natural features and outdoor recreation amenities
- Maintaining the appeal of a rural lifestyle
- Providing quality infrastructure and shared services and amenities through regional thinking

These discussions have led to the development of a Vision and Goals for the Planning District, articulated in Part 3.

PART 3. VISION & GOALS

This section outlines the vision and goals which will guide the overall use, planning and development in the Planning District.

3.1. VISION STATEMENT

In 2040, Mountainview Planning District will be a collaborative region rooted in stable, safe, and attractive communities. Nestled in between Riding Mountain National Park and Duck Mountain Provincial Forest and Park, the Planning District will celebrate and preserve the character, heritage and natural landscapes of the region. The Planning District will support agricultural and resource-based industry by serving the needs of all residents and businesses through a variety of housing, employment, services, and amenities.

3.2. GOALS AND OBJECTIVES

GOAL 1 - Promote complete communities that enable aging-in-place and the retention and attraction of families.

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

GOAL 2 - Protect agricultural uses, natural land and heritage resources.

- Recognise the importance of the rural land base and to adopt strategies and policies to conserve this base and to encourage development and growth of the agricultural industry.
- Ensure that development does not occur on lands which are not suitable for the proposed use, unless appropriate mitigative measures are taken to prevent negative

impacts and/or enhance the capability of the land to support the proposed development.

- Promote the protection and wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils, water and fisheries, and promote environmentally sound exploration and extraction.
- Encourage the identification, development and appropriate use of recreational resources and to ensure that recreational areas are protected from inappropriate development on or adjacent to them.
- Preserve and enhance areas which have natural beauty, scenic value, recreational potential, or historic/cultural significance and ensure continued public access to public resources.

GOAL 3 - Encourage collaboration to stimulate regional economic investment that supports stable employment opportunities.

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

GOAL 4 - Provide infrastructure that promotes health, safety and wellness.

- 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.

PART 4. LAND USE AREA POLICIES

The Planning District is categorized into four land use designations:

RURAL AGRICULTURAL AREA

- Enable and protect continued use for agricultural activities

AGRICULTURAL LIMITED AREA

- Existing agricultural activity is protected
- Transitional buffer to protect agricultural lands
- Future residential growth directed to these areas

PRINCIPAL CENTRE AREA

- Complete communities with highest concentration of people, services and facilities
- Encourage a wide range of housing options for a diversity of people
- Encourage efficient use of land, infrastructure, and services

SETTLEMENT AREA

- Small clusters of large lot homes with no or few services and facilities
- Allow compatible agricultural activities

This section includes the general intent, objectives and policies for each designation. The land uses are shown on Maps 1-6.

4.1. RURAL AGRICULTURAL AREA

Strong communities and a competitive agricultural economy need a healthy environment. The Planning District has adopted the following objectives and policies to protect the viability of agriculture and the compatibility of livestock operations with unrelated residential uses.

4.1.1. OBJECTIVES

- (a) To encourage sustainable agricultural development and diversification in rural areas in an orderly, efficient manner to support the agricultural industry in the Planning District.
- (b) To protect the dominant role of agriculture and resource-related activities within the Planning District.
- (c) 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.
- (d) To maintain the rural character and quality of life by encouraging sustainable agricultural practices that meet the needs of today without compromising the ability of meeting future food needs.
- (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, 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.
- (g) To encourage growth and development in rural areas in a manner which is compatible with the objectives and policies for Principal Centre Areas and Settlement Areas.

4.1.2. GENERAL POLICIES

- (a) Land use within the Rural Agricultural Area will be characterized by large parcels of land generally no less than 80 acres in area. Subdivision will be discouraged to ensure land remains viable for farming and is not divided into parcels with sizes inadequate to sustain agricultural production.
- (b) The subdivision of land for non-agricultural purposes will be extremely limited in order to minimize potential for land use conflict. Subdivisions should be limited to

one per generally 80-acre parcel existing at the adoption of the Development Plan By-law.

- (c) New non-farm developments should be directed away from prime agricultural lands, viable lower-class agricultural lands, and existing livestock operations.
- (d) Small land holdings (less than 80 acres in area) for small-scale or specialised agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
- (e) New agricultural development should be located to be compatible with existing or potential harvesting or resource extraction.
- (f) Agricultural practices, resource development and new development within the Rural Agricultural Area will be undertaken in harmony with the environment where natural areas such as wood lots and riparian vegetation are preserved as integral components of a quality rural environment.
- (g) Accessory on-farm business enterprises including accessory manufacturing and fabrication operations will be subject to terms and performance standards established in the Municipal Zoning By-laws and administered as conditional uses.
- (h) In general, urban uses such as commercial, industrial, indoor recreational, institutional, and small lot / multiple residential uses should not be considered in the Rural Agricultural Area.
- (i) Land uses such as commercial and industrial uses that support the agricultural sector may be appropriate. The subdivision of land for these uses may be permitted provided that conflict with other land uses is minimised.
- (j) New development in the Rural Agricultural Area should be located so as to be compatible with other existing or proposed uses.

