

# **Municipality of Harrison Park Development Plan**

**By-law No. 138**

# MUNICIPALITY OF HARRISON PARK

## Development Plan By-law No. 138

BEING a By-law of the Municipality of Harrison Park to adopt a Development Plan for the Municipality of Harrison Park.

WHEREAS Section 40(2) of *The Planning Act*, being C.C.S.M. c. P80 of the Statutes of Manitoba, provides authority for preparation of a development plan;

AND WHEREAS Section 45 of *The Planning Act* provides authority for adoption of a development plan by-law;

AND WHEREAS pursuant to the provisions of Section 51 of *The Planning Act*, the Minister of Municipal Relations approved Municipality of Harrison Park Development Plan By-law 138 on the 17<sup>th</sup> of July, 2023;

NOW, THEREFORE, the Council of the Municipality of Harrison Park, in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and forming part of this By-law as Schedule A, is hereby adopted, and known as the Municipality of Harrison Park Development Plan By-law 138.
2. This Development Plan shall take force and effect on the date of third reading of this By-law.
3. The Park Municipal Development Plan By-law No. 1308 and all amendments thereto are hereby rescinded.
4. The South Riding Mountain Planning District Development Plan By-law No. 01-DP-2010 and all amendments thereto are hereby rescinded.

DONE AND PASSED on this 9<sup>th</sup> day of August, 2023.

I, Chad Davies, Chief Administrative Officer of the Municipality of Harrison Park hereby certify under the corporate seal of the Municipality, that the foregoing is a true and correct copy of By-law No. 138 of the Municipality of Harrison Park, duly enacted on the 9<sup>th</sup> day of August A.D., 2023.

This photocopy conforms to the original document which has not been altered in any way.

The Municipality of Harrison Park



Chief Administrative Officer



Ian Drul, Reeve



Chad Davies, Chief Administrative Officer

READ A FIRST TIME this 15<sup>th</sup> day of March, 2023.

READ A SECOND TIME this 28<sup>th</sup> day of June, 2023.

READ A THIRD TIME this 9<sup>th</sup> day of August, 2023.

# MUNICIPALITY OF HARRISON PARK

## Development Plan By-law No. 138

BEING a By-law of the Municipality of Harrison Park to adopt a Development Plan for the Municipality of Harrison Park.

WHEREAS Section 40(2) of *The Planning Act*, being C.C.S.M. c. P80 of the Statutes of Manitoba, provides authority for preparation of a development plan;

AND WHEREAS Section 45 of *The Planning Act* provides authority for adoption of a development plan by-law;

AND WHEREAS pursuant to the provisions of Section 51 of *The Planning Act*, the Minister of Municipal Relations approved Municipality of Harrison Park Development Plan By-law 138 on the XX of XX, XXXX;

NOW, THEREFORE, the Council of the Municipality of Harrison Park, in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and forming part of this By-law as Schedule A, is hereby adopted, and known as the Municipality of Harrison Park Development Plan By-law 138.
2. This Development Plan shall take force and effect on the date of third reading of this By-law.
3. The Park Municipal Development Plan By-law No. 1308 and all amendments thereto are hereby rescinded.
4. The South Riding Mountain Planning District Development Plan By-law No. 01-DP-2010 and all amendments thereto are hereby rescinded.

DONE AND PASSED on this XX day of XX, XXXX.

I, Chad Davies, Chief Administrative Officer of the Municipality of Harrison Park hereby certify under the corporate seal of the Municipality, that the foregoing is a true and correct copy of By-law No. 138 of the Municipality of Harrison Park, duly enacted on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., \_\_\_\_\_.

This photocopy conforms to the original document which has not been altered in any way.

The Municipality of Harrison Park



Chief Administrative Officer



\_\_\_\_\_  
Ian Drul, Reeve

\_\_\_\_\_  
Chad Davies, Chief Administrative Officer

BY-LAW No. 138 is hereby  
Approved pursuant to clause  
51(1)(a) of *The Planning ACT*

This 17th day of Jul, 2023

\_\_\_\_\_  
Minister of Municipal Relations

READ A FIRST TIME this 15<sup>th</sup> day of March, 2023.

