

3rd Reading – as amended, of RM of Park By-law No. 1308.
Given 3rd reading on May 13, 2013 by Resolution No. 75/2013.

THE PARK MUNICIPAL DEVELOPMENT PLAN

**RURAL MUNICIPALITY OF PARK
BY-LAW NO. 1308**

BEING a by-law of *The Rural Municipality of Park* to adopt a development plan.

WHEREAS, **Subsection 40 (1)** of *The Planning Act*, C.C.S.M. c. P80 provides authority for the preparation of a development plan;

AND WHEREAS, **Section 45** of *The Act* provides authority for the adoption of a development plan;

AND WHEREAS, pursuant to the provisions of **Section 47** of *The Act*, the Minister of Local Government approved *The Park Municipal Development Plan* on this 22nd day of November, 2012 A.D.;

NOW THEREFORE, *the Council*, in meeting, duly assembled, enacts as follows:

1. The development plan, attached hereto and marked as SCHEDULE "A", is hereby adopted and shall be known as; ***The Park Municipal Development Plan***;
2. The South Riding Mountain Planning District Development Plan By-law No. 5-84, in force and effect within the Park Municipality is hereby repealed; and all amendments thereto; and
3. The Development Plan shall take force and effect on the date of third reading of this By-law.

DONE AND PASSED this 13th day of May, 2013 A.D.

Craig Atkinson, Reeve

Chad Davies, Chief Administrative Officer

READ A FIRST TIME this 26th day of April, 2011 A.D.

READ A SECOND TIME this 26th day of September, 2011 A.D.

READ A THIRD TIME this 13th day of May, 2013 A.D.

THE PARK MUNICIPAL DEVELOPMENT PLAN

**BEING SCHEDULE "A"
TO
BY-LAW NO. 1308 OF**

THE RURAL MUNICIPALITY OF PARK

Prepared for:

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**In consultation with
Community Planning Services
Branch of Local Government
Brandon Office**

and

Genivar

April 2011

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PART 1: INTRODUCTION

1.1 Area Covered by Development Plan

This Development Plan applies to The Park Municipality as illustrated in **Appendix “A” Development Plan Map 1** of this By-law.

1.2 Legal Authority

Section 13 of *The Planning Act* provides a municipal council with responsibility for adoption, administration and enforcement of the Development Plan By-law for the entire municipality.

Subsection 40 (2) of *The Planning Act* provides that a planning district board or council must prepare a Development Plan.

Section 45 of *The Planning Act* provides that a planning district board or council must by by-law adopt a Development Plan.

Section 47 of *The Planning Act* provides that, following second reading of the By-law to adopt a Development Plan, ministerial approval of the By-law is required prior to proceeding to third reading.

The Development Plan shall take effect on the date of third reading of the By-law.

1.3 Planning History

The Park Planning Program was established as a 5 year planning agreement with the Minister for planning services in August 1969. Since then the Municipality has been involved in planning their municipality and became a member of The South Riding Mountain Planning District in February 1979. In October 2005, Council withdrew from the Planning District so that it could more readily address the individual needs of the Municipality.

The intent of The Park Municipal Development Plan is to update the existing Plan to meet current requirements and needs, improve the clarity of the Plan, repeal the present Plan as amended and adopt a new Plan for the Municipality.

1.4 Requirements of a Development Plan

Subsection 42 (1) of *The Planning Act* states that a development plan must:

- (a) Set out the plans and policies of the planning district or municipality respecting its purposes and its physical, social, environmental and economic objectives;
- (b) Through maps and statements of objectives, direct sustainable land use and development in the planning district or municipality;
- (c) Set out measures for implementing the plan; and
- (d) Include such other matters as the minister or the board or council considers advisable.

1.5 Livestock Operation Policy

Subsection 42 (2) of *The Planning Act* states that the Development Plan must include a livestock operation policy that guides zoning by-laws dealing with livestock operations by

- (a) dividing the planning district or municipality into one or more areas designated as follows:
 - (i) areas where the expansion or development of livestock operations of any size may be allowed;
 - (ii) areas where the expansion or development of livestock operations involving a specified maximum number of animal units may be allowed;
 - (iii) areas where the expansion or development of livestock operations will not be allowed; and
- (b) setting out the general standards to be followed in the planning district or municipality respecting the siting and setback of livestock operations.

1.6 Interpretation of Requirements

- .1 The general land use designations indicated on the Development Plan Maps illustrate the long-term land use and the general objectives indicate the land development strategy and define together the ultimate extent of the various uses. The achievement of the land objectives will take place over a period of years as the land use patterns evolve. During this period, the Zoning By-law that will be adopted by the Municipality will provide one of the principal means to effect the transition.

- .2 The boundaries of the various land use designations shown on the Development Plan Maps and any lot size, distance and area requirements mentioned throughout this Development Plan are meant to serve as guidelines only. Certain situations will necessitate a degree of flexibility in the application of these standards providing it complies with the intent of the Development Plan. These standards will provide general guidelines for preparation of the more precise performance standards and requirements of the Municipal Zoning By-law.
- .3 Individual policies of this Development Plan should not be viewed or interpreted in isolation. Rather, they should be interpreted within the overall spirit and intent of all other objectives and policies of this Development Plan.

1.7 Key Findings

This Development Plan is based on the findings, conclusions and recommendations derived from the background planning and engineering analysis together with input from The Municipality of Park and its two committees, “The Economic Development Standing Committee” and “The Agricultural Development Plan Committee”, governmental and other agencies and the public through the community consultation process. These background studies are the foundation upon which The Park Municipal Development Plan rests. The next step in the process will be the formulation of an updated Municipal Zoning By-law to make it fully represent this new Development Plan. The Zoning By-law is the primary tool used to implement the Development Plan. Together, the (3) three documents (background studies, development plan and zoning by-law) will provide the Municipality with a comprehensive set of tools that can be used to efficiently and effectively accommodate a wide variety of development while minimizing potential land use conflicts.

Key characteristics of The Park Municipality are profiled in the Background Study which provides a valuable database for ongoing future reference. Key characteristics are summarized herein for the rural and urban areas.

- .1 The majority of all rural lands within The Park Municipality are held in parcel sizes of 160 acres, although there are a number of 80 acre parcels distributed throughout the Municipality, particularly in the east half of the Municipality.
- .2 34% of all soils in the Municipality are considered prime agricultural lands (Canada Land Inventory Classes 1-3). This land is well-utilized as evidenced by the fact that 26.5% of the land base is being used for annual crops. Approximately 21% of all soils in the Municipality are classified as Class 5 land capable of perennial forages with improvements being possible. Soil and landscape limitations such as topography, steeply sloping lands and low moisture holding capacity are the most important conditions affecting long term agriculture.

- .3 Topography affects nearly 40% of the soils in the Municipality. These landscapes have slopes greater than 5% requiring special management practices to minimize the risk of erosion. These lands are found throughout the Municipality. External drainage is generally poorly developed due to enclosed depressions and potholes. Major management considerations are related to topography, drainage and soil texture. Sharp hills and steeply sloping soils are the major concerns with coarse gravelly and sandy soils affected by low moisture holding capacity.
- .4 Groundwater supply (water used for human, domestic and farm consumption) is adequate for existing requirements and considerable new development. Groundwater quality in the Municipality ranges from very poor to good. The distribution of groundwater resources is not uniform and ranges from minimal in some areas while abundant in others. The suitability of groundwater for use by humans and livestock is determined from the Manitoba Water Quality Guidelines. Where large quantities of high quality groundwater are available, groundwater resource management and protection should be prioritized to assure adequate supply for existing users and for potential development. At present, a new water treatment system upgrade is under review that will provide safe drinking water for Wasagaming and Onanole.
- .5 All residents of the RM maintain private wells on their properties or use shared wells to obtain water for domestic use. All residents of the RM and Onanole maintain either septic fields or septic holding tanks on their property for domestic wastewater treatment/storage. Residents in the western part of the RM truck septage to the Shoal Lake Wastewater Stabilization Pond, residents in the central part of the RM truck septage to the Sandy Lake Wastewater Stabilization Pond and the residents of the east part of the RM and Onanole truck septage to the Onanole Wastewater Stabilization Pond. There is a Class 2 Solid Waste Disposal Grounds situated in the RM located at SE4-19-19WPM.
- .6 The roads in Onanole are considered to range between poor and good condition with regards to the driving surface, with the majority being in good condition. Any problems may be attributed to age, soil conditions, maintenance procedures, construction, etc. Further investigation on a street by street basis is required to recommend the best solution for each situation. The Municipality currently has construction standards for municipal roads outlining road widths, grade preparation, drainage preparation, paving requirements and more. Onanole continues to upgrade within budgetary restrictions all streets within the Onanole urban centre. Implementation of a lot grading by-law should be considered that would ensure that any new building and surrounding property are adequately drained and do not impede, or contribute to the drainage on any adjacent property.

- .7 Surface waters and runoff from the Municipality is facilitated by the Little Saskatchewan River and its tributaries flowing southerly as part of the Assiniboine River Watershed. Numerous 1st to 3rd order streams drain throughout the Municipality. Several natural lakes are found in the Municipality. Surface drainage is generally in a southerly direction. The soils are dominantly well drained in undulating and hummocky terrain with minor areas of imperfectly drained soil on lower slopes. Relatively narrow flood plains may exist adjacent to surface water bodies. These areas should not be subject to development unless detailed assessments indicate flood risk is minimal.
- .8 The Rural Municipality of Park is a member of the Little Saskatchewan River Conservation District (LSRCD). The LSRCD also includes the RM's of Daly, Blanchard, Saskatchewan, Harrison, Strathclair, Minto, Odanah, Rosedale and Clanwilliam.
- .9 There are approximately 50 Livestock Operations (LOs) in operation in the Municipality. Most of these LOs are less than 300 AUs. The number of cattle has increased 19% from 1991-2006. There has been a reduction in cattle numbers since 2006 which are not yet reflected in the Provincial Statistics. Though the number of hogs increased significantly in the Province between 1991 and 2006, only two reporting periods had high enough numbers to report. Poultry and horse numbers showed a significant drop in numbers during this period.
- .10 From 1991 and 2006, the number of farms in the Municipality and Manitoba has steadily decreased. In 2006 there were nearly 26% fewer farms than in 1991, dropping from 128 to 95 farms.
- .11 Between 1991 and 2006, cereal crop production has steadily declined by over 30%, while oil seed production increased steadily with an increase of 162%. Forage crop numbers dropped slightly in 1996, but generally grew steadily between 1991 and 2006 increasing 43% during that period. Pulse crops acreage was very low during this period and acres of pulse crops grown were not recorded between 1991 and 2001, due to the small numbers.
- .12 Between 1991 and 2006 the population in the Municipality had an overall increase of 7.3% over the 15 year period.
- .13 Since 1997, the current assessment figures for the Municipality have increased by over 80% to the end of 2009 (from over 67 to 125 million dollars) reflecting the overall growth and economic activity of the Municipality. The current assessment for 2010 is projected to reach over 178 million dollars, another 42% growth.