4.1.3. LIVESTOCK OPERATION POLICIES

- (a) Expansion of existing and development of new livestock operations will be encouraged to locate within the Rural Agricultural Area.
- (b) Livestock production operations will be required to locate where they will be compatible with surrounding land uses.
- (c) Proponents and operators of livestock operations will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater and surface water.
- (d) New and expanding livestock operations will be required to meet mutual separation distances from a single residence and designated areas as established in the

Municipal Zoning By-laws, 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) Within areas designated Rural Agricultural Area, the following livestock operation size criteria shall apply:
 - (i) Unlimited livestock production development may be permitted on lands designated Rural 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) Within one mile (1.6 kilometers) of designated Principal Centre Areas, existing Recreation Areas including the Gilbert Plains Golf and Country Club, and any significant designated residential or seasonal residential areas, new livestock operations will be limited to no greater than 100 AU. Existing livestock operations, in existence as of the date of adoption of this By-law, may be allowed to expand to a maximum of 299 AU as conditional uses, subject to the procedures and requirements for conditional uses specified in The Planning Act and the municipality's Zoning Bylaw and separation standards as set out in each Zoning By-law.
 - (vi) New and existing livestock production operations may be permitted within one mile (1.6 kilometres) of designated Settlement Areas to a maximum of 200 AU.
- (f) Municipal Zoning By-laws may establish zones that distinguish between lands that have significantly different environmental considerations affecting development. These environmental considerations may include but are not limited to such factors as groundwater quality, quantity and sensitivity, flood risk and surface water sensitivity, as well as the protection of high quality aggregate resources. For lands that can be identified as having greater environmental sensitivity, lower animal unit thresholds may be established for the purpose of determining when a livestock production operation will be considered a conditional use in each Municipal Zoning By-law.
- (g) The Planning District Board and proponents of livestock production operations will be required to have regard to the advice of Provincial technical advisors respecting the proposed siting and development of major livestock operations. New and expanding animal production operations will be evaluated on the basis of criteria set out by the Province.

- (h) The siting of all new livestock operations will only be permitted in areas with access to power and all-weather roads. Cost of extension of services shall be borne by the Developer.
- (i) Proposed and residual lots resulting from the subdivision of parcels containing livestock operations shall be of such dimensions to maintain minimum property boundary and watercourse setbacks as required by the Province.
- (j) Livestock operations located on the banks of all waterways will be referred to the applicable Provincial authority for review. Setback distances to waterways will be maintained pursuant to Provincial guidelines.
- (k) New livestock operation facilities located in areas subject to flooding shall be constructed at a suitable flood-protection level. The applicable Provincial authority issues permits for confined livestock areas and manure storage facilities and will consider flooding issues as part of the issuance of these permits.
- (l) New livestock operations shall be prohibited on soils with a dry land agricultural capability rating of Class 6, Class 7 and unimproved organic soils based on detailed soil surveys (at a scale of 1: 50,000 or better). The Developer may be required to pay the costs incurred for detailed soil surveys if the information is not available.

4.1.4. FARM RELATED RESIDENTIAL SUBDIVISIONS

- (a) The subdivision of land for farm related residential purposes may be considered under the following conditions:
 - (i) A single lot subdivision is proposed for a retiring farmer who wishes to subdivide an existing farmstead residence from the agricultural operation and retain it for retirement purposes. The farmstead residence must have existed for a minimum of 10 years before it may be subdivided.
 - (ii) Where due to farm consolidation, the dwelling on the farm being acquired or sold is not required as part of the consolidated farming operation.
 - (iii) Where a farm is incorporated, and it is necessary to establish a separate residential site from the farm holdings for business or mortgaging purposes.
 - (iv) 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.
 - (v) 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 severance 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 parcel generally 80 acres in size may be permitted in the Rural 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 Rural Agricultural Area may be listed as a "conditional use" in all subsequent agricultural zones in the Municipal Zoning By-law.

4.1.5. NON-FARM RESIDENTIAL DEVELOPMENT

- (a) Residential development not associated with farming activities should be directed to lower class agricultural lands, areas naturally treed due to unsuitability for agricultural use, areas with adverse topography or other physical constraint, or areas of extensive ownership fragmentation, and where feasible, adjacent to an existing residential site.
- (b) The site area shall not be less than two acres and should not be excessive in size and wasteful of the land resource.
- (c) Subdivision for rural residential uses shall not have the effect of creating potential for a new settlement centre.
- (d) The proposed development shall be located a sufficient distance from conflicting or incompatible land uses such as existing or proposed livestock production operations, industrial areas, waste disposal areas, landing areas for aircraft, high capability areas for mineral extraction and prime wildlife habitat.
- (e) The subdivision must comply with the mutual separation distances for livestock operations as set out in the Municipal Zoning By-laws.
- (f) Development shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or reoccurring high-water table.

- (g) A newly created rural residential development should not have the potential to restrict the farming activity on adjacent agricultural land.
- (h) The development shall not cause groundwater pollution and shall not adversely affect the water supply for existing users with respect to quality and quantity.
- (i) Access to services such as, but not necessarily limited to, all weather roads, drainage, hydro and telephone shall be provided at the Municipal standard for the area with any costs to be borne by the developer.
- (j) The proposed development should have access to a potable water supply.
- (k) The proposed development should be capable of providing an approved on-site sewage disposal system in accordance with the Environmental Regulations.
- (l) Residential development should be directed towards sites with low potential for agriculture due to adverse topography or poor soil conditions or other physical constraint or where existing fragmentation of land encumbers farm operations.
- (m) Where rural residential development is considered appropriate, it should be encouraged to develop in a pattern which efficiently uses land, infrastructure and public services.
- (n) New rural residential development will be discouraged at the periphery of Principal Centre Areas and Settlement Areas.
- (o) Rural residential development should only be approved when, in the Planning District Board's opinion, the number and the location of the proposed lots is necessary to meet the current needs of the municipalities and are consistent with the policies and objectives of this Plan.
- (p) The Planning District Board may require the developer to provide additional information and justification that demonstrates the suitability of a site for a rural non-farm residential use and its compatibility with existing and proposed uses in the vicinity.