READ A SECOND TIME this 28<sup>th</sup> day of June, 2023.

READ A THIRD TIME this XX day of XX, XXXX.

# CONTENTS

## **PART ONE: INTRODUCTION.....6**

<b>1. Development Plan Overview .....</b>	<b>6</b>
1.1. Purpose & Intent .....	6
1.2. Enabling Legislation .....	6
1.3. Planning Context .....	7
1.4. Summary of Planning Process.....	8
1.5. Organization of the Development Plan.....	8
1.6. Using & Interpreting the Development Plan .....	9
<b>2. Municipal Context .....</b>	<b>10</b>
2.1. Development Plan Area.....	10
2.2. Municipal History .....	10
2.3. Current Trends & Conditions.....	11
2.4. Key Issues & Considerations.....	15
<b>3. Vision &amp; Principles .....</b>	<b>16</b>
3.1. Vision.....	16
3.2. Principles .....	16

## **PART TWO: GENERAL OBJECTIVES & POLICIES ..... 18**

<b>4. Healthy, Resilient &amp; Sustainable Communities.....</b>	<b>18</b>
4.1. Objectives .....	18
4.2. Policies .....	18
<b>5. Hazardous Areas &amp; Uses .....</b>	<b>23</b>
5.1. Objectives .....	23
5.2. Policies .....	23
<b>6. Natural Areas, Environmental Conservation &amp; Outdoor Recreation.....</b>	<b>26</b>
6.1. Objectives .....	26
6.2. Policies .....	26
<b>7. Water Resources.....</b>	<b>29</b>
7.1. Objectives .....	29
7.2. Policies .....	29
<b>8. Mineral Resources .....</b>	<b>32</b>
8.1. Objectives .....	32
8.2. Policies .....	32
<b>9. Culture &amp; Heritage.....</b>	<b>34</b>
9.1. Objectives .....	34
9.2. Policies .....	34
<b>10. Transportation &amp; Mobility .....</b>	<b>35</b>
10.1. Objectives .....	35

10.2.	Policies .....	35
<b>11.</b>	<b>Utilities &amp; Municipal Services .....</b>	<b>39</b>
11.1.	Objectives .....	39
11.2.	Policies .....	39
<b>PART THREE: RURAL LAND USE POLICY AREAS.....</b>		<b>42</b>
<b>12.</b>	<b>General Agricultural Areas.....</b>	<b>42</b>
12.1.	Objectives .....	42
12.2.	Policies .....	43
<b>13.</b>	<b>Rural Residential Areas.....</b>	<b>49</b>
13.1.	Objectives .....	49
13.2.	Policies .....	49
<b>14.</b>	<b>Rural Recreation Areas .....</b>	<b>51</b>
14.1.	Objectives .....	51
14.2.	Policies .....	51
<b>PART FOUR: URBAN LAND USE POLICY AREAS .....</b>		<b>54</b>
<b>15.</b>	<b>Urban Transition Areas.....</b>	<b>55</b>
15.1.	Objectives .....	55
15.2.	Policies .....	55
<b>16.</b>	<b>Neighbourhood Areas .....</b>	<b>56</b>
16.1.	Objectives .....	56
16.2.	Policies .....	56
<b>17.</b>	<b>Central Community Areas .....</b>	<b>58</b>
17.1.	Objectives .....	58
17.2.	Policies .....	58
<b>18.</b>	<b>Resort Areas .....</b>	<b>60</b>
18.1.	Objectives .....	60
18.2.	Policies .....	60
<b>19.</b>	<b>Employment Areas .....</b>	<b>61</b>
19.1.	Objectives .....	61
19.2.	Policies .....	61
<b>20.</b>	<b>Open Space and Recreation Areas .....</b>	<b>63</b>
20.1.	Objectives .....	63
20.2.	Policies .....	63