- .14 Over 65% of the total population of the RM of Park aged 15+ are employed in the labour force. The unemployment rate for the Municipality is 3.3%. Industries classified as “other services” employed over 28% of the labour force, followed by “health, social services and education” which employed just over 21%. Agriculture and other resource based industries employed 13.9% of the labour force.
- .15 Agriculture and seasonal recreation development are the main economic activities in the Municipality. Seasonal recreation development in recent years has accounted for 2/3 of all subdivision activity.
- .16 During the past year or so, Council’s two committees “The Economic Development Standing Committee” and “The Agricultural Development Plan Committee” have been in consultation with various stakeholders in the Municipality and meeting on a regular basis to identify issues, concerns and development possibilities in the RM of Park. Some of the ideas are identified herein:
- Tourism is recognized as a vital contributing factor to economic growth for Onanole and the Municipality. Streetscape along the PTH No. 10 corridor, park entrances, and trails all need to be improved and maintained to continue to encourage tourism in the area. The Committees and Council want a strong policy statement in the Development Plan indicating that an “entrance street theme” for the PTH No. 10 corridor that links Onanole to Wasagaming be developed by the Council, in cooperation with community businesses and property owners. For example, Dauphin has the theme “City of Sunshine”, Roblin has “Jewel of the Parkland” and Ste. Rose has “Cattle Capital of Manitoba”. The development of this corridor could consider such items as signs, street lights, parking, commercial buildings and landscapes. This theme will capitalize on the importance of the south entrance to Riding Mountain National Park.
 - There are strong linkages between Onanole and the Townsite of Wasagaming as a destination for tourism activity including retail and community services and the delivery of municipal services such as fire protection, solid waste management, recycling, existing and future public water and sewer improvements and systems, all of which have a great impact on the Municipality. Furthermore with the winter closing of Wasagaming, Onanole and the Municipality provide a destination place for winter sports and the essential services required by the public.
 - There is a need to expand the commercial area in Onanole. The Municipality has identified a number of vacant residential lots along the PTH No. 10 corridor that be made available for re-designation and re-zoning for commercial use should there be no residential buyers, but only if done within the selected

theme and service roads are developed and available and in keeping with the “Functional Design Study” of PTH No. 10 in the vicinity of Onanole completed by M.M. Dillon Ltd. in February 1993. This includes: Lots 9, 10, 11, and 12 of Plan 690, Lots 30, 31, 32, 33, and 34 of Plan 672, Lot 1 of Plan 44481, Lot 1 of Plan 46950, and Lots 6, 7 and 8 of Plan 699.

- There are lands east of PTH No. 10 that have marginal capability for agricultural production.
- Environmental concerns with respect to development, wastewater treatment, and water quality. There is general agreement that regulations need to be in place to address environmental issues as they arise. Currently there is a need for Environmental Assessments of proposed new subdivision developments (effluent regulations, development capacity, suitability for intensive development, etc.). Those assessments and/or regulations are needed to protect the local ground water sources, Clear Lake, and Octopus Creek. For the past several years, surface water and ground water monitoring locations have been established in Riding Mountain National Park, and near the southern limits of Clear Lake within the RM of Park. Those stations are monitored regularly, the levels of degree of various water quality elements recorded. It is hoped that tracking such data will over time alert appropriate governmental agencies in a timely manner for appropriate agencies to respond before any undue risk develops to those water bodies. The data on the said locations is collected and on file at the Administration Offices of Riding Mountain National Park in Wasagaming.
- The Onanole Elementary School provides a significant benefit to the Municipality assisting in ensuring the sustainability of the community. Its programs emphasize the importance of building strong local relationships with parents and community. Global citizenship, healthy active participation, and the engagement of local and global awareness projects are all an integral part of the schools educational thrust. Along with the belief that the school “needs to address the whole child in our teaching – emotional, academic, and physical, and provide authentic experiences for them that will support their learning through their strengths”. The school actively promotes special events and extracurricular activities such as skating, hockey, family open-houses, family fun nights, fundraising for the hungry in the world, sponsoring a student in San Juan, spreading and doing acts of kindness, assembling and delivering food hampers in December. All are aimed at the schools’ goals and plans for the community to be a part of it all, and, for the school to be considered as a true “Community School”. The school is and forever will be recognized as a “UNESCO School”, a school committed to peace and global education. That theme is actually embedded in everything the school’s Principal, all its educators and supporting staff teach in their classes or lessons. The school’s Administrators and Educators have received numerous provincial and national awards in recognition of the development of programs with participation of

students, parents, and the community as a whole. There is a desire and a hope in the Community that the school programs will attract more younger families to the community and in return increase school enrollment in Onanole.

- Delineating an urban boundary for the urban area of Onanole will be an important step to encourage development. There are many issues regarding zoning and developers should be encouraged to develop vacant or underutilized lots before looking into undeveloped areas.
- Much of the existing recreational development in the Onanole area is year-round residential. This development should be considered to be residential rather than seasonal recreation (cottage) with a recreational component.
- Residential development of a higher density (e.g. multi-family and/or smaller lots) should be directed to Onanole and area to promote the development of the urban centre. Infilling and development of existing lots within the urban area of Onanole should take precedent over expansion into new areas to allow for development to take place in a more orderly fashion and to take advantage of proposed municipal sewer and water services thus keeping capital costs of construction and maintenance at a more acceptable level. Other residential/cottage developments in the rural areas should be restricted to lower density (i.e. single-family residential/cottage development on larger lots that desire a more rural atmosphere and location.
- There is a need to promote the construction of moderately priced starter homes to provide affordable housing to young families as well as attract young families to the urban centre of Onanole.

.17 Specific areas adjacent to the recreation lakes of the Municipality should be designated for rural recreation general development including residential, and other recreational uses. There are presently six (6) recreation lakes within the Municipality with varying degrees and intensity of development from extensive recreation activities to intensive cottage, residential and camping development. These lakes are Chorney Lake, Imrie Lake, North Thomas Lake, Seech Lake, Stuart Lake and Wargatie Lake. Other lakes in the Municipality have undetermined development capacity and may or may not be suitable for recreation development because of their eutrophic conditions of algae blooms in the summer. These may be re-designated at some future time for rural recreational use based upon review of their recreation potential having regard for minimum lake size, depth or area, having fish or potential for fish in them and any other parameters/criteria.

.18 The development plan and zoning by-law need to be more user friendly, i.e. simplified, streamlined, easily readable and understandable. Also, the documents need to improve administration and delivery of planning services.

PART 2: GENERAL OBJECTIVES AND POLICIES

2.1 Introduction

This section of The Park Municipal Development Plan outlines the general objectives and policies which will guide the overall use, planning and development of land in the area covered by the Development Plan. These objectives and policies apply generally throughout the Municipality and apply to both rural and urban areas unless otherwise provided herein.

2.2 General Objectives

- .1 To encourage use and development of land and natural resources in a manner that is consistent with the principles and guidelines of sustainable development; and all development shall be subject to compliance with the *Water Protection Act* and the Nutrient Management Regulations of the Province.
- .2 To recognize the importance of the rural land base and to adopt strategies and policies to conserve this base and to encourage development and growth of the agricultural industry.
- .3 To encourage the identification, development and appropriate use of recreational resources and to ensure that recreational areas are protected by designation from inappropriate development on or adjacent to them in the future.
- .4 To recognize existing settlement centres and to provide for their planned development in order for them to provide goods and services to the residents of the Municipality, and for them to serve as the primary location of non-farm residential development.
- .5 To ensure that the use and development of land is consistent with the vision the community has regarding its future, with special consideration being given to current and planned economic development initiatives.
- .6 To encourage community economic development (CED) initiatives, and use and develop land in a manner that contributes positively to the physical, mental, social and economic health and well being of the Municipality.
- .7 To provide well planned areas for living, working, shopping and recreation that are visually attractive, make efficient use of land and public services that minimize incompatible land uses both within areas and between areas.

- .8 To ensure that development does not occur on lands which are not suitable for the proposed development, unless appropriate mitigative measures are taken to reduce potential negative impacts and/or enhance the capability of the land to support the proposed development to a point where environmental degradation does not occur.
- .9 To encourage new developments to be compatible with existing land uses and that the development potential does not exceed the lands capability to support such activities and/or threaten the ecological integrity and/or sustainability of the land.
- .10 To protect natural areas and habitats from incompatible or potentially incompatible land use activity/development where rare or endangered flora and fauna have been identified under Federal or Provincial legislation.
- .11 To recognize, protect, and consider the sustainability of provincial parks, wildlife management areas, protected areas and other ecologically sensitive areas.
- .12 To recognize that development will increase demand and impact on water supply, water quality and solid and liquid waste generation, requiring that these issues be considered in the review of development proposals.
- .13 To ensure that new development is compatible with existing and anticipated land uses, utility and transportation networks, and minimizes the risks to quality of life, public health and safety.
- .14 To minimize risks to people and property that are associated with natural hazards or human-made features.
- .15 To protect the natural resources and the environment within the Municipality for the continued well being of area residents.
- .16 To promote wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils, water and living creatures.
- .17 To maintain the integrity of groundwater features and surface water features such as lakes and rivers to ensure surface water and groundwater quality protection are primary considerations when development occurs.
- .18 To protect the mineral, sand and gravel resources from conflicting land uses and to promote environmentally sound exploration, and extraction, and rehabilitation.
- .19 To preserve and enhance areas which have natural beauty, natural value/significance, scenic value, recreational potential, or historic/cultural significance.

- .20 To ensure continued public access to public water resources (e.g. streams, rivers and lakes).
- .21 To preserve and protect riparian areas along streams, rivers and lakes.
- .22 To provide protection for past, present and future investments in public and private infrastructures, including utilities and transportation networks in order to maintain cost-effective operations of new, upgraded or extended infrastructure services.
- .23 To promote inter-municipal co-operation with neighboring jurisdictions in order to undertake joint land use planning, municipal servicing and sustainable development initiatives that will benefit the Municipality.

2.3 General Policies

The policies outlined in this section address issues which may arise throughout The Park Municipality.

2.3.1 Provincial Land Use Policies

- .1 The *Provincial Land Use Policies* are a Regulation under *The Planning Act* and serve as a guide for the Municipality in undertaking Development Plan amendments, and statutory reviews of The Park Municipal Development Plan. The Park Municipal Development Plan once adopted, replaces the part of the South Riding Planning District Development Plan applying to the Municipality.

2.3.2 Development Provisions

- .1 All new development in the Municipality shall be consistent with this Development Plan. The implementation of the Municipal Zoning By-law, subdivision and development approval and public works shall be consistent with the provisions and intent of this document.
- .2 No subdivision of land shall be approved unless it conforms with the general intent and provisions of this Development Plan and *The Planning Act*.
- .3 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 are currently close to each other and the potential for conflict exists, appropriate mitigative measures may be required as a means of minimizing the impact on adjacent lands.

- .4 Uses which may involve the storage and transfer of hazardous chemicals should be examined for appropriate setbacks and compliance with provincial regulations.
- .5 In approving new developments for recreation (cottaging, etc.), 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 Municipality 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.
- .6 In reviewing development applications the Municipality will encourage the most appropriate use and development of land and other resources by:
 - (a) protecting and enhancing the agricultural industry and promoting best management practices for agricultural activities;
 - (b) maintaining a harmonious relationship between agriculture and recreation, the two main economic activities of the Municipality;
 - (c) protecting and strengthening the viability of the existing settlement centres;
 - (d) discouraging scattered and haphazard non-farm developments or urban forms of development in the rural/agriculture area;
 - (e) minimizing the natural hazards such as flooding, erosion or bank instability that may be associated with future development;
 - (f) protecting the environment through a sustainable development strategy which reflects applicable Provincial regulations and guidelines; and
 - (g) promoting sound management practices for all resource development.
- .7 No new or expanded development, including proposed subdivisions shall be approved unless there are viable resources, facilities and the capacity in place to adequately manage the waste (i.e., solid, liquid, septage. etc.) that will be generated, provide an appropriate source or means of obtaining a potable water supply and a suitable means of access.