4.1.6. SEASONAL RECREATION/RESIDENTIAL DEVELOPMENT

- (a) In general, seasonal residential development will follow the policies set forth in subsection 4.1.5 for non-farm residential development.
- (b) Certain types of seasonal recreation development and activities are appropriate within the Rural Agricultural Area. These types of activities can occur within specially developed areas, such as parks, golf courses and campgrounds or may occur more extensively throughout the Planning District such as angling, hunting, snowmobiling, hunting outfitters and similar activities.
- (c) Seasonal residential development should be directed away from prime agricultural lands, existing livestock production operations, aggregate extraction areas, and

sensitive environmental areas, and encouraged to maintain the natural character of the landscape.

- (d) In instances where proposed seasonal residential developments incorporate shoreline, the proponent should ensure adequate and continuing public access to the waterbody.
- (e) Residential development in seasonal recreational areas such as single-family dwellings should be encouraged to locate in close proximity to community services, commercial developments, and recreational amenities, such as golf courses.
- (f) Accessory uses and ancillary commercial services may be permitted to serve local needs.

4.1.7. COMMERCIAL & INDUSTRIAL DEVELOPMENT

- (a) Agri-commercial and industrial developments which support the agricultural sector, require larger land parcels, do not require piped Municipal services, or may be better suited to a rural environment, may be established in Rural Agricultural Areas. Other commercial and industrial developments should be directed to Principal Centre Areas where urban services can be extended.
- (b) Commercial and industrial developments in Rural Agricultural Areas should locate at appropriate locations in a manner that is consistent with the transportation policies of this document.
- (c) Commercial and industrial developments will ideally be sited in clusters along one side of a Provincial highway, Provincial road, or Municipal road. When planning new commercial and industrial developments, the use of frontage roads is not encouraged. Establishing an internal road system is instead recommended. When the use of frontage roads to control access on to the Provincial highway system is necessary, municipalities are responsible for any frontage road constructed.
- (d) Commercial and industrial developments should be located as close to a Principal Centre Area or Settlement Area as is safe, nuisance-free and practical in order to strengthen existing communities. However, such developments should be planned in such a manner that they do not impede the orderly expansion of communities with piped water and sewer services.
- (e) Home-based businesses may occur generally in Rural Agricultural Areas. Home-based businesses are secondary 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 a commercial area. Home-based businesses are subject to the rules for home-based businesses in the Municipal Zoning By-laws and applicable permitting requirements.

4.2. AGRICULTURAL LIMITED AREA

Agricultural Limited Area lands are located in the undeveloped fringe areas of the Principal Centre Areas where agricultural and existing livestock operations are currently the land use priority. While Agricultural Limited Area lands are not immediately required for settlement expansion, they should be reserved in an unfragmented state to allow for settlement expansion and to protect existing agricultural activities.

4.2.1. OBJECTIVES

- (a) To promote land uses in Agricultural Limited Areas which are compatible with agricultural uses, including specialized agriculture, agri-industry and commercial development uses in support of the agricultural community.
- (b) To protect designated agricultural lands from the impacts of non-agricultural development and act as a transitional buffer separating agricultural and non-agricultural uses.
- (c) To accommodate any future greenfield expansion of neighbouring Principal Centre Areas.

4.2.2. GENERAL POLICIES

- (a) Generally, agricultural parcels should be of a large size (no less than 80 acres) to support viable farming operations. Subdivision of smaller parcels may be permitted as provided for in this section.
- (b) General agricultural operations such as cereal and forage crops, resource extraction or open space types uses will be considered as permitted uses.
- (c) Expansion of existing livestock operations less than 200 AU will be considered permitted uses. Livestock operations expanding above 200 AU will be considered conditional uses. However, no new livestock operations shall be allowed.
- (d) Livestock operations and non-farm residential uses will be subject to the mutual separation distance polices established under the *Provincial Land Use Policies*.
- (e) Generally, non-agricultural developments will not be allowed within these areas until such time as an overall plan has been prepared illustrating the layout of future roadways, building lots and servicing systems (sewer, water, hydro, telephone, gas) and until the area has been redesignated and rezoned for development.
- (f) Within the Agricultural Limited Area, no rural residential or seasonal resort uses are permitted unless as provided for under the Subdivision Policies.
- (g) Agricultural Limited Areas contain certain community facilities such as sewage lagoons where they can operate with the least amount of conflict with surrounding land uses. These uses will be a conditional use in the Municipal Zoning By-laws.

4.2.3. SUBDIVISIONS

- (a) The subdivision of small parcels for rural residential use shall be limited to the following:
 - (i) A single lot subdivision is proposed for a retiring farmer who wishes to subdivide an existing farmstead residence from the agricultural operation and retain it for retirement purposes. The farmstead residence must have existed for a minimum of 10 years before it may be subdivided.
 - (ii) Where due to farm consolidation, the dwelling on the farm being acquired or sold is not required as part of the consolidated farming operation.
 - (iii) Where a farm is incorporated, and it is necessary to establish a separate residential site from the farm holdings for business or mortgaging purposes.
 - (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.
 - (v) It is intended to create a property for a specialized agricultural operation (as permitted in Section 4.2.4), agri-industry development (as permitted in Section 4.2.5), or non-agriculture use that requires a rural location (as permitted in Section 4.2.6).
 - (vi) 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.
- (b) The farmstead site severance permitted 4.2.3(a) 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.

4.2.4. SPECIALIZED AGRICULTURAL OPERATIONS

- (a) The subdivision of land for specialized agricultural operations will be permitted in the Agricultural Limited Area designation provided it does not conflict with other policies contained herein.