**PART FIVE: IMPLEMENTATION .....65**

<b>21. Administration .....</b>	<b>65</b>
21.1. Adoption & Enforcement .....	65
21.2. Amendment & Review .....	65
21.3. Monitoring & Performance .....	66
21.4. Development Officer.....	66
<b>22. Implementation Tools .....</b>	<b>66</b>
22.1. Zoning By-Laws.....	66
22.2. Variances .....	67
22.3. Conditional Uses.....	67
22.4. Subdivision Control .....	67
22.5. Development Levies.....	67
22.6. Development Permits .....	67
22.7. Development Agreements .....	68
22.8. Secondary Plans .....	68
22.9. Adoption of Other By-laws.....	68
22.10. Strategic Action Plans .....	68
22.11. Special Studies & Concept Plans .....	68
22.12. Capital Expenditures & Public Works .....	69
<b>23. Municipal &amp; Regional Cooperation.....</b>	<b>69</b>
23.1. Public Participation .....	69

**PART SIX: POLICY MAPS..... 71**

# PART ONE: INTRODUCTION

**PART ONE** introduces the Municipality of Harrison Park and the Development Plan. It includes an overview of the Development Plan's purpose and enabling legislation, as well as the process used to create it, how it is organized, and how to use it. Next, it discusses the history, current trends, and key issues in the Municipality. Lastly, it outlines the overarching vision and principles that act as the foundations for the Development Plan's objectives and policies that follow. Notably, the vision and principles were developed in collaboration with Councillors, administrative staff, and residents.

## 1. Development Plan Overview

### 1.1. Purpose & Intent

This Development Plan consolidates and updates the former Rural Municipality of Harrison's Development Plan (the South Riding Mountain Planning District Development Plan, 2010) with that of the former Rural Municipality of Park (2013). Since those Development Plans were created, the former RMs amalgamated into the new Municipality of Harrison Park. This Development Plan is a statutory policy document that defines a long-term vision for the Municipality, as well as establishes the goals, objectives, and policies required to achieve it. It reduces uncertainty for developers and the public with respect to the types and locations of development that may be approved. It serves as a roadmap for Council, guiding decisions on matters relating to land use, environmental conservation, infrastructure investment, heritage preservation, and community development. In turn, this Development Plan is intended to provide the Municipality with clear direction for managing growth and development in an orderly and sustainable manner, while respecting its unique history and context.

### 1.2. Enabling Legislation

Development Plans are mandated by *The Planning Act (The Act)*, guided by Provincial Land Use Policies (PLUPs), and approved by the Minister. In accordance with Section 42(1) of *The Act*, the purpose of a Development Plan is as follows:

- to set out the plans and policies of the planning district or municipality respecting its purposes and its physical, social, environmental and economic objectives;
- through maps and statements of objectives, direct sustainable land use and development in the planning district or municipality;
- to set out measures for implementing the plan; and,
- include such other matters as the Minister or the Board or local Council considers advisable.

In effect, *The Act* makes provisions for preparing and adopting a Development Plan to guide growth and development within a municipality or planning district. The Development Plan must be generally consistent with the PLUPs, which are adopted by Regulation under *The Act*, and specifically describe and outline expectations for nine areas of Provincial interest: (1) General Development; (2) Settlement Areas; (3) Agriculture; (4) Renewable Resources,



Heritage and Recreation; (5) Water and Shoreland; (6) Infrastructure; (7) Transportation; (8) Mineral Resources; and, (9) Capital Region. Once approved and adopted, the Development Plan replaces the PLUPs and guides land use and development planning decisions within the municipality or planning district. Any amendment to the Development Plan, however, is subject to *The Act* and the PLUPs.

### 1.3. Planning Context

As highlighted in **Figure 1** below, the history of the Municipality demonstrates a strong tradition of regional collaboration on land use and development planning initiatives.



**Figure 1:** Planning Timeline



#### 1.4. Summary of Planning Process

As summarized in **Figure 2** below, the creation of the Development Plan was divided into four phases involving substantial research, analysis, public and stakeholder consultation, and testing of various policy options. It is important to note that the creation and adoption of the Development Plan represents an initial step towards achieving the Municipality's vision and goals for the future. As detailed further in **PART FIVE**, implementation of the Development Plan will require ongoing commitment by Council, administration, stakeholders, and the community.