2.3.3 Utilities & Municipal Services

- .1 Essential activities of government and public and private utilities may be permitted in any land use designation, where compatible, subject to requirements in a municipal zoning by-law. Such uses should be located and developed in a manner which will minimize any incompatibility with neighboring land uses. Consideration should be given to reviewing siting requirements associated with such uses as communication towers, new utility and road infrastructure, wind farms and maintenance yards to ensure they will minimize adverse impacts on adjacent lands.
- .2 Co-operation will be encouraged with Manitoba Hydro, MTS Allstream, and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible and avoid land use conflict.
- .3 Existing public and private utilities should be protected from incompatible or potentially incompatible land uses which may threaten or adversely affect their operation.
- .4 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 within a surrounding buffer defined by Provincial Regulations and/or guidelines and the Municipal Zoning By-law to open space, agricultural and industrial (i.e. non-habitable) uses which would not be adversely affected by these facilities.
- .5 The Municipality will provide facilities to dispose of solid waste and sewage waste in a sanitary, economic and orderly manner by planning in advance for the location and development of suitable provincially approved landfill sites and sewage lagoons. Where there are insufficient local facilities or capacity, Council may consider new or expanded development for approval subject to verification by the Municipality that arrangements, approved by Manitoba Conservation, have been made to have all of the wastes associated with the proposed development disposed of in a sustainable manner outside the Municipality in which the development is being proposed. The Municipality approving development shall have its own waste facilities as soon as possible.
- .6 Future developments in Onanole will be connected to existing water distribution and wastewater collection systems where municipal services are provided. Seasonal resort recreation development including cottages may be located on unserviced lots which are large enough to accommodate on-site sewage disposal systems subject to approval under provincial regulations.

- .7 Where development will cause the Municipality to carry out an alteration to a public sewerage and/or water system, the Municipality will adhere to existing applicable provincial legislation, and ensure that all required engineering data supporting the proposal has been forwarded to the appropriate provincial agency for review and comment.
- .8 Utility systems that convey energy, conserve energy or produce energy in a manner that enhances and/or does not endanger the environment or people will be allowed to develop in the Municipality where these systems are compatible with surrounding land use.

2.3.4 Hazardous Uses

- .1 Facilities or developments, exclusive of railways and highways, which manufacture, handle, store or distribute hazardous materials will be governed by the following:
 - (a) wherever possible, new facilities should be separated from urban areas and buildings used for human occupation;
 - (b) facilities shall not be located closer to dwellings, designated areas or highways than permitted or recommended or required by the Province of Manitoba, and/or the Federal Government;
 - (c) where new development of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements; the compatibility of surrounding land uses; and plans for buffering and containment of such activities from adjacent uses; and
 - (d) large propane, oil, gasoline or other volatile storage facilities shall be established in areas of the Municipality where risks to the health and well-being of residents can be minimized.
- .2 Development proposals that are potential sources of pollutants should provide for safeguarding sensitive areas susceptible to both surface and subsurface pollution. Such proposals include large livestock operations, lagoons, waste disposal grounds, septic systems, commercial and chemical fertilizer storage facilities, fuel tanks and similar uses.

2.3.5 Natural Areas & Environmental Conservation

- .1 Natural areas and habitats on public and private lands should be protected from incompatible or potentially incompatible uses where:
 - (a) rare or endangered flora and fauna have received provincial designation and protection under either the Manitoba *Endangered Species Act* or the Federal *Species At Risk Act*;
 - (b) lands have received provincial designation and protection under the Protected Area Initiative;
 - (c) lands have been identified as Wildlife Management Areas, Provincial Parks or National Parks;
 - (d) private lands have been voluntarily protected by landowners under *Conservation Agreements* or other Memorandum of Agreements which include two protected area projects by Ducks Unlimited; or
 - (e) sensitive wildlife, aquatic habitat including quality wetland habitat and riparian areas and other ecologically significant areas have been identified.
- .2 The identification and protection of natural areas and wildlife and fisheries habitats will be encouraged within the Municipality.
- .3 Public access to natural areas and wildlife and fisheries habitat will be encouraged to foster appreciation for and enjoyment of nature but such access should not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity.
- .4 The Municipality is a member of the Little Saskatchewan River Conservation District and coordination of development activities will be encouraged.
- .5 Development proposals/use of land within 1-mile of a designated parcel of Crown land (i.e., Wildlife Management Area/Protected Area) and Riding Mountain National Park will be forwarded to, and reviewed by Manitoba Conservation, to ensure that future development or changes in land use will not adversely affect the sustainability of the area, threaten the ecological integrity of the designated land(s) or the resident flora and fauna. In similar fashion, Manitoba Conservation will forward to the Municipality any Provincial development proposal within this 1-mile area.

- .6 The development plan maps and the zoning by-law maps shall identify land designated by order-in-council and/or regulation by the province, e.g., provincial parks, wildlife management areas.
- .7 The remaining wooded lands be retained and managed in their natural state as much as possible, particularly those that have high wildlife value and extreme topographic relief. This may require such provisions as the need for a development permit for the clearing of trees on non-agricultural lands in the Municipal Zoning By-law.
- .8 The Municipal Council may consult with the Province of Manitoba regarding management of wildlife resources which cause problems in the Municipality.
- .9 Proposed developments located near/adjacent to waterways and water bodies that have or have the impact waterways and water bodies, will be referred to Manitoba Conservation, Manitoba Water Stewardship and Department of Fisheries and Oceans Canada, for review.
- .10 Where privately initiated habitat conservation land leases or land transfers are proposed, Manitoba Conservation will be encouraged to consult with the Municipality affected prior to approving the designation of a private habitat conservation area.

2.3.6 Sensitive Lands, Flooding & Erosion

- .1 Development will generally be directed away from environmentally sensitive areas. Sensitive lands include the following:
 - (a) lands subject to flooding – all lands which would be flooded by the 100 year flood, or by a recorded flood exceeding the 100 year flood level, or a flood specified by Manitoba Water Stewardship in areas protected by flood control works;
 - (b) lands subject to water erosion are all lands which would, within a 50 year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body;
 - (c) lands subject to other hazards such as landslides or subsidence – those lands where actual effects of such hazards have occurred or have been predicted and lands subject to bank instability, or lands on or above a slope adjacent to a waterway or waterbody that is subject to subsidence due to down slope soil movement; and

- (d) lands adjacent to surface waterways or water bodies which have the potential to be flood prone shall not be subject to development unless detailed assessments indicate flood risk is minimal.
- .2 Land subject to significant flooding, erosion or bank instability should be left in its natural state or only developed for low intensity uses such as cropping, grazing, forestry or open space recreational activities which are generally acceptable within hazard areas. Best management practices for agricultural activities within riparian areas should be adopted. Annual cropping and unmanaged grazing activities can adversely affect riparian areas. Tree clearing provisions for non-agricultural developments may need to be established in the Municipal Zoning By-law for lands adjacent to the recreation lakes of the Municipality in order to protect severe slope conditions from erosion and bank instability, to prevent soil erosion, silting of downstream drainage channels and to provide better stream and lake habitat for fish and waterfowl. This may include a public education and awareness program. The Municipal Council will consult with and coordinate their land use and development activities with the Little Saskatchewan River Conservation District (LSRCD) Board since they are in the business of managing and conserving natural resources for the long-term benefit of everyone.
- .3 It may not be practical or desirable to restrict certain necessary development in sensitive areas. New development should, however, be carefully controlled and planned to ensure that it is compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
- (a) proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
 - (b) there shall be no added risk to life, health or personal safety;
 - (c) the construction of new structures and/or buildings shall not be permitted within flood hazard areas unless the hazard can be protected against. Flood protection measures must protect to the design flood elevation plus appropriate freeboard in accordance with the standards established by Manitoba Water Stewardship. Structures and services should be protected against damage and should be fully functional during hazard conditions;
 - (d) activities or construction of new structures and/or buildings shall not be permitted in areas subject to erosion or bank instability unless adequate erosion control or bank stabilization measures are implemented. Only erosion control or bank stabilization measures designed by a qualified professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted;

- (e) activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited, unless appropriate mitigative measures are taken to minimize the potential of such erosion or bank instability; and
 - (f) existing tree and vegetation cover should be preserved where appropriate to reduce erosion and assist in maintaining bank stability.
- .4 Development proposals in flood plain hazard areas shall be referred to Manitoba Water Stewardship for review prior to approval by the Municipality.
 - .5 Development proposals in hazard areas such as those with steep natural slopes will require completion of engineering studies, including, where development is suitable, recommendations regarding preventative and mitigative measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures which restore or rehabilitate damage which may occur.
 - .6 In order to reduce the risk of bank erosion or instability in areas where the specific hazard has not been determined, buildings shall be set back a sufficient distance, as defined in the Municipal Zoning By-law, from all water bodies and waterways.

2.3.7 Water & Shoreland

- .1 Development will be encouraged in a manner which ensures that waterways, waterbodies, shoreland areas and groundwater resources are sustained, and that existing uses are not negatively impacted. **Appendix “B” Background Study Reference Map 1**, shows groundwater quality in the sand and gravel major aquifers within the Municipality. Since other aquifers may also exist, this map should only be used as a guide. Development or activities that may cause pollution under normal operating conditions or by accident should be discouraged from locating in all areas with susceptible and high quality groundwater supplies including potable water sources. Where developments or activities comply with the *Water Protection Act* and are allowed to proceed in these areas, appropriate mitigation plans or measures to protect the groundwater resources shall be required, when necessary.
- .2 Any undertaking of drainage work will require authorization from the Province under the *Water Rights Act*.
- .3 The preservation and reintroduction of native vegetation through natural succession or assisted planting will be encouraged in riparian areas, such as along the shorelines of lakes, rivers, creeks and streams in order to stabilize the banks, provide aquatic and wildlife habitat, to maintain the quality of water in these waterways and to prevent against rapid spring run-off into the waterways.

- .4 Waterways, waterbodies and shorelands in the Municipality may require access and will require additional protection to limit impacts of development. The extent of protection required will be directly related to the characteristics of the local environment and proposed development. The size and configuration of the waterway, waterbody or shoreland; the need for public access; and environmental characteristics; will all have a bearing on the size of the protected area adopted. In order to provide access and protection, shoreland crown or public reserves will be required for all multi-lot subdivisions fronting on a waterway. The reserve should be located along the full length of the shoreline within the development.
- .5 Besides .4 above, riparian areas along streams and adjacent to lakes may be required by the Municipal Council to be established as a public reserve on a plan or established by development agreement which can be registered in Land Titles against affected titles. In considering the riparian area or the reserve in .4 above, the area should consist of an undisturbed native vegetation area, located upslope from the ordinary high water mark. Within the vegetation area, alterations may be made for pathways, docks, boathouses, etc. Docks, boat houses and the like, within the undisturbed native vegetation area, should be limited to a maximum of twenty-five percent (25%) of the shoreline length of each lot. The alteration of vegetation may only occur if it conforms to a Federal Department of Oceans and Fisheries operational statement or approved activity.
- .6 For project proposals requiring self-supplied water, the proponent is directed to contact Manitoba Water Stewardship's Water Use Licensing Section to determine if their water use needs requires licensing under *The Water Rights Act*. If a license is required, development approval may be withheld until such time as either a groundwater exploration permit or surface water development authorization is issued by Manitoba Water Stewardship.
- .7 Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas identified by the Province. These areas are illustrated in **Appendix "B" Background Study Reference Map 2**. Also shown on this map are the regional solid waste disposal grounds. Where this is not practical, development or activities which could cause pollution may be considered in groundwater sensitivity areas provided:
- (a) it can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the groundwater supply; and

- (b) appropriate precautionary measures, identified by the hydro-geological investigations, have been or will be taken to sufficiently mitigate the risk of endangering the quality of the water supply for domestic potable water supply purposes.
- .8 Any work in or near water that has the potential to harmfully alter, disrupt or destroy fish habitat will require
- (a) review by the Federal Department of Fisheries and Oceans; and
 - (b) contact with Manitoba Water Stewardship and Manitoba Conservation by a development proponent to ensure their project is in compliance with applicable regulatory requirements.

Compliance with the fish protection procedures for stream crossings as required by Provincial and Federal Governments shall be adhered to.

- .9 The net loss of semi-permanent or permanent wetlands shall not occur. Wetlands are defined as areas that are periodically or permanently inundated by surface or ground water long enough to develop special characteristics including persistent water, low-oxygen soils, and vegetation adapted to wetland conditions. These include but are not limited to swamps, sloughs, potholes, marshes, bogs and fens.