- (b) Specialized agricultural operations such as tree nurseries, apiaries, market gardens and other bona fide agricultural operations may be allowed on land parcels less than the minimum area specified in the Municipal Zoning By-laws for general agricultural activities, provided the specialized operation has already been established, or if it is supported by a business plan or evidence of financial arrangements acceptable to the Planning District Board.
- (c) The Planning District Board will consider the opinion of the applicable Provincial authority in evaluating the viability of the proposed operation and business plan.

4.2.5. AGRI-INDUSTRY

- (a) Agri-industrial developments may be allowed within the Agricultural Limited Area in accordance with all of the following:
 - (i) The types of development to be allowed within these areas are limited to uses that are directly related to agriculture.
 - (ii) Areas where there is significant risk of groundwater contamination will be avoided unless adequate provisions are taken to mitigate the risk.
 - (iii) 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.
 - (iv) The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways.
 - (v) Where possible, agri-industrial developments should be directed away from prime agricultural land.
 - (vi) Where an agri-industrial development 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.
 - (vii) Agri-industrial developments should not be located within or near Principal Centre Areas, unless it can be demonstrated that such development will not create a nuisance or hazard to nearby residents.
 - (viii) Parcels created for agri-industrial uses shall be limited in size to the smallest area required to reasonably accommodate the use, so as not to be wasteful of agricultural lands.

4.2.6. NON-AGRICULTURAL USES

- (a) Certain commercial and industrial uses that require a rural location may be allowed to locate in the Agricultural Limited Area, including:

- (i) Certain industries that may need to be near a specific resource or facility such as, but not limited to, gravel crushing, bio-diesel plants, etc.
 - (ii) The need to separate a specific development from a Principal Centre Area because of potential danger to public safety or nuisance associated with the operation of the proposed development.
 - (iii) Commercial or industrial uses that require larger site areas not available in Principal Centre Areas or uses that would be better suited in a rural area.
- (b) Commercial and industrial uses should be directed away from prime agriculture land and viable lower-class lands and should not pose a conflict with existing agriculture uses.
- (c) Parcels created for non-agricultural uses shall be limited in size to the smallest area required to reasonably accommodate the use, so as not to be wasteful of agricultural land.

4.3. PRINCIPAL CENTRE AREA

The largest settlement areas in Grandview, Gilbert Plains, and Ethelbert are designated Principal Centre Areas in the Development Plan. They provide the widest array of services and facilities in support of residents, businesses, employment, commercial, and industrial land uses. Principal Centre Areas include a mixture of local and regional businesses, community services and key Municipal recreation and education facilities, as well as potential development opportunities. Principal Centre Areas are currently serviced with Municipal water and sewer.

4.3.1. OBJECTIVES

- (a) To encourage the evolution of Principal Centre Areas into more complete and self-sufficient communities.
- (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 development and growth through efficient use land, infrastructure and public services through infill and redevelopment.
- (d) To promote economic development, investment and job creation as a means of retaining and attracting residents to live within the Planning District.
- (e) To encourage the provision of a wide-range of housing options, including seniors' housing and affordable housing opportunities.
- (f) To provide a range of commercial, industrial, recreation and public institutional facilities and services to residents.
- (g) To encourage neighbourhoods that are enhanced by parks, open spaces, community services and recreation areas.
- (h) To encourage growth and development in a manner which is compatible with the objectives and policies for rural areas.

4.3.2. GENERAL POLICIES

- (a) In general, a mix of urban uses such as commercial, industrial, indoor recreational, intensive outdoor recreational, institutional, public and serviced residential should be directed to Principal Centre Areas.
- (b) Proposed development should consider the health, safety and general welfare of the residents, and the viability and character of the Principal Centre Areas.
- (c) To ensure the orderly growth of Principal Centre Areas, contiguous development shall be encouraged.

- (d) Uses or activities should generally be located to be compatible with other existing or proposed uses.
- (e) The subdivision of lands in Principal Centre 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.
- (f) The subdivision of land for the readjustment of parcel boundaries within Principal Centre 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.
- (g) Flag shaped lots are generally discouraged within Principal Centre Areas and shall be addressed at the time of subdivision on a case-by-case basis.
- (h) Where municipal water or sewer services are provided, new developments should be required to connect to these services at the time of development.
- (i) 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.
- (j) 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.
- (k) 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 and industrial 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.
- (l) Drainage for new development within Principal Centre Areas will be designed and constructed to restrict surface water discharge to pre-development flows in accordance with applicable Municipal and Provincial regulations.
- (m) Infilling and revitalisation of existing built-up areas should be encouraged to accommodate new development. Where suitable vacant land within the existing Principal Centre Areas is not available, new development should be encouraged to locate adjacent to existing built-up areas where public services, including roads,

water and sewer services, powerlines and other services can be efficiently and economically expanded.