**Figure 2:** Summary of Planning Process

#### 1.5. Organization of the Development Plan

The Development Plan is divided into six main parts:

- **PART ONE** provides a general introduction to the Development Plan and the Municipality, as well as establishes the long-term vision and planning goals for the Municipality that are foundational to this Development Plan.
- **PART TWO** contains general development policies that apply to the entire Municipality for healthy, resilient, and sustainable communities; hazardous areas and uses; natural areas, environmental conservation and outdoor recreation; water resources; mineral resources; culture and heritage; transportation and mobility; and utilities and municipal services.
- **PART THREE** contains land use policies that apply to rural areas of the Municipality
- **PART FOUR** contains land use policies that apply to urban areas of the Municipality
- **PART FIVE** outlines the procedures and tools for implementing the Development Plan, day-to-day administration, and monitoring its longer-term goals.
- **PART SIX** contains policy maps establishing land use designations throughout the Municipality.

### 1.6. Using & Interpreting the Development Plan

For the Development Plan to be effective, it must be easy to comprehend and navigate. The following offers a general guide intended to assist the reader in using the Development Plan in relation to a proposed project, amendment, or other development issue:

- Review the applicable land use and reference maps in **PART SIX** to determine the land use designation and characteristics of the subject land.
- Review the objectives and policies found in **PARTS TWO, THREE, and FOUR** that apply to the subject land.
- Evaluate whether the proposed project conforms to the intent of the Development Plan Vision, Principles, Objectives and Policies, or whether an amendment would be necessary in accordance with **PART FIVE**.

Words and expressions used in the Development Plan have the meanings ascribed to them in the PLUPs and *The Act*. In instances where a clear definition of a word is not provided for, the definitions contained in the applicable Zoning By-law shall apply. As well, policy statements vary in their degree of compliance. That is, whereas some policies are mandatory, others are either encouraged or more permissive in nature. They are to be distinguished and interpreted as follows:

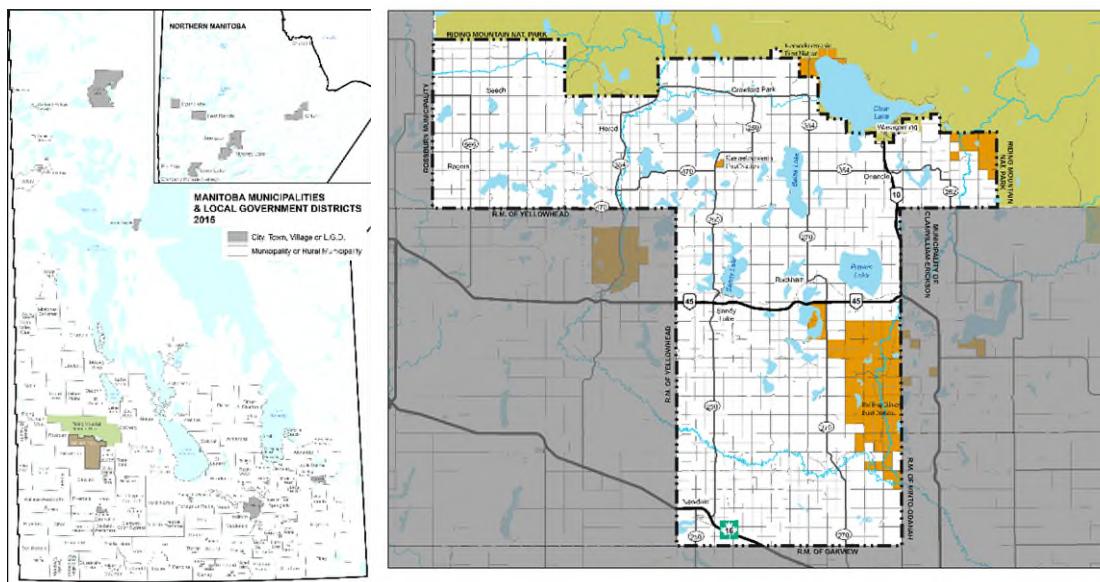
- **“Shall”** is used to refer to a policy that is mandatory and is to be interpreted as “is required to”.
- **“Should”** is used to refer to a policy that is encouraged but not mandatory and is to be interpreted as “is encouraged to”.
- **“May”** is used to refer to a policy that is permissive and is to be interpreted as “is permitted to”.