2.3.8 Transportation

- .1 Any proposed or existing aircraft landing fields and aerial approaches within the Municipality should be protected from incompatible or potentially incompatible land uses (e.g., buildings, waste disposal grounds etc.) that may adversely impact their operation and/or endanger public safety. The Municipal Zoning By-law shall establish separation standards for future development adjacent to an airfield. Proposals to establish private or public airfields shall consider the location of existing dwellings or other development that might adversely be impacted by aircraft operations and shall be dealt with as conditional uses. Transport Canada's building setback regulations for certified airports shall be used in each individual situation when considering the location of a proposed aircraft landing field or the location of proposed development adjacent to an existing aircraft landing field.
- .2 All developments shall conform to the appropriate requirements of the Province of Manitoba as they affect the provincial highway system. To assist with decision making, the Province shall refer to the document entitled "Functional Design Study of PTH No. 10 in the vicinity of Onanole" when considering development proposals along PTH No. 10 in Onanole.

- .3 Compatible land uses (for example, agriculture in general and highway commercial operations at certain locations) may be permitted adjacent to major provincial highways and other provincial highways and roads where interference with other resources is minimized and the safe and efficient operation of the highway is maintained.
- .4 Proposed developments and subdivisions adjacent to the provincial highway system should be guided by an overall concept plan that establishes an internal road network that ties in with and complements the existing and planned highway network of the area so as to minimize the number of access points onto a highway. The development shall be reviewed by the Province prior to approval to determine if and how the development should proceed.
- .5 Land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic should locate in planned locations in proximity to major roadways, including provincial roads and provincial highways. Direct access to the provincial highway system will be discouraged whereby access should be via the service road system to the provincial highway system.
- .6 Commercial uses located on PTHs and PRs which primarily serve the traveling public shall be located in planned or designated areas where there is planned access available from major roadways, including provincial roads and provincial trunk highways, where appropriate.
- .7 Development that is to occur within the control areas of provincial roads and provincial trunk highways under provincial authority will be subject to approval by Manitoba Infrastructure and Transportation and/or The Highway Traffic Board respectively prior to municipal approval.
- .8 Development proposals within the vicinity of the provincial highway system shall be circulated to Manitoba Infrastructure and Transportation for review. Development that may have a significant impact on the highway system regardless of location or jurisdiction should also be circulated accordingly.
- .9 The location and construction of an access to a provincial road will be subject to approval by Manitoba Infrastructure and Transportation and to a provincial trunk highway subject to approval by The Highway Traffic Board.
- .10 Where an area of development is bordered on one side by a major transportation corridor or facility (such as a highway), new development shall, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor or facility.

- .11 Development that may have a detrimental impact on the safe and efficient operation of the provincial highway system shall not be allowed unless mitigative measures suitable to the Province are incorporated into the development with the cost of any highway improvements required to accommodate development to be the responsibility of the developer.
- .12 Subdivisions/development will not be permitted in areas designated for highway widening or expansion unless provisions suitable to the Province are made to accommodate future widening or expansion.
- .13 Proposed development which contributes to the evolution of a row of lots each relying on direct access to the highway will not be permitted.
- .14 New development shall have legal access to an all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the municipality to upgrade an existing road or develop new road access to a standard agreed upon by the Municipal Council. The proponent may be responsible for part or all of the costs of this roadway construction.
- .15 New development which has the potential to generate significant vehicle traffic should be directed away from those areas and land uses where such levels of traffic could endanger public safety.
- .16 When evaluating development proposals, the potential impact on the existing transportation system will be considered. Development requests that are incompatible with the existing transportation system will be rejected if an agreement cannot be reached between the traffic authority and the proponent to ensure compatibility or to provide road upgrading.
- .17 Where a local authority has control over roadways, access to a new development adjacent to such roadways will be subject to approval by that traffic authority.
- .18 Local road networks should be planned and designed efficiently but in an environmentally sound manner in order to service both existing and future development, in a sustainable fashion.
- .19 Proposed developments which may be adversely affected by noise, dust and fumes from roadways (e.g. residential uses, hospitals) shall be encouraged to locate where there is adequate separation from these corridors and/or to incorporate mitigative measures to minimize adverse impacts.

- .20 Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances shall be approved by the Municipality. Consideration shall also be given to leaving undeveloped road allowances in their natural state unless required for road development. These areas provide important wildlife habitat and travel corridors for wildlife.
- .21 Where there are existing or anticipated high volumes of truck traffic and the municipality is the traffic control authority, Council may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors within communities.
- .22 The local road or street network associated with any type of proposed development shall be designed to conform with both the existing and planned road and street system of the neighboring areas.

2.3.9 Mineral Resources

There are economically valuable sand and gravel and other mineral deposits located within the Municipality to provide essential raw materials required for present and future infrastructure requirements. They are identified in **Appendix “B” Background Study Reference Map 3**.

- .1 Areas designated by Manitoba Science, Technology, Energy and Mines as being of high aggregate or mineral potential shall be protected from incompatible and potentially incompatible land uses that would restrict exploration and development. These uses shall not be allowed to develop on these resources, or within a buffer area.
- .2 In areas designated by Manitoba Science, Technology, Energy and Mines as being of medium aggregate or mineral potential, incompatible and potentially incompatible land uses may be permitted following review and approval by Manitoba Science, Technology, Energy and Mines. The remaining mineral resources are of low potential and no development restrictions apply.
- .3 Existing aggregate or mineral operations should be protected from incompatible and potentially incompatible land uses. To minimize any future conflict between mineral resource exploitation and the land uses which would be sensitive to the inherent characteristics of surface mining, such sensitive land uses shall not be allowed within the area anticipated to be adversely affected by the mining activity. This would include, but not be limited to, seasonal or permanent residential uses, as well as certain institutional, commercial and recreational uses. These separation distances will be identified in the Zoning By-law. Note: Reference Map 3.

- .4 In areas with known aggregate or mineral resources, or areas having high discovery potential for these resources, uses shall be limited to non-intensive agriculture (e.g., grazing, cropping, forestry), temporary uses or other uses that will permit access to the resource.
- .5 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.
- .6 Rehabilitation of depleted aggregate pits and quarries shall be the responsibility of the owner/operator of the site utilizing funds established for this purpose by Mines Branch, Province of Manitoba.

2.3.10 Heritage Resources

- .1 The identification of heritage resources shall be encouraged within The Park Municipality.
- .2 Heritage resources should be protected where:
 - (a) buildings or landscapes have received municipal and/or provincial heritage designation;
 - (b) buildings or landscapes are in the process of receiving or are being considered for municipal and/or provincial heritage designation; or
 - (c) buildings or landscapes have been developed and operate as heritage sites.
- .3 Existing heritage resources should be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
- .4 The development, designation and preservation of heritage resources should be coordinated with other heritage and recreational resources in the region, existing and proposed to maximize interpretive and tourism potential.
- .5 Sites and groupings of sites with heritage potential will be considered for designation as municipal heritage sites under *The Heritage Resources Act*, and/or municipal heritage conservation zones under *The Planning Act*.

2.3.11 Outdoor Recreational Resources

- .1 **Appendix “B” Background Study Reference Map 4**, illustrates land capability for recreation for the Rural Municipality of Park utilizing the seven class Canada Land Inventory System (CLI). **PART 3: 3.3.6 Rural Recreation General Area Development** provides policies for seasonal recreation development in the Municipality.
- .2 Areas with high recreational capability, *Classes 1-3 Canada Land Inventory (CLI)* for recreation, containing interesting and/or rare natural features shall be protected for outdoor recreation and related uses. Development in areas adjacent to recreational areas should not negatively impact the use of the recreational area.
- .3 Areas with lower recreational capability, *Classes 4-5 Canada Land Inventory* provide a moderate to low capability for outdoor recreation providing for lower intensity of development and/or extensive (passive) recreation and should be protected where high recreation capability resources are not sufficient to satisfy local and regional needs. *Classes 6-7 Canada Land Inventory (CLI)* lands may only sustain low intensity activities or simply provide open space.
- .4 Designated outdoor recreational uses and areas around the recreation lakes should be protected from incompatible or potentially incompatible land uses which may threaten the integrity and/or operation of these significant recreational resources.
- .5 Proposed recreational development should not preclude access to and use of natural resources (e.g., lakes and streams).
- .6 Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period.

PART 3: RURAL POLICY AREAS

3.1 Introduction

This section of the Development Plan outlines objectives and policies for the Rural Policy Areas within The Park Municipality. Rural Policy Areas are differentiated from Urban Policy Areas by less dense development and larger land parcels, with agriculture, recreation and resource-related activities being the dominant land uses. Rural Policy Areas depend on urban settlements for a range of commercial and public services and facilities. In rural areas, public services such as a water supply and delivery system and/or a sewage collection and treatment system are less common.

The Rural Policy Areas contain agriculture, existing single lot rural residential, including multi-lot rural residential and seasonal recreation development and agro-related industrial/ commercial developments. These are provided for in accordance with the following development plan designations:

- (a) Rural/Agriculture Area;
- (b) Rural Residential Area; and
- (c) Rural Recreation General Area.

3.2 Objectives

- .1 To protect the dominant role of agriculture and resource-related activities within the rural areas of the Municipality.
- .2 To minimize the unnecessary fragmentation of large land parcels as a means of protecting the long term agricultural viability and rural character of The Park Municipality.
- .3 To encourage economic development, growth and diversification in an orderly, efficient manner that will maintain and protect the dominant role of agriculture and resource-related activities in the rural area.
- .4 To recognize the distinct differences and required land use policy and designation between large-scale livestock operations (LOs), small-scale LOs, mixed farms, and specialized agricultural operations, and to make provision for their continued presence within the rural areas of the Municipality.

- .5 To recognize that within the Rural Policy Areas of the Municipality, some legitimate rural uses associated with agriculture, including residential, commercial, agro-industrial, recreational activities, protected natural areas and conservation areas must be accommodated in such a manner that not only supports and enhances the continued viability of the Municipality but also minimizes potential for land use conflicts and maintains a healthy natural environment.
- .6 To encourage development and growth which is sustainable, and which efficiently uses land, existing road networks and existing and future planned wastewater and water supply facilities efficiently.
- .7 To promote development which is compatible with adjacent land uses, both existing and anticipated.
- .8 To maintain the character and quality of life presently enjoyed by those living in the rural areas.
- .9 To encourage growth and development in rural areas in a manner which is compatible with the objectives and policies for urban areas.
- .10 To work co-operatively with the Province in maintaining and improving the water quality for all water resources in the rural areas of the Municipality under the *Water Protection Act*.
- .11 To encourage the development of the rural area, especially areas near waterways, and challenging landscapes that lend themselves to eco friendly uses such as photography, painting, quiet farm residency, wildlife viewing and similar uses, particularly on lands with non-viable economic potential to sustain agriculture.

3.3 Policies

3.3.1 General

- .1 Rural Area Policy Designations (i.e., **Rural/Agriculture Area**, **Rural Recreation General Area** and **Rural Residential Area** are illustrated in **Appendix "A" Development Plan Maps 2, 2-1, 2, 2A-3, 2-4, 2-5 and 3, 3-1 and 3-2**. The **Rural/Agriculture Area** designation provides primarily for agricultural development and a limited amount of legitimate rural uses associated with agriculture, rural and resource development, such as trail riding, dude ranches, petting zoos, riding stables, guest cabins, bed and breakfast, hunting and guiding and similar uses. The **Rural Recreation General Area** designation provides for existing and new cottage, recreation facilities and residential development on the recreation lakes of the Municipality. The **Rural Residential Area** designation provides for single-

family, and multi-lot residential development in the small settlement centres (Crawford Park and Horod) as well as other areas on residential parcels where the keeping of non-commercial animals may be permitted subject to the requirements to be established in the Zoning By-law.