- (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, or 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) 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.
- (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 Centre Areas. Council may adopt design guidelines in the future that will be used to assess and review development applications within Principal Centre Areas.
- (t) The use of universal design shall be encouraged throughout Principal Centre 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) Separation standards for incompatible uses such as sewage lagoons and waste disposal sites locating close to or within Principal Centre Areas will be established in the Municipal Zoning By-laws.
- (x) Expansion and/or development of underdeveloped areas of existing Principal Centre 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) 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.
- (b) The re-use and rehabilitation of existing vacant buildings to maintain the character and heritage of Principal Centre Areas will be encouraged.
- (c) Residential uses served by onsite services shall be a minimum of two acres unless serviced by holding tanks as the means of onsite wastewater management in accordance with *Onsite Wastewater Management Systems Regulation 83/2003*.
- (d) Residential uses should be buffered from adjacent commercial or light industrial uses. Buffers may include fencing, landscaping, green space, or minimum building setbacks.
- (e) Home occupations and businesses should generally be supported in Principal Centre Areas subject to compliance with the Municipal Zoning By-laws.
- (f) Secondary suites or the like should generally be supported within Principal Centre Areas, subject to compliance with the Municipal Zoning By-laws.
- (g) 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. COMMERCIAL DEVELOPMENT

- (a) A mix of commercial uses shall be encouraged to locate within Principal Centre 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 neighbourhoods.
- (c) The maintenance and expansion of existing commercial areas in Principal Centre Areas will be encouraged.
- (d) The 'Main Street' corridors in Principal Centre Areas will 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 off-street parking, pedestrian sidewalks, ornamental lighting, street furniture and landscaping of commercial properties will be encouraged along 'Main Street' corridors.
- (f) Where lands of a suitable size are not available, commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (i.e., large trucks), shopping malls and shopping plazas, will be encouraged to locate at appropriate locations in a manner that complements rather than detracts from the viability of the Principal Centre Areas' central commercial areas.
- (g) 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 minimise the costs of extending Municipal infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.

4.3.5. INDUSTRIAL DEVELOPMENT

- (a) Industrial development shall be encouraged in Principal Centre Areas in compliance with the standards of the Municipal Zoning By-laws.
- (b) Industrial development should generally be located adjoining designated regional transportation system corridors and railway areas.
- (c) Access management plans will be developed in cooperation with the applicable Provincial authority to ensure accesses are integrated with the transportation system in a strategic and efficient manner.
- (d) The rehabilitation and redevelopment of existing industrial sites should be promoted prior to the development of new industrial areas.
- (e) Proposed development should mitigate the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas through landscaping, fencing or other measures to minimize nuisance and visual impacts.
- (f) Outside storage areas, where permitted in the Municipal Zoning By-laws, will:
 - (i) Be confined to lots within the internal area of the Industrial areas and generally located within the rear yard.
 - (ii) Be well screened by fencing or landscaping where viewed from adjacent streets, highways and neighbouring land uses.
- (g) Industrial uses which are incompatible or potentially incompatible with other Principal Centre uses and/or which pose a significant risk to public health and safety, due to the storage or processing of hazardous materials or requirements for heavy truck traffic, should be developed at suitable locations where they will be compatible with other uses and will not endanger public health and safety.
- (h) The development and servicing of new industrial areas on the periphery of the Principal Centre Areas should only be undertaken if there are no existing serviced lands available that can accommodate projected demand. The servicing of new industrial areas should be done to minimise the costs of extending Municipal infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.
- (i) Each Municipal Council may enter into tax, service and cost sharing agreements for Municipal infrastructure and industrial development particularly for resource and

agriculture-related commercial/industrial developments that require inter-Municipal co-operation and support to make the project viable.

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) Improve and connect parks and recreation facilities with schools and other community services.
 - (ii) Provide lands for new schools, associated sports fields, and day care facilities, as required, to serve the community.
 - (iii) Support programs and facilities provided by community centres to meet changes in the social, health and recreational needs.
 - (iv) Provide pedestrian, cycle, and recreational vehicle access points to parks and open space areas.
- (c) Shared use of multi-service facilities will be encouraged. Shared use of Municipal and school facilities and lands for community service purposes will be particularly encouraged as will the development of complementary sport facilities.
- (d) Development shall be evaluated with respect to potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.

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 Centre Areas.
- (b) 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.
- (c) 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.
- (d) Areas within Principal Centre Areas which are susceptible to flooding and erosion and which cannot be readily serviced by sewer and water shall be given consideration whenever there is a need for outdoor recreational facilities.

- (e) 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.
- (f) 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.

4.4. SETTLEMENT AREA

The Settlement Area provides opportunities for the managed development of rural residential uses while minimizing impacts to established agricultural and livestock operations. Non-agricultural residential uses supported by onsite systems will be directed to the Settlement Area, and expansion of livestock operations and introduction of new livestock operations will be limited. There are two Settlement Areas in the Mountainview Planning District: Garland and Ashville.

4.4.1. OBJECTIVES

- (a) To ensure that rural residential development does not interfere with the operations and expansion of agricultural and livestock activities.
- (b) To ensure that rural residential does not interfere with the operations and expansion of Principal Centre Areas.
- (c) To preserve the character of the rural areas.
- (d) To ensure an adequate supply of rural residential lands to promote population retention and a rural lifestyle appropriate to the area.
- (e) To ensure new development occurs in such manner so that adjoining land uses are compatible, and potential conflict between uses is minimised.

4.4.2. POLICIES

- (a) Rural residential development will be directed to the designated Settlement Areas.
- (b) Infilling and clustering of rural residential development will be encouraged where practical.
- (c) All livestock operations within Settlement Areas existing prior to the adoption of this Development Plan will be recognized as legal non-conforming uses and may be maintained at the current level of activity as measured by Animal Units. Establishment of new livestock operations will not be considered in the Settlement Areas.
- (d) Approval of subdivisions for rural residential development within the Settlement Area 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 all-weather road. Joint access may be permitted in some instances, and encouraged with respect to Provincial highways, subject to 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.
- (e) Settlement Areas are intended to maintain the rural character of the area. Lots will be a minimum of two acres with a minimum frontage requirement of 198 feet (60 feet), unless served by a holding tank as the means of onsite wastewater management.
 - (f) Intensive residential development should be directed to Principal Centre 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) The Municipal Zoning By-laws may allow for animal keeping in areas designated Settlement Area, at a maximum of 10 AU, subject to compliance with use-specific standards.
 - (i) Property owners and developers should be aware that the normal on-going operations of surrounding agricultural enterprises include noise, odour and dust as part of the acceptable characteristics of rural life.
 - (j) Where there are a reasonable number of suitable vacant lots existing in the Settlement Areas, no further subdivision of land should be allowed adjacent to it.
 - (k) All sewage and other waste disposal shall comply with Provincial regulations and surface water quality shall be protected by adherence to Provincial guidelines

PART 5. GENERAL POLICIES

The following policies apply to all land use designations in the Planning District.