The boundaries of the designated areas shown on the land use maps in **PART SIX** are intended to demonstrate the general arrangement of future development and land use in the Municipality. Where a boundary coincides with a physical feature on the map, such as a roadway or waterway, the boundary shall be deemed to be that feature. However, where a boundary does not coincide with a physical feature on the map, it is intended to provide Council with a degree of latitude in determining the precise location of the boundary, with more precise boundaries provided in the Zoning By-law(s).

## 2. Municipal Context

### 2.1. Development Plan Area

The Municipality is situated in southwestern Manitoba, as shown in **Figure 3** below, and is bordered by Riding Mountain National Park to the north, the Municipality of Clanwilliam-Erickson and the Rural Municipality of Minto-Odanah to the east, the Rural Municipality of Oakview to the south, and Rossburn Municipality and the Rural Municipality of Yellowhead to the west. The Municipality is 977.63 km<sup>2</sup> (377.47mi<sup>2</sup>) in size, encompassing rural tracts, communities of various sizes, First Nation reserves, scenic prairie landscapes, and lakes. According to the 2021 Census, the Municipality's population was 1,852 and its population density was 1.7 people per square kilometre.



**Figure 3:** Study Area Map & Context

### 2.2. Municipal History

The broader area has been inhabited by Anishinabe for millennia, and the Wasagaming area more specifically was home to the Okanese Band. The land had plentiful fur, moose, fishing, game birds, and ducks during winter months. During the summer, the Band moved onto the plains for the buffalo chase. As European settlers expanded into the area, the Anishinabe traded with them, and posts were established.

Following Canadian Confederation in 1867, the local First Nations, including the Okanese Band, signed onto Treaty No. 2 in 1871. While Treaty No. 2 established reserves for the local First Nations, the Government of Canada did not always honour its provisions. For example, Keeseekoowenin First Nation's small reserve on the western shore of Clear Lake in Riding Mountain National Park was deleted from the reserve map in 1935 and its people were evicted from the reserve. The Nation issued a land claim which was only resolved in 1994, and a further financial settlement was issued in 2005. Today, both the Rolling River First

Nation and Keeseekoowenin Ojibway First Nation have reserve lands in the immediate vicinity of the Municipality's boundary.

The Rural Municipality of Harrison was incorporated on December 22, 1883. It was named after David Howard Harrison, a rancher from Newdale who became the local Member of the Legislative Assembly (MLA) in the Provincial election earlier that year. The Local Government District of Park was incorporated on January 1, 1948 and was renamed to the Rural Municipality of Park on January 1, 1997. The area was so named because of its proximity to Riding Mountain National Park.

The RMs of Harrison and Park were amalgamated on January 1, 2015 due to Provincial legislation requiring municipalities with fewer than 1,000 people to do so. The newly formed area was named the Municipality of Harrison Park, combining their previous names.

## **2.3. Current Trends & Conditions**

Developing an understanding of current trends and conditions in the Municipality is necessary to effectively plan for the future. In doing so, it is important to not only consider how the community has changed over time, but what the most pressing challenges and opportunities may be moving forward. Accordingly, the following subsections outline current trends and conditions relevant to land use and development in the Municipality, which have informed the content of this Plan.

### **2.3.1. Land Use**

According to municipal profiles produced by the Land Resource Unit of the Brandon Research Centre in 1998, 35% of the Municipality is annual crop land, 22% is grassland, and 20% is treed. The remainder of the land is forage lands, waterbodies, wetlands, and developed areas.

### **2.3.2. Communities**

The Municipality's primary Settlement Centres are Newdale, Onanole, and Sandy Lake. Highlights of each Settlement Centre are as follows:

The LUD of Newdale is near the south end of the Municipality, south of the intersection of PR No. 250 and PTH No. 16. The community is organized on a diagonal grid pattern with Main Street at the south end running parallel to the rail line.

Onanole is located in the northeast corner of the Municipality along PTH No. 10, just south of Riding Mountain National Park and the Wasagaming townsite. Due in part to its proximity to the National Park, Onanole has developed to accommodate a variety of residential housing types, both for permanent and seasonal residents, but lacks a structured commercial core. Onanole and the National Park, particularly Wasagaming, are closely linked, with large volumes of visitors travelling between the two each day, especially during the summer months. Going forward, ongoing collaboration will be important for long-range planning matters, namely shared services such as water, sewer, emergency services, and waste management.