- .2 Some land uses such as protected natural areas and other natural ecosystems, conservation areas, non-farm single-lot rural residential, single-lot agro-commercial and agro-industrial uses and extensive outdoor recreation uses and facilities such as trails and hunting lodges that require large tracts of land and need to be separated from urban land uses as outlined in this section of this Plan may be appropriate in the designated **Rural/Agriculture Area**. The subdivision of land for these uses may be allowed provided that conflict with the primary land use of agriculture is minimized. In general, urban like uses such as commercial, industrial, indoor recreational, institutional, public and small lot and multiple residential uses shall be directed to existing principal urban communities.
- .3 New non-farm development should be directed away from prime agricultural lands and viable lower class agricultural lands and livestock operations.
- .4 New development in the Rural Policy Areas shall be located to be compatible with existing or potential resource extraction or harvesting or other existing or proposed uses.
- .5 Proposed development in the Rural Policy Area Designations, which by virtue of their use, land requirements and/or servicing requirements, would compete, with the urban areas or be able more efficiently sustained by urban land and services, should be directed towards Urban Policy Areas.

3.3.2 Agriculture

- .1 All Rural Areas that are primarily used for agriculture shall be designated **Rural/Agriculture Area**. The **Rural/Agriculture Area** should be preserved for a full range of agricultural activities on prime agricultural lands and on viable lower class lands that are being used for or have traditionally been used for agricultural production. Prime agricultural lands shall not be developed for non-agricultural uses, unless the development meets an important public need.
- .2 To support the ongoing viability of agricultural operations, lands in the **Rural/Agriculture Area** should be maintained in large parcels generally eighty (80) acres or more in area.

- .3 Small land holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, are considered commercially viable (based on a business plan and site plan), and that the size of the proposed parcel is appropriate for the intended use.
- .4 Existing agricultural enterprises which operate with generally accepted practices of farm management and in conformance with provincial regulations should be protected from new development which might unduly interfere with their continued operation. Specifically, non-farm residential development and recreational development will be discouraged in close proximity to existing livestock operations in order to minimize potential land use conflicts and help to maintain the ongoing viability of existing livestock operations. The siting of new residential developments should comply with the mutual separation distances for livestock operations as set out in the Municipality's Zoning By-law (see 3.3.4 Livestock Operation Policy Nos. .3 and .4 of this Plan).

Appendix "B" Background Study Reference Map 5 identifies soil capability for agriculture based on the 7 class Canada Land Inventory system. Classes 1 – 3 represent the prime agricultural land for field crop production. The lower class lands (4 – 5) are marginal for cultivation and are capable of perennial forages, native forages and pasture, class 6 lands are capable of producing native forages and pastures but improvement is not feasible and class 7 and unimproved organic soils are considered unsuitable for dry land agriculture. Note that the scale of mapping is reconnaissance level (1:126720) which makes it unsuitable on which to base site specific decisions but can be used for general land use planning information. To consider an application for a new or expanding livestock operation where there are problems with the interpretation of available soil information, Council may require that existing agricultural soil capability information be enhanced by a detailed soil survey conducted, prepared and submitted by qualified personnel or consultants in a report which provides Council with a clear indication of the soil suitability within the boundaries of a proposed site or parcel of land or livestock confinement areas; the costs for any such report will be the responsibility of the proponent.

3.3.3 Livestock Development Strategy

The main objectives of this strategy are:

- .1 To maintain a high quality of life within the whole Municipality through viable and compatible rural economic development activities, with an understanding that the rural areas must first and foremost be able to develop and sustain a viable agricultural industry.

- .2 To maintain the existing livestock operations and provide for their reasonable expansion given their location in proximity to conflicting land uses and sensitive environmental features.
- .3 To provide for new livestock operations on prime agricultural land and viable lower class agricultural lands, where given their proposed size and density, they are compatible with surrounding land uses and sensitive environmental areas.
- .4 To recognize the need for size and location restrictions for livestock operations adjacent to the major rivers, recreation lakes, designated rural residential and seasonal recreation areas, single-family residences, urban policy areas and sensitive ecological areas in order to minimize the potential for land use conflicts and ensure the sustainable development of the land base.

3.3.4 Livestock Operations Policies

Livestock operations are an important component of the agricultural industry. In some situations, these types of operations may have potentially adverse effects on nearby developments and the local environment, primarily due to factors such as odour, noise, insects and management practices that require interaction with the environment, which are usually associated with these types of operations. They also need to be carefully planned and located so as to minimize the potential for pollution in groundwater sensitivity areas and in areas adjacent to waterbodies, particularly adjacent to the recreation lakes and major rivers of the Municipality.

- .1 In order to provide a measure of protection for surface water quality, livestock operations adjacent to or near water bodies shall be subject to the following setback requirements:
 - (a) livestock operations will not be allowed within:
 - (i) a distance of 330 feet (100 metres) of the ordinary high water mark of any surface watercourse, waterbody, sinkhole, spring, well and/or property boundary, nor
 - (ii) within any riparian areas, nor
 - (iii) any 100 year high water level or flood plain adjacent to a water course, except that existing operations may be permitted to expand provided they have achieved adequate flood protection as required by the Province;

- (b) since the six (6) recreation lakes identified on **Development Plan Map 2** have different capacities for recreational activity, an 800 foot wide buffer from the high water mark and up the backshore shall be established where no new livestock operations over 100 animal units can locate and where all livestock operations of any size are a conditional use. Additional setbacks are required for designated seasonal recreation development as indicated in policy .2 below. The six recreation lakes, including Seech Lake, Chorney Lake, Imrie Lake, Wargatie Lake, Stuart Lake and North Thomas Lake are shown on said **Map 2**; and
 - (c) the following policies shall apply around standing and running water bodies
 - (i) all new livestock operations of 100 animal units or greater shall be conditional uses within 330 to 800 feet from all standing water bodies greater than 40 acres; and
 - (ii) all new livestock operations shall be a conditional use within a distance of 800 feet of the ordinary high water mark of any permanent running water body (for example, Little Saskatchewan River, Octopus Creek, Heron Creek, Whirlpool River and their tributaries.
- .2 Livestock operations development capacities and buffering distances adjacent to urban policy areas and any designated rural residential, rural recreation general or any other recreation areas shall be guided by the policy found in clause (a) and additional policies found in clauses (b), and (c) herein:
- (a) separation distances between livestock operations and designated areas shall be as defined in policy .3 herein and the Provincial Regulations;
 - (b) the following policies shall apply around the urban policy areas of Onanole:
 - (i) there are no existing livestock operations and there shall be no new livestock operations within 2640 feet of urban policy boundaries; and
 - (ii) there shall be a maximum animal unit threshold of 300 animal units between 2640 feet and 5280 feet of the urban policy boundaries for all new operations. New and expansion of existing livestock operations over 200 animal units are conditional uses. Existing livestock operations may expand over 300 animal units;
 - (c) the following policies shall apply around all designated rural residential areas and seasonal recreation areas:
 - (i) there shall be no new livestock operations located within 1320 feet of the rural residential or rural recreation general policy boundaries. All existing livestock operations within this area (at the date of adoption of

this by-law) may expand to 50 animal units as a permitted use, livestock operations between 50 and 100 animal units will require conditional approval and the maximum size for a conditional use shall be 100 animal units and;

- (ii) there shall be a maximum animal unit threshold of less than 300 animal units between 1320 feet and 5280 feet for new and existing livestock operations as permitted uses. All new and expanding operations of a size of 300 animal units or greater shall be conditional uses; and
 - (d) The Municipal Council may establish livestock operations development capacities and buffering distances identified above, by either written restrictive requirements or by restrictive requirements and mapping for Rural/Agriculture Restricted Zones in their Municipal Zoning By-law.
- .3 Mutual separation distances, the distance between livestock operations and other designated areas and vice versa, except for specific capacity restrictions in the buffer areas identified in **policy .2** above, shall be consistent with provincial regulations for livestock operations locating close to designated areas including designated urban communities, rural residential areas or rural recreation general areas.
- .4 A mutual separation distance will be established in the Municipality's Zoning By-law in order to maintain separation distance between existing, expanding and proposed livestock operations and single residences not accessory to the operation. The minimum separation distances for single-family residences not associated with the livestock operation and vice versa may be up to 50% larger in the Municipal Zoning By-law than the distances provided in Provincial Regulations to provide greater separation for these residences. Because of the limited fragmentation of the land base and the average parcel size for agriculture, this should not be detrimental to livestock development. Council may, pursuant to provisions of *The Planning Act*, vary the separation distances as provided for in their zoning by-law.
- .5 Above policies .3 and .4 shall be considered with respect to neighboring jurisdictions including adjacent planning districts and municipalities.
- .6 All new and expanding livestock operations outside the buffer areas with an animal capacity of 300 animal units or greater are conditional uses subject to review by a Technical Review Committee of the Provincial Government; and if approved subject to Council's conditions, as defined in *The Planning Act*, and pertaining Provincial Regulations.

- .7 Proponents, owners and operators of livestock operations will be required to develop facilities and conduct their operations in a manner which minimizes the production of offensive odours, potential pollution of soils, groundwater and surface water and mitigates other potential land use conflicts.
- .8 Livestock operations will be required to locate where they will be compatible with surrounding land use and the physical environment.
- .9 New or expanding livestock operations of ten (10) or more animal units shall not be permitted in classes 6-7 lands and unimproved organic soils identified by detailed soil maps or surveys acceptable to the Province.
- .10 Notwithstanding the limitations regarding livestock operations contained herein, livestock facilities for 9 or fewer animal units owned for personal use accessory to the primary farm or rural residence may be permitted within the Rural Area Policy Designations, except the Rural Recreation General Area Designation, subject to all requirements of the municipal zoning by-law, provided that such proposals are compatible with existing agricultural operations and that the size of the proposed parcel is appropriate for the intended use.
- .11 Livestock operations exceeding an animal unit (AU) threshold specified in the Municipal Zoning By-law as conditional uses shall be subject to the procedures and requirements for conditional uses specified in *The Planning Act* and the municipal zoning by-law.
- .12 Where a livestock operation is located within one-half (1/2) mile of one or more livestock operation(s), and where these operations are under affiliated ownership, management or control and are of the same type of livestock, or where they share common infrastructure such as manure storage facilities, they shall be deemed to be one combined larger operation for the purpose of this Plan. The total number of existing or proposed animal units in each portion of the operation shall be added together for the purpose of interpreting the requirements of this By-law.
- .13 Council and proponents of livestock operations will be encouraged to have regard for the advice of provincial technical advisors regarding the proposed siting and development of major livestock operations. New and expanding livestock operations will be evaluated on the basis of criteria such as but not necessarily limited to:
 - (a) type of operation (e.g. cattle, hogs);
 - (b) size of operation (e.g. animal units);
 - (c) water supply (e.g. source and consumption levels);
 - (d) measures to reduce odours – covers and shelterbelts;

- (e) measures to ensure conformity with the Municipal Zoning By-law and Development Plan;
- (f) adjacent land uses (e.g. agricultural, residential, recreational);
- (g) provincial regulations governing livestock operations;
- (h) reports from appropriate provincial reviewing agencies;
- (i) amount of truck traffic generated; and
- (j) nature of land base (e.g. soils, crop practice, proximity to surface water).