5.1. SUSTAINABLE DEVELOPMENT

- (a) Climate change impacts should be integral to the consideration of development and land use applications.
- (b) The use of low-flush toilets, and energy efficient appliances will be encouraged for all new buildings and retrofits to existing structures to conserve water and energy.
- (c) Building and site configurations are encouraged to take advantage of passive solar orientation.
- (d) A more compact development pattern that makes provision for a variety of active transportation options will be encouraged for all new development to reduce transportation energy use and reduce GHG emissions.
- (e) Reducing the emission of greenhouse gases is important and the Planning District will promote the research, development and implementation of technologies that will result in the conservation of non-renewable resources and promote long-term environmental sustainability. Technologies involving wind, solar and bio-gas energy production will be encouraged to establish in the Planning District.
- (f) New residential development and agricultural operations should incorporate low impact, environmentally conscious concepts to minimize pollution loads and environmental impacts.

5.2. NATURAL RESOURCES AND 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) 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 wildlife management area, Provincial park, Provincial forest, National Park, ecological reserve, and wildlife refuge, where applicable.
 - (iv) Private lands have been voluntarily protected by landowners under The Conservation Agreements Act.
- (c) 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.
- (d) The identification and protection of wetlands, natural areas and wildlife and fisheries habitats will be encouraged.
- (e) 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.
- (f) 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,
- (g) 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.

- (h) All Planning District municipalities are part of the Intermountain Watershed District and co-ordination of development activities will be encouraged.
- (i) 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.
- (j) The protection of ecologically significant areas on private lands through the use of tools such as conservation easements and land dedication will be encouraged.
- (k) Proposed natural and recreational development shall not unduly restrict the access to and the use of natural resources such as rivers, lakes and streams.
- (l) 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.
- (m) 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.
- (n) Authority to manage forests on Crown land is provincial jurisdiction and is managed through the Forest Management Licence #3 in Mountainview Planning District. For development proposals on private land that may impact forested areas, the Manitoba Forestry Association should be consulted prior to development.
- (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.

5.3. 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 instability.
 - (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 cropping, 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.

5.4. WATER QUALITY AND SHORELAND

- (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.
- (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 10 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 in the area upstream of major waterways which may pollute the water, and will require the developer to manage potential contaminants to the greatest extent possible by:
 - (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) Proposed developments located near waterways and water bodies that have the potential to alter, disrupt or destroy aquatic habitat; including riparian areas, will be referred to the applicable Provincial authority for review.

- (g) 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.
- (h) 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.
- (i) Where new development is proposed, the Planning District Board may require wetlands of Class 3 to 5 (seasonal to permanent) be maintained, including the inclusion of a riparian buffer strip of undisturbed native vegetation.

5.5. MINERAL RESOURCES

- (a) Areas designated by the Province of Manitoba as being of high aggregate or mineral potential or lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible 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) In areas designated by the Province of Manitoba as being of medium aggregate or mineral potential, incompatible and potentially incompatible land uses may be permitted following a review and approval by the Province.
- (c) Existing aggregate or mineral operations shall be protected from incompatible and potentially incompatible land uses.
- (d) Land uses which may be sensitive to the inherent characteristics of aggregate extraction and processing (such as residential or certain types of commercial, institutional or recreational uses) shall not be allowed within an appropriate distance of the existing or anticipated limit of the extraction operation. Suitable buffers and/or other mitigation measures may also be required.
- (e) The exploration, development, production and termination of all aggregate or mineral resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining lands. These activities shall also be in keeping with Provincial regulation and guidelines, including rehabilitation.

- (f) Rehabilitation of depleted aggregate pits and quarries shall be the responsibility of the owner/operator of the site utilising funds established for this purpose by Province.
- (g) Aggregate and mineral extraction shall be listed as a conditional use in the appropriate zones within the Municipal Zoning By-laws.
- (h) Proposed non-resource related developments in areas designated for aggregate or mineral extraction and development shall require a site specific analysis conducted by a professional engineer or geoscientist licensed in the Province of Manitoba to determine the quality and extent of the deposit including the feasibility of extraction.

5.6. 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, dykes, road construction, building sites or similar works.

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 structures 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) Buildings 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 heritage 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.

5.8. UTILITIES

- (a) 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.
- (b) Existing public and private utilities shall be protected from incompatible or potentially incompatible land uses which may negatively affect their operation.
- (c) 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.
- (d) The design and construction of roadways, utilities and other services shall be coordinated among the various transportation departments, utility providers, and service departments.

- (e) 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.
- (f) 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.

5.9. WATER AND WASTEWATER REQUIREMENTS

- (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 Centre Areas and 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) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) Service sharing agreements between the Planning District municipalities and with neighbouring municipalities shall be expanded where feasible and mutually beneficial.

5.10. 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 and surrounding properties 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.