3.3.5 Rural Residential Development

.1 Small-Scale Rural Farm and Non-Farm Residential Subdivisions

In the designated **Rural/Agriculture Area**, limited subdivision of rural and agricultural lands may be considered according to the following:

- (a) the subdivision of land for farm related residential purposes may be considered under the following conditions:
 - (i) where it is necessary to establish a farm residence lot title separate from the farm operation for purposes of incorporation, financing, etc.; and
 - (ii) where a residence is required for an individual who is actively involved in the farming operation with the intention of deriving income from it the subdivision shall be located on or immediately adjacent to the existing farmyard; and
- (b) the creation of small lots for rural non-farm residential uses may be allowed under the following circumstances:
 - (i) the subdivision of an existing farmstead for a retiring farmer who wishes to retain his/her farm residence for retirement purposes;
 - (ii) subdivision of an existing farmstead which may have a defined shelterbelt which is no longer required as part of the farm operation or has become surplus due to farm amalgamation;
 - (iii) the subdivision may be permitted where a parcel of land is isolated by way of a creek, drain, road or natural land feature and is of size or shape that it is no longer feasible to farm;
 - (iv) the subdivision of land may be permitted for in-fill situations (maximum of approximately 328 feet of frontage) where existing subdivision is such that unused road frontage exists between two existing yardsites in such a manner that it can no longer be feasibly farmed;

- (v) the subdivision of small parcels of land that are not suitable for agricultural production and are predominantly treed and characterized by other suitable natural features.

.2 Development Criteria

The following development criteria for all rural residential and farm related residential uses under 3.3.5.1 will be considered by the Municipal Council in the evaluation of subdivision applications in the designated **Rural/Agriculture Area** of the Municipality:

- (a) a proposed site should be directed away from prime agricultural land, viable lower class lands and existing agricultural operations wherever possible and appropriate. As a priority, such uses should be directed to areas where agriculture is less dominant due to a combination of diversity of landscape features, a predominance of lower class land, a high degree of land fragmentation, and the existence of a mixture of land uses;
- (b) except where smaller lots are permitted by Council in the rural recreation general area designation and urban centre of the Municipality, the site area should not be less than two (2) acres and should be located within existing shelterbelts, where applicable, but should not include land used for agricultural purposes and should not be excessive in size and wasteful of land resources;
- (c) subdivision for rural residential uses shall not have the effect of creating potential for a new settlement centre;
- (d) the proposed site shall be located a sufficient distance from conflicting or incompatible land uses such as existing or proposed livestock operations, industrial areas, waste disposal areas, landing areas for aircraft, railways, high capability areas for mineral extraction, commercial wind turbines 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-law;
- (f) the site shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or reoccurring high water table;

- (g) the site shall be physically suitable for the proposed use;
- (h) a newly created rural residential site shall not restrict the farming activity on adjacent agricultural land;
- (i) the site shall not cause groundwater pollution, and shall not adversely affect the water supply for existing users with respect to quality and quantity;
- (j) services such as, but not necessarily limited to, drainage, hydro and telephone and legal access to all weather roads can be provided at the municipal standard for the area with any costs to be borne by the developer;
- (k) the proposed site shall have access to potable water supply;
- (l) the proposed site shall be capable of handling an approved on-site sewage system in accordance with Provincial Regulations and an off-site approved sewage waste disposal facility (e.g. lagoon) must be available for use by the new residents;
- (m) where a rural residential site is considered appropriate, it should be encouraged to develop in a pattern which efficiently uses land, infrastructure and public services;
- (n) new rural residential sites on the periphery of the existing urban centre must be planned so as not to interfere with urban expansion;
- (o) the proposed subdivision shall not result in more than one non-farm residential parcel per 80 acre parcel. A second single-lot residential subdivision may be allowed for situations described in policies 3.3.5.1(b)(iii) or (b)(iv) of this Development Plan;
- (p) the cumulative effect of lot creation in an area will be considered;
- (q) council may require the developer to provide additional information and justification that demonstrates the suitability of a site for a rural residential use and its compatibility with existing and proposed uses in the vicinity; and
- (r) council may provide for accessory livestock for personal and recreation use in the municipal zoning by-law subject to limited animal types, limited number of animal units and minimum site requirements specified in the municipal zoning by-law.

.3 New Rural Subdivided Parcels as Conditional Uses

All newly created single lot non-farm rural residential parcels in the designated **Rural/Agriculture Area** as provided for herein, with the exception of residences which are part of and accessory to a permitted or conditionally approved agricultural operation, shall be a conditional use in the Rural Municipality's Zoning By-law and are subject to the procedures and requirements for conditional uses specified in *The Planning Act* and in the Municipality's Zoning By-law.

.4 Multiple-lot Rural Residential Development

Subdivision for multiple-lot planned rural non-farm residential development of three (3) or more lots may be permitted as an alternative to urban residential or small-scale (1-2 lots) rural non-farm residential development in the designated **Rural Residential Area** which includes the settlements of Crawford Park and Horod as illustrated in **Appendix "A" Development Plan Maps 2-5, 3-1 and 3-2** subject to the following requirements:

- (a) rural residential development shall be subject to the following development criteria:
 - (i) the residential development shall be directed away from prime agricultural lands, viable lower class lands and existing agricultural operations wherever possible;
 - (ii) the residential development shall be located a sufficient distance from conflicting or incompatible land uses such as existing or proposed livestock operations, industrial areas, waste disposal areas, landing areas for aircraft, railways, high capability areas for mineral extraction and prime wildlife habitat;
 - (iii) the residential development shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or re-occurring high water table;
 - (iv) the residential development shall not cause groundwater pollution and shall not adversely affect the water supply for existing users with respect to quality and quantity;
 - (v) the residential development shall have access to potable water supply;
 - (vi) the residential development shall be capable of providing an approved on-site sewage system in accordance with Provincial Regulations and an off-site approved sewage waste disposal facility (e.g. lagoon) must be available for use by the new residents;

- (vii) services such as, but not necessarily limited to, drainage, hydro and telephone and legal access to all weather roads can be provided at the municipal standard for the area with any costs to be borne by the developer;
 - (viii) the residential development shall not have the effect of creating potential for a new settlement centre;
 - (ix) where the residential development is considered appropriate it should be encouraged to develop in a pattern which efficiently uses land, infrastructure and public services; and
 - (x) the residential development should only be approved when the number and the location of the proposed lots is necessary to meet the needs of the Municipality and are consistent with the policies and objectives of this Plan;
- (b) a subdivision concept plan for all lands contained within the parcel to be subdivided has been prepared by the applicant and approved by the Council;
 - (c) the proposed development meets the development criteria in (a) above;
 - (d) the keeping of livestock for recreational use may be allowed on residential lots in conformance with criteria provided in the Municipal Zoning By-law; and
 - (e) any proposed rural residential development in areas not designated **Rural Residential Area** in the Plan will require a detailed review and analysis regarding conformity with the land use policies contained in this Plan including the requirements contained in (a), (b) and (c) above and the Provincial Land Use Policies.

3.3.6 Rural Recreation General Area Development

Recreation is an integral part of the economic activity of the Municipality. Currently there are six (6) recreation lakes in the Municipality with varying degrees and intensity of development from extensive recreation activities (e.g. fly fishing) to intensive recreational residential and camping development. These lakes are illustrated in **Appendix "A" Development Plan Map 2** and detailed **Development Maps 2-1, 2, 2A-3 and 2-4** as recreation lakes having recreational development capacity. Some of these lakes have permanent dwellings and cottage development. Other lakes in the Municipality have undetermined development capacity and may or may not be suitable for permanent (cottage) recreational development because of their eutrophic conditions of algae blooms in the summer. Specific areas around the lakes are designated **Rural Recreation General Area** on the above noted maps. This designation generally covers an area illustrated on the above noted maps.

The Municipal Zoning By-law may provide for cottage and residential development with varying degrees of municipal services provided as well as other open space uses including campgrounds, marinas and related ancillary commercial activities which are compatible with existing development and the natural environment. The existing and developing portion of this designation may be zoned for recreational use and the remaining lands zoned for low intensity agricultural uses while awaiting development for non-agricultural uses.

New or expanding livestock operations adjacent to the recreation lakes will be subject to the livestock operations policies of **PART 3: 3.3.4** herein and the minimum separation distances for livestock operations in the Municipal Zoning By-law and provincial environmental regulations.

Development policies for the **Rural Recreation General Area** are as follows:

New proposals for seasonal recreation development should only be considered where amendments to the development plan designate new **Rural Recreation General Areas**.

- .1 Recreation residential development will follow the policies set forth in subsection **PART 3: 3.3.5** for multiple-lot rural residential development.
- .2 Recreational development (including cottage and recreation residential development) should be directed away from prime agricultural lands and viable lower class lands, existing livestock operations, aggregate extraction areas, and sensitive environmental areas, and encouraged to maintain the natural character of the landscape.
- .3 Because of existing and/or proposed development of these water bodies, all proposed recreational developments should be reviewed in light of existing local concerns, including such matters as available lake capacity studies and the capability of the lakes to sustain further development. In accordance with *The Planning Act*, Council may require the preparation of a secondary plan (e.g. Stuart Lake) dealing with these and other land use and development matters prior to subdivision and development approval.
- .4 Applications for recreational development will be considered within the Municipality with the exception of lands adjoining water bodies in any one of the following situations:
 - (a) currently managed projects by or having been selected for future management by: Ducks Unlimited; Water Stewardship, Federal Department of Fisheries and Oceans; and any provincial government department or agency where the management practice would preclude various types of recreational development;

- (b) bodies of water that are intermittent in nature; and
 - (c) bodies of water that are not suitable for development or have reached their development capacity.
- .5 All proposals for recreation development (i.e.) cottage and residential subdivisions, commercial resorts, etc.) will require submission by the developer, of information deemed necessary by Council to establish the suitability of the proposed development for the site and the capability of the water body to support the proposed development (if the proposed development is adjacent to a water body). Where the development is deemed acceptable by Council, appropriate amendments may be required to bring the Development Plan and the Zoning By-law into conformance prior to development.

Determining suitability of the proposed recreational development regarding the site shall be based on compliance with the policies of this section and with respect to the physical constraints and environmental requirements identified in the development review.

Determining capability of any water body to support a proposed recreational development shall involve consideration of some or all of the following items depending on the existing environmental circumstances at the time of the proposal:

- (a) water body size;
 - (b) water body depth;
 - (c) location of the water body or proposed development in the watershed, water inflow and outflow, seasonal water fluctuation, and shoreline configuration;
 - (d) the presence of high quality wildlife, fish, and waterfowl habitat;
 - (e) existing land use;
 - (f) quality of backshore for recreation as derived by a landscape unit analysis or some other approved analysis technique (e.g. Canada Land Inventory review and Soil Reconnaissance review);
 - (g) a water body carrying capacity study to determine existing development potential associated with the lake; and
 - (h) existing government studies of the water body.
- .6 Proposals for extensive recreational use such as commercial dude or eco-ranches, riding academies, golf courses, group camps, commercial resorts, recreation concessions, commercial hunting and fishing lodges may be allowed in the Rural

Recreation General Designation. These recreation uses shall be treated as conditional uses in the Municipal Zoning By-law.

Other recreational uses such as cottage and residential development, marinas, campgrounds, playgrounds and similar uses may also be allowed in the Rural Recreation General Designation. All of these recreational uses shall be subject to the policies of this Plan, the Municipal Zoning By-law and Provincial regulations.

- .7 All proposed recreational development shall make provision for adequate drainage systems (internal and external) and a potable water supply.
- .8 All proposed sewage disposal systems shall comply with provincial regulations governing them.
- .9 Recreational development shall occur in a manner that will minimize conflict with adjoining land uses and minimize the burden on the Municipality with respect to servicing. Proposed development that is isolated from existing development and municipal services shall be discouraged unless it can be proven by the applicant that there is a current demand for the proposed type of development, that there is a deficiency in supply of this type of proposed development, and that this proposed development will be subject to a development agreement containing provisions for supply of municipal services.
- .10 Recreational development shall have minimum lot sizes based on resort development aesthetics and the type of sewage disposal system approved. These lot sizes shall be determined in the Municipality's zoning by-law and the installation of the sewage system on the lot will be subject to the provincial regulations (i.e. setbacks from lot lines, etc) governing private sewage disposal systems.
- .11 A concept plan shall be prepared prior to the subdivision of part or all of any proposed development. This concept plan shall indicate major road patterns, general configuration of proposed land uses, public reserve and recreation facilities, relationship to adjoining lands and method of servicing.
- .12 With regard to the design of future cottage and residential subdivisions, the cluster concept or a modification thereof shall be considered in order to minimize the cost of municipal services, minimize the impact on the shoreline, increase public access to the shoreline and reduce direct vehicular impacts on access roads. Also, roads shall be designed to provide safe traffic movement within the subdivision.
- .13 Proposed recreational developments occurring adjacent to water bodies shall be required to provide a public reserve, a set-back from the high water mark and the length of the development along the lake. The distance to be determined as recommended by Government Departments and on a specific project basis, but not less than fifty (50) feet in width. Note subsection 2.3.7 of PART 2 of this Development Plan.

- .14 Recreational developments proposed adjacent to lakes will provide public access to the shoreline.
- .15 Wherever feasible, the natural tree coverage shall be preserved, particularly adjacent to water bodies.
- .16 Tree planting to assist in energy conservation and to reduce environmental impact will be encouraged throughout the Municipality on both new and old developments. Such planting should utilize native species and provide for visual diversity.
- .17 Recreational developments shall allow for connection, where required, to a system of open space linkages which will permit ease of access from one recreational development to another and adjacent recreational resources.
- .18 Council may, at its discretion and in by-law form, apply to the designated provincial authority to control motor boating activity on individual waterbodies where it has become evident that motor boats must be limited due to safety concerns or possible irreparable damage to water quality.
- .19 Recreational developments (lots and roads) shall be designed for all season use.
- .20 Recreational uses including existing uses shall be encouraged to maintain a high quality of visual appeal.
- .21 Any proposed new major recreational subdivision development shall be designed so that it can be developed in stages. The conditions for staging development, if required, shall be determined by Council through a development agreement.
- .22 Where recreational development occurs now or in the future around water bodies there shall be restrictions on potentially conflicting uses with the waterbody, subject to mitigating measures, within an appropriate distance of the water body as determined in the zoning by-law.
- .23 It shall be the responsibility of the developer to demonstrate to the approving authority that there is sufficient demand for a development to justify a proposed subdivision.
- .24 The Municipal Council shall determine the need for a development agreement with the developers to provide items covered in *The Planning Act*.

3.3.7 Commercial & Industrial Development

- .1 New agro-commercial, commercial services, or businesses operated from the home property or farm and industrial single lot developments which are directly related to agriculture or natural resources or are better suited to a rural environment due to potential hazards or nuisances and require large sites may be established in the designated **Rural/Agriculture Area**. Other commercial and industrial developments shall be directed to an urban centre or designated in their

immediate vicinity where urban services can be extended or acceptable and approved on-site water and sewage services can be provided.

- .2 Commercial and industrial developments, as identified in clause 3.3.7.1 above, in the **Rural/Agriculture Area** should locate at appropriate locations in a manner that is consistent with the transportation policies of this document and should be directed away from prime agricultural land and viable lower class lands used for agriculture.
- .3 Commercial and industrial developments should be located within or as close to an urban or settlement centre 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.
- .4 The location of uses which may involve the storage and transfer of hazardous chemicals shall have regard for compliance with applicable provincial regulations as well as all siting and setback requirements contained in the Municipal Zoning By-law.

3.3.8 Home-based Businesses

- .1 Home-based businesses incidental to a residential use may occur generally in the Rural Policy 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 neighboring 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 requirements for home-based businesses in the Municipal Zoning By-law.

PART 4: URBAN POLICY AREAS

4.1 Introduction

This section of the Plan outlines objectives and policies for the urban centre of Onanole as illustrated in **Appendix “A” Development Plan Map 4**. Urban areas may include towns, villages, local urban districts and other settlements. Urban areas are differentiated from rural areas by more dense development and smaller lots. The higher population densities and smaller lots allow for a greater variety of shared services (e.g., piped water and sewer) to be provided more efficiently and economically. Onanole is the principal urban centre in The Rural Municipality of Park. Urban communities usually function as service centres for the surrounding municipality and offer a range of commercial and public services and facilities (e.g., retail stores, businesses, schools, government offices, and recreation facilities). Urban areas may offer a greater variety of housing types than rural areas including single-family, multi-family, seniors’ and special needs.

Onanole has strong linkages with the townsite of Wasagaming in the Riding Mountain National Park since it is located along PTH No 10 highway corridor linking Onanole with Wasagaming and the National Park. Onanole and Wasagaming have reciprocal/shared municipal services. Onanole not only provides essential urban services (e.g. school, recreation centre, service stations, grocery stores and restaurants to its overall Municipality but also to the National Park, particularly since it provides year-round services which are not provided by Wasagaming. Council wishes to establish an unincorporated urban boundary for Onanole which will give the townsite an urban status and allow for more effective promotion and direction of development into the Municipality. Council is desirous of strengthening linkages with the National Park through an integrated recreation trail system and the development of an entrance theme for the access corridor in such matters as streetscape image, building themes and materials, signage, street lights, parking and loading, storage areas, etc.

Appendix “A” Development Plan Map 4 provides a conceptual illustration of the land use designations within the urban centre of Onanole. These urban land use designations are as follows:

- (a) Residential Area;
- (b) Commercial Area;
- (c) Institutional Area;
- (d) Open Space/Park/Recreation Area; and
- (e) Urban Transition Area.

4.2 General Objectives

- .1 To sustain and strengthen existing urban areas by encouraging new development, revitalization and renewal while at the same time minimizing potential land use conflicts between the range of legitimate land uses found in the urban policy areas.
- .2 To encourage development and growth of urban areas which efficiently uses land, infrastructure and public services by promoting complementary in-fill and revitalization of existing developed areas within the Urban Policy Designations.
- .3 To provide a range of residential, commercial, industrial, recreation and public institutional facilities and services to the residents of the urban area and residents of the region.
- .4 To promote development which is compatible with adjacent land uses, both existing and anticipated.
- .5 To encourage growth and development of urban areas in a manner which is compatible with the objectives and policies for rural areas.
- .6 To provide adequate facilities to manage all solid and liquid waste that is presently being generated or will be generated in the future as a result of new or expanded development.
- .7 To encourage the development of a streetscape image which will allow developers and business persons when renovating their buildings to follow a community theme for buildings, landscaping, signage, lighting, parking and loading, outdoor storage and any other matters which the community wishes to establish.

4.3 Policies

4.3.1 General

- .1 In general, 'urban-like' uses such as commercial, industrial, indoor recreational, institutional, public and small lot residential uses should be directed to the urban centre of Onanole.
- .2 Urban areas will provide for an appropriate mix of residential, general commercial, institutional and recreational lands in quantities reasonably related to demand.
- .3 Proposed development will take into account the health, safety and general welfare of the residents, and the viability and character of the urban centre.

- .4 Those uses or activities which are allowed in urban areas will be promoted to be compatible with other existing or proposed uses, or, if possible, made compatible through mitigative measures.
- .5 Infilling and revitalization of existing built-up areas will be promoted and be a priority means to accommodate new development in urban areas.
- .6 Expansion and/or development of underdeveloped areas of the existing urban centre should be directed away from prime agricultural land to avoid incompatibilities and so that land is not prematurely taken out of production or its use prematurely inhibited.
- .7 Lot sizes and densities shall be governed by the limitations of existing water and sewage services within the urban community. Where no existing piped services are available within the community, lot sizes should be sufficiently large to minimize the risk of contamination of private wells, and to allow for the installation of suitable types of sustainable private onsite waste management systems, that is, only 2 compartment holding tanks (no grey water pits, septic tanks and fields) that would provide a suitable tank for easy conversion to a public low pressure sewage system in the future in accordance with *Environment Act* regulations. When piped services become available, lot sizes may be smaller to provide for a higher density of development, and thus more efficient use of piped services. 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, parking and service areas and any onsite water and sewer service requirements. However, lot sizes should not be so large that they are wasteful of land.
- .8 Where large undeveloped areas are being considered for future community development, an overall concept plan shall be prepared for the area, in order to provide for an efficient, well-planned development. The concept plan shall illustrate the general arrangement of future roadways, building lots, open spaces, piped services, area drainage, and other major features. The design of the roadways, drainage, piped services and building lots shall be integrated with existing roadways and services, and shall generally conform to recognized engineering and planning standards. The overall concept plan shall be filed with Council prior to a formal application filed for subdivision approval with Community Planning Services of Manitoba Local Government.

- .9 Where a developer is proposing new development, the development should not result in unexpected or unreasonable costs to the public. Council shall specify the standards for new infrastructure (such as roadways, drainage or piped services), and may, in its discretion, require the proponent to contribute towards the cost of establishing new infrastructure that may be needed to adequately service the new development. The provision of infrastructure shall be appropriate for the type, scale and location of existing and proposed development and should therefore consider:
- (a) the full costs of the infrastructure, on a lifecycle basis;
 - (b) any anticipated direct and indirect public expenditures which may result from the proposed development and future potential phases of the development;
 - (c) the ability of the Municipality to maintain the infrastructure, on a sustainable service delivery basis;
 - (d) the cost-benefits of different infrastructure options;
 - (e) public health and/or safety; and
 - (f) environmental impacts, such as greenhouse gas emissions.
- .10 Separation standards for incompatible uses such as sewage lagoons and waste disposal sites locating close to Onanole will be established in the Municipal Zoning By-law.
- .11 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.
- .12 The development of a streetscape image should be initiated by the Council in consultation with the business community, service and other community organizations and other interested parties (whether private or public) to develop such an image or theme for the PTH No. 10 corridor.
- .13 There are vacant residential lots along the P.T.H. No. 10 corridor that could be made available for future re-designation and re-zoning for commercial use. These are shown hatched in **Appendix "A" Development Plan Map 4.**

4.3.2 Piped Water & Sewer Services

- .1 Where municipally operated water or sewer services are provided within any developed area, new developments shall connect to these services at the time of development or as determined by the Council.
- .2 Where new water or sewer systems are provided within existing developed areas, existing development shall connect to these systems within time frames established by Council.
- .3 Where piped water or sewer services are not available in urban areas, Council may approve
 - (a) fully contained 2 compartment or single holding tanks; and
 - (b) individual on-site water drilled wells.

4.3.3 Vehicle Traffic

- .1 Development which has potential to generate significant vehicle traffic, including significant truck traffic, shall locate in planned locations in proximity to major roadways, including provincial roads and provincial trunk highways as approved by the Province 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.
- .2 Development which primarily serves the traveling public shall locate at planned locations with access to major roadways including provincial roads and provincial trunk highways where appropriate and approved by the Province.
- .3 Direct access of new development to the provincial highway system will be discouraged; access should be via the service roads to the provincial road network.
- .4 The Municipality should develop a designated collector street system to address orderly and efficient vehicular movements from local street to the provincial roads and provincial trunk highways as traffic flows increase from development.

4.4 The Principal Urban Community - Onanole

4.4.1 Introduction

Onanole is the principal urban centre in the Municipality. There are sufficient lands within the current developed areas and immediate area of Onanole to meet future needs relative to the socio-economic trends that have been identified in the Background Study.

The general objectives and policies contained in sections 4.2 and 4.3 of this PART shall apply to Onanole. The following subsections are a statement of policies pertaining to each of the land use designations represented in the urban centre of Onanole.