5.11. ANIMAL KEEPING

- (a) Animal keeping outside the Rural Agricultural Area 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 (AU).
 - (ii) Hobby farms, including recreational enterprises such as riding stables, require a land holding of not less than 4 acres, with the total land area being equal to one acre per 1.0 animal units (AU) to a maximum of 9 Animal Units (AU).
 - (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.

5.12. 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 such as rivers, lakes and streams. 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, industrial areas, aggregate resources, and waste disposal areas.
- (e) Recreational trail systems should not conflict with agricultural operations or private properties.

5.13. HAZARDOUS USES

- (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.

5.14. 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) Development that would require new crossings over the Canadian National Railway (CNR) should 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.
- (e) 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.
- (f) Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways (e.g., residential uses, hospitals) should be encouraged to locate where there is adequate separation from these corridors and/or incorporate mitigative measures to minimise adverse impacts.
- (g) 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.
- (h) Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances should be approved by the municipality.
- (i) New developments shall have direct access to an all-weather public roadway.
- (j) New proposed developments or lots shall have frontage along, and direct access to, an all-weather Municipal road or Provincial highway where appropriate.
- (k) 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).
- (l) 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.
- (m) 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.

- (n) The Planning District shall foster land use patterns and development design that encourage multi-modal transportation options. 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.
- (o) Active transportation facilities, including public trails, should be physically separated from the travelled lanes of Provincial highways and not incorporate pedestrian crossings on highways.

5.15. 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 MI 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 a frontage or service road for access/egress which connects to a Municipal road system where possible.
 - (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/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.

PART 6. ECONOMIC AND SOCIAL POLICIES

6.1. ACCESS TO HEALTH, EDUCATIONAL AND COMMUNITY FACILITIES

- (a) Multi-lot subdivisions and multi-unit dwelling proposals will be circulated to the local school division to enable planning for enrollment and school bussing.
- (b) Options for online health and educational services will be explored to expand treatment and education options for local residents.
- (c) The Planning District Board will work with regional health authorities to encourage the expansion of medical services and housing facilities for seniors.
- (d) Public facilities and spaces should be equitably distributed throughout the Planning District, and located to be safe, served by different transportation modes, and accessible to visitors with mobility impairments.
- (e) Investment will be continued in amenities and facilities that support and attract young families.

6.2. INFRASTRUCTURE

- (a) Improved access to cellular and internet services is required to take advantage of the digital economy and servicing opportunities through technological advancement. The Planning District Board will work with telecommunications companies and internet service providers to expand the range and reliability of service within the District.
- (b) Municipalities may partner with the Manitoba Water Services Board to ensure safe water distribution and wastewater treatment services are available in designated Principal Centre Areas and Settlement Areas.
- (c) Co-operative and inter-Municipal servicing initiatives will be encouraged including possible revenue sharing agreements to equitably share costs and benefits of existing and future development in the Planning District.
- (d) Infrastructure planning may include decommissioning or realigning infrastructure in areas experiencing protracted population decline.

- (e) An Asset Management Plan and Policy can provide the framework to prioritizing infrastructure investments. Consistency between local capital improvement programs and regional infrastructure priorities will be encouraged.

6.3. TOURISM AND RECREATION OPPORTUNITIES

- (a) Celebrating the proximity of the Planning District to the Duck Mountain Provincial Forest and Park, and Riding Mountain National Park will provide opportunities for the Planning District to serve demand for recreation experiences and properties.
- (b) A tourism action committee may be established to create a tourism action plan for the region.
- (c) Communications campaigns will continue to be developed, promoting the natural amenities, rural character, and affordability of living in the Planning District.
- (d) The development, designation and preservation of heritage resources should be coordinated with other heritage and recreational resources in the region, existing and proposed, to maximise interpretative and tourism potential.

6.4. ECONOMIC INVESTMENT AND DIVERSIFICATION

- (a) Activities that diversity the economy to provide more local opportunities and increase the tax base will be supported.
- (b) A retail gap analysis may be undertaken to identify market voids, retail role and function, and supportable supply in the region.
- (c) Joint investment and tax-sharing agreements to stimulate development may be pursued by Council.
- (d) Opportunities to promote the Farm Strategic Recruitment Initiative and the Manitoba Provincial Nominee Program for Business will be explored to attract entrepreneurs and their families to settle in the District.

PART 7. IMPLEMENTATION

7.1. DEVELOPMENT PLAN ADOPTION AND AMENDMENTS

Adoption of the Mountainview Planning District Development Plan by the Planning District Board by by-law 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 ten (10) years after the effective date of adoption.

7.2. 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.

7.2.1. 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.

7.2.2. VARIATION ORDERS

The Planning Act enables each Council to issue variation orders for the purpose of varying or altering the application of its Municipal Zoning By-law. The various ways that a Zoning By-law may be varied are outlined in *The Planning Act*. Council may attach conditions to a variation 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 variation as set out in *The Planning Act*.

7.3. 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.

7.4. 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.

7.5. 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.

7.6. DEVELOPMENT OFFICER

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

7.7. 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*.

7.8. 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.

7.9. BUILDING REGULATIONS

Through a Building By-law adopted under *The Manitoba Building and Mobile Homes Act*, the Planning District Board can establish the minimum provisions or standards which new and renovated buildings have to 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.

7.10. 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.

7.11. 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.

7.12. 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.

7.13. MUNICIPAL COOPERATION

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

7.14. 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.

7.15. MONITORING PERFORMANCE

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

PART 8. DEFINITIONS

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

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

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

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

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

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

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

Development means

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

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

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

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

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

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) 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.

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.

APPENDIX A. LAND USE MAPS

The Land Use Maps designate land use categories and form part of this by-law. Amendments to these maps must follow the procedures outlined in *The Planning Act*. Each land use designation has corresponding policy statements in Part 4: Land Use Policies.