4.4.2 Residential Development

- .1 New residential developments shall be directed to the appropriate residential areas designated **Residential Area** in **Appendix "A" Development Plan Map 4** for this use in order to make maximum use of existing services.
- .2 Development of a variety of housing types should be encouraged in this designation.
- .3 Residential development should be located to avoid potential conflicts with other incompatible uses.
- .4 Residential development will be encouraged to locate in proximity to complementary public (e.g., recreation facilities, parks, libraries), institutional (e.g., schools) and commercial uses (e.g., neighborhood commercial).
- .5 In planning and developing of residential areas, parks, pedestrian trails, cycling trails, other recreational trails, playgrounds and other recreational amenities shall be considered as integral part of new residential areas and shall be identified on conceptual plans of subdivision and dedicated to the community as public reserve through the subdivision process. These parks and playgrounds should be centrally located in each neighborhood maximizing pedestrian and vehicular segregation. Such facilities should be provided in existing residential areas where, in the opinion of Council, there is an apparent need.
- .6 Multi-family housing projects or seniors' housing projects will be encouraged to locate in close proximity to important community services.

- .7 The urban centre should ensure that a suitable stock of land be maintained to satisfy future demands. It is desirable to provide for a three to five year supply of residential lots including available in-fill lots and lots in existing and new subdivisions.
- .8 In-filling and revitalization of existing dwellings and neighborhoods should be an ongoing process that complements the creation of newly serviced lands which may also be developed to satisfy demand.
- .9 Areas designated for future residential use shall be protected for future residential development purposes and used only when other residential areas are filled. Until such time, existing uses will be permitted to continue.
- .10 Prior to the installation of municipal piped services, single lots for residences may be developed in residential designated areas only on the condition that such development be connected to the servicing systems once that system, typical to the urban area, is installed. Such development will be serviced with a wastewater holding tank until municipal piped services are provided (See Policy 4.3.1.7 of this Plan).

4.4.3 Commercial Development

- .1 New commercial development and light industrial uses when enclosed within an enclosed structure or privacy fence and in conjunction with a retail and sales outlet shall be directed to the appropriate commercial areas designated **Commercial Area** in **Appendix "A" Development Plan Map 4**.
- .2 The commercial core area of Onanole should be promoted as the principal location for specialized retail, professional offices, financial institutions, as well as government offices, cultural and indoor recreational amenities and may include multi-family dwellings with, unless waived by Council, associated commercial uses, preferably at the periphery of the commercial core. Emphasis will be placed on in-filling of vacant land and revitalizing existing buildings prior to expanding the commercial core.
- .3 To strengthen the central core area's higher density development, revitalization of existing buildings, infrastructure upgrading and landscaping programs will be encouraged.

- .4 Where lands of a suitable size are not available in the commercial core, 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 outside of the central core area and away from residential areas and do so in a manner that complements rather than detracts from the viability of the urban centre's general commercial area. Some commercial and/or light industrial uses requiring large sites may have to be directed to rural policy areas outside the urban centre, particularly if they carry some nuisances with their use. For new commercial developments, overall concept plans may be required that address servicing issues, site access and other planning considerations.
- .5 The development and servicing of new commercial areas on the periphery of the urban centre should only be undertaken if there are no existing serviced lands available that are capable of accommodating projected demand. The servicing of new commercial areas should be done so as to minimize the costs of extending municipal infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.

4.4.4 Institutional Development

- .1 Institutional uses are those which provide a public or semi-public service including such uses as governmental, educational, residential, medical, religious, cultural and similar uses and large public open space, park and recreation uses. Institutional uses such as, but not necessarily limited to, police stations, fire halls, churches, special needs housing and financial institutions may also be permitted in other land use designations as deemed necessary.
- .2 Large institutional uses such as schools, indoor recreation facilities, nursing homes, etc. shall be designated **Institutional Area** in **Appendix "A" Development Plan Map 4**.
- .3 Indoor recreational and public institutional uses should be directed to an urban centre where piped water and/or piped sewer systems may be provided.
- .4 All public institutional and recreational development shall be evaluated with respect to their potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.

4.4.5 Open Space/Park and Recreation Development

- .1 Open space, parks and recreation uses should be directed to the appropriate areas designated **Open Space/Park and Recreation Area** in **Appendix “A” Development Plan Map 4**. This includes the major recreation facilities in Onanole. Ancillary commercial facilities associated with an intensive recreational use may be permitted in this designation.
- .2 Public parks and recreational uses should be evenly distributed throughout Onanole to ensure easy access by all residents regardless of their residential location.
- .3 Parks and open space areas are to be maintained at an acceptable level to ensure clean, hazard-free recreational space.
- .4 Land will be acquired through the subdivision process for park, recreation and open space use according to the provisions of *The Planning Act*.
- .5 Areas within the urban community which are susceptible to flooding and erosion and/or which cannot be readily serviced by sewer and water shall be given consideration whenever there is a need for outdoor recreational facilities.
- .6 The use of landscaped buffers, sports fields and open spaces shall be considered as a means of protecting Onanole’s physical environment and of separating non-compatible types of land uses.
- .7 Private commercial recreation developments such as commercial golf courses may be provided for in the Municipal Zoning By-law as conditional uses.
- .8 All recreational developments shall be evaluated with respect to their potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.

4.4.6 Urban Transition Development

- .1 Lands located in the undeveloped fringe areas of the urban centre are not immediately required for urban usage. These large tracts of land should be reserved in an un-fragmented state for future urban development. These lands are designated **Urban Transition Area** in **Appendix “A” Development Plan Map 4**.
- .2 Urban transition lands may be used for general agricultural activities such as cereal and forage crops, or open space type uses but no livestock operations shall be allowed.

- .3 Non-agricultural developments, except for open spaces uses, will generally 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 re-designated and re-zoned for development.

4.5 Home-based Businesses

- .1 Home-based businesses may occur generally in the urban centre. 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 neighboring 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 requirements for home-based businesses in the municipal Zoning By-law.

4.6 Livestock Operations Policy for Onanole

- .1 The keeping of livestock operations in the principal urban centre of Onanole shall not be permitted. This will also include the keeping of livestock in quantities between 1 and 9 animal units.
- .2 Riding academies in conjunction with an approved commercial resort may be allowed subject to conditional use approval.

PART 5: IMPLEMENTATION

5.1 Basic Implementation Measures

The policies outlined in this Development Plan will be implemented by the following measures and methods:

5.1.1 Adoption of this Development Plan

Adoption of The Park Municipal Development Plan by the Council by by-law will give the plan the force of law. *The Planning Act* states that once adopted no development or land use change may be carried out within the area affected by the development plan that is inconsistent or at variance with the proposals or policies set out in the development plan. *The Planning Act* also states that adoption of a development plan does not require a board or council to undertake any proposal suggested or outlined in the plan.

5.1.2 Adoption of Municipal Zoning By-law

Following adoption of the development plan, The Park Municipality is required to enact a zoning by-law which will set out specific regulations for land use and development.

The zoning by-law provide zoned areas for certain types of development. While the Development Plan policies guide the Zoning By-law, it may be necessary in some cases to zone a specific property for its existing use rather than for the use foreseen in the Development Plan. Permitted and conditional uses and development standards are prescribed for each zone.

The municipal zoning by-law must generally conform to the policies and designated area maps outlined in the adopted The Park Municipal Development Plan.

The objectives and policies in the Development Plan provide guidance to a council when preparing the Zoning By-law or considering an amendment to the Zoning By-law.

5.1.3 Conditional Use Approvals

Within the municipal zoning by-law, there will be provisions for the approval of various types of development as a conditional use in each zone. This process provides 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 utilizing 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 Park Municipal Development Plan provide guidance for the conditional approval process. Further guidance for determining viability of a location for a conditional use proposal is found in *The Planning Act*.

5.1.4 Variation Orders

The Planning Act enables municipal council to issue variation orders for the purpose of varying or altering the application of its zoning by-law. The various ways that a zoning by-law may be varied are outlined in *The Planning Act*. 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 authorize the Development Officer of The Park Municipality to grant or refuse a minor variation as set out in *The Planning Act*. Further guidance for determining viability of a location for a variation order proposal is found in *The Planning Act*.

5.1.5 Development Permits

New development generally requires a development permit issued by the Park Council.

Before a development permit is issued, proposals should be reviewed to determine their conformance with the Development Plan and the Municipal Zoning By-law.

5.1.6 Development Officer

Council may authorize the Development Officer of The Park Municipality to issue development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to the requirements of the zoning by-law.

5.1.7 Subdivision Approvals

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving the municipal council, utility companies and certain provincial government departments as specified in *The Planning Act*.

All subdivision proposals shall be referred to the Conservation District for review and comment.

This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the development plan.

A subdivision proposal cannot proceed without the approval of municipal council and the provincial approving authority.

Council and/or the provincial approving authority may attach conditions to a subdivision approval in accordance with provisions of *The Planning Act*.

5.1.8 Development Agreements

Municipal approval of subdivisions and zoning amendments can be conditional on development agreements which will protect both the applicant and the municipality. The development agreement on subdivisions may deal with the responsibilities of the applicant, the Province and the Municipality in providing services to the land in question. A development agreement on a zoning amendment may deal with the use of the land, the siting of buildings, the installation of services, provision of open space, etc.

5.1.9 Review & Amendment

The Park Municipal Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the Municipality. The Council has set an eight year deadline for a detailed review of its Development Plan. The Development Plan may be amended at any time when considered appropriate or necessary by Council.

5.2 Additional Measures

In addition to the measures outlined above, the Municipality may also utilize the following additional measures:

5.2.1 Acquisition & Disposal of Land

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

5.2.2 Adoption of Other By-laws

The Municipality has the capability to adopt and administer other by-laws concerning the use, development and maintenance of land. This would include measures such as the adoption of a building by-law, property maintenance by-laws, access or encroachment agreements and other types of by-laws affecting the use of land.

5.2.3 Special Studies

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required for development proposed for lands affected by flooding hazards, endangered species, potential for groundwater/surface water pollution, and general risk to health and the environment. Other examples of such studies include professional evaluation of extension of municipal services and their efficiency or capacity to support additional development, conceptual layout designs for servicing subdivisions and traffic studies.

5.2.4 Public Works

The capital works program and public improvements of the Municipality 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.

5.2.5 Capital Expenditure Program

Council should consult the development plan when revising the annual five (5) year capital expenditure program.

5.2.6 Strategic Plans for Economic Development

As outlined in *The Municipal Act*, the Municipality should 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 community round table process to ensure consistent objectives, policies and programs.

5.2.7 Integrated Watershed Management Plans

The Planning Act. Requires Council to consider the application of any watershed management plan or regulation approved under *The Water Protection Act* when preparing, amending or re-enacting a development plan by-law. The Little Saskatchewan Conservation District is serving as the Water Planning Authority in the preparation of integrated watershed management plans for the Little Saskatchewan

River Watershed. While the early versions of these management plans have focused on “best management practices”, Council is aware such plans relate to land use within the Municipality. All subdivision applications for lands within the Municipality shall be circulated on a regular basis to the Conservation District Board for their comments.

5.2.8 Municipal Co-operation

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

5.2.9 Other Municipal Studies

There are some additional areas that warrant more detailed planning and study beyond the scope of this Development Plan. These may include:

- (a) development of a municipal sewer and water system for the Townsite of Onanole;
- (b) in cooperation with businesses and property owners, develop an entrance street theme for the PTH No.10 corridor providing linkages between Onanole and Wasagaming, including such items as signs, street lights, landscaping, parking etc.,
- (c) expansion and development of the tourism and recreation sectors of the economy of the Municipality
- (d) attract seasonal young families to settle in the Onanole Area and develop businesses that will employ their families;
- (e) development of an action plan to provide
 - (i) housing;
 - (ii) attracting industry/trade fairs;
 - (iii) increase technology capacity – fibre optics links, etc; and;
 - (iv) identifying government funding and investment partners for business.

5.3 Interpretation

Words and expressions used in this development plan have the meanings ascribed to them in the *Provincial Land Use Policies and Planning Act*, unless the context requires otherwise.

APPENDIX

“A”

DEVELOPMENT PLAN MAPS

APPENDIX

“B”

REFERENCE MAPS

These Reference Maps are included as attachments to this Development Plan for information purposes only and shall not be treated as Development Plan policy maps and are not intended to identify the statutory limits of any particular designated area