Connie Tanasichuk

From: grandviewcao <grandviewcao@mymts.net>
Sent: August 8, 2022 12:49 PM
To: Jim Manchur; Ryan Pazuik
Cc: Amber Fisher; rsegal
Subject: Gilbert Plains Zoning
Attachments: Letter to Blake Price - 2022-01-07 (1).pdf; 2022-01-12 Mountainview Planning District Development Plan (1).pdf; MVPD - Zoning Gilbert Plains - 24x36P.pdf; RM of Gilbert Plains; Zoning By-Law 2004-06.pdf; Town of GP; Zoning By-Law 2003-06.pdf

Good Afternoon,

I reached out to Ryan Segal of Urban Systems (consultant hired to update our development plan and municipal zoning by-laws) for a copy of the Gilbert Plains draft zoning map. Please review the attached to make sure your lots are zoned as council sees fit.

I have also attached a copy of your past Zoning By-Laws and the final copy of our Development Plan.

If you have any questions, please reach out to Ryan (cc'd in the email) or by phone 204 259-3691.

Thanks! Enjoy the day!

Larissa Love,
Chief Administrative Officer
Grandview Municipality
<http://www.grandviewmanitoba.com/>
Phone: (204) 546-5252
Fax: (204) 546-5269



MINISTER
OF MUNICIPAL RELATIONS

Room 317 Legislative Building
Winnipeg, Manitoba CANADA R3C 0V8

January 7, 2022

Chairperson Blake Price
Mountainview Planning District
gpreeveprice@mymts.net

Dear Chairperson Price:

Mountainview Planning District Development Plan Amendment By-law 01-2021

I am pleased to advise that the above-noted by-law has been approved, subject to alterations, pursuant to Subclause 51(1)(b)(i) of The Planning Act.

The required alterations to By-law No. 01-2021 are outlined in the following Schedule of Alterations and reflect the changes to the Development Plan that the Mountainview Planning District Board are required to change.

I am returning one copy of By-law No. 1-2021 to your office for your records. The By-law will come into full force and effect upon the Board making the changes outlined in the Schedule of Alterations and giving the By-law Third Reading, in accordance with Section 52 of The Planning Act.

Please be reminded to send me a certified electronic copy of By-law No. 01-2021 following Third Reading. Please send my copy of the by-law in care of the Dauphin Community Planning office at dauphincrp@gov.mb.ca.

I would like to commend the board on your continued planning efforts. I wish you great success in your future planning and development initiatives.

Sincerely,

Honourable Derek Johnson
Minister

Enclosure

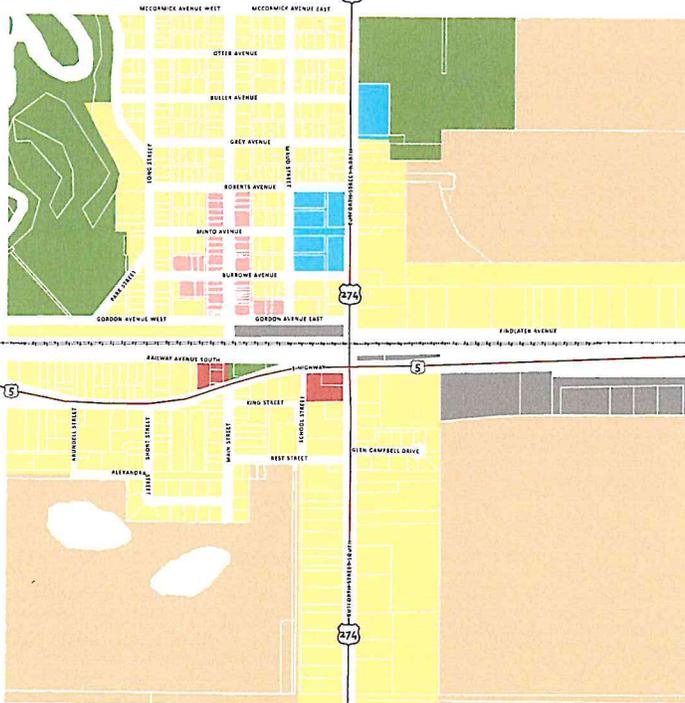
- c. Kerri Scott Paziuk, Secretary-Treasurer
Devin Shtykalo, Regional Manager

Schedule of Alterations

**Attached to the Minister's Letter of Approval for:
Mountainview Planning District Development Plan By-law No. 01-2021**

That the Mountainview Planning District Development Plan By-law No. 01-2021 is hereby approved subject to the following alterations:

Affected Policy Area	Required Alteration
Part 9. Maps	Insert "Appendix A – Land Use Maps" and "Appendix B – Reference Map" cover pages to differentiate between the land use maps and reference maps. Clearly indicate that Appendix B – Reference Maps are for reference purposes only and do not form part of the Development Plan.
Part 9. Maps	Remove "DRAFT" label from each map and replace with "FINAL".



URBAN
SYSTEMS

Project #: 4824.0001.01

Author: AK

Checked: RS

DRAFT

I: A

Date: 2021 / 10 / 12

Coordinate System:
NAD 1983 UTM Zone 14N

Scale: 1:5,000
(When plotted at 24"x36")

Data Sources:
- Province of Manitoba (2019)

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

Legend

- Highway
- Road
- Railway
- Parcel Boundary
- Rural/Agricultural
- Open Space / Recreational
- Agricultural Limited
- Residential General
- Commercial Centre
- Industrial
- Institutional
- Commercial Highway

**Gilbert Plains
Zoning**