The LUD of Sandy Lake is situated on the southwest shore of Sandy Lake along Provincial Road (PR) No. 250, just north of Provincial Trunk Highway (PTH) No. 45. The community has a variety of commercial and institutional uses clustered along Main Street and Railway Avenue East, as well as lakefront residential development.

Additional communities in the Municipality include Seech, Rogers, Horod, Crawford Park, and Keeseekoowenin First Nation in the north, as well as Rackham and Rolling River First Nation in central Harrison Park.

### **2.3.3. Demographics**

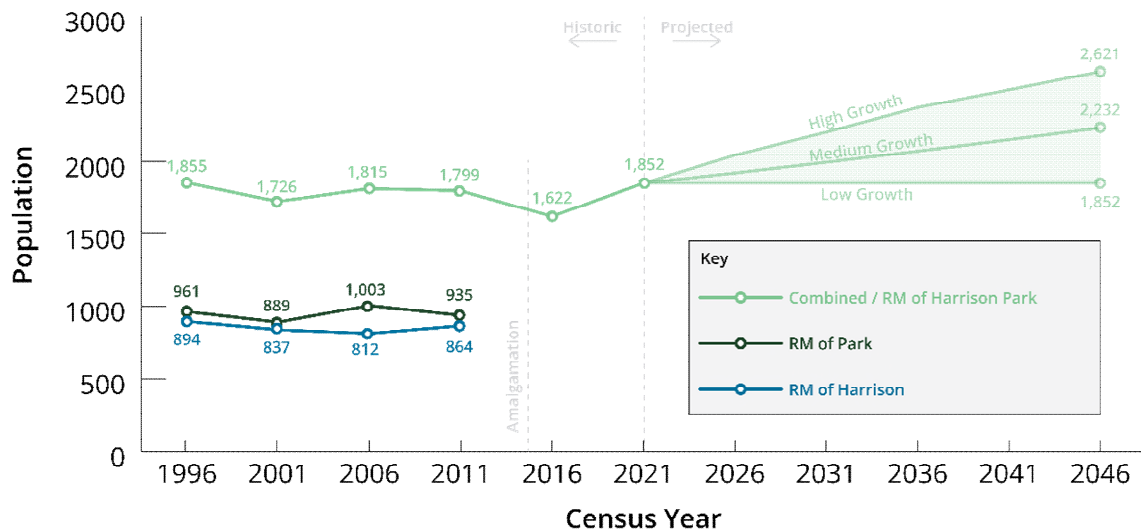
As shown in **Figure 4**, The Municipality's population has been relatively consistent over the past 25 years, with a high of 1,855 people in 1996 and a low of 1,622 people in 2016. Following the low in 2016, the population subsequently rebounded back to 1,852 in 2021, representing an increase of 230 people (or 14%) 2016. Notably, the Census data do not count seasonal residents.

The 2021 Census also showed that the Municipality has an older population compared to the rest of Manitoba, with a median age of 58.8 for the former and 38.4 for the latter. This indicates a larger proportion of people aged over 65 years, relative to the general population.

Ongoing population fluctuations will impact demand for municipal services and development. However, projecting these fluctuations is complex: while the Municipality has seen significant growth over the last five years, it has historically maintained a relatively consistent population. Additionally, the COVID-19 pandemic and the onset of working from home has caused shifts in the housing market, making affordable rural communities more attractive places to live. Lastly, the Municipality's picturesque setting near Riding Mountain National Park undoubtedly attracts retirees and seasonal residents, which may result in a less predictable form of growth, compared to children being born and raised in the community.

In light of the above, a range of potential population projections are shown in **Figure 4**. These projections help inform potential growth scenarios and land demands for the next 25 years. The low growth scenario depicts no change in the Municipality's population over the next 25-years, ending with a population of 1,852. This is consistent with the net effect of the Municipality's population growth over the most recent 25-year period, as noted above. Under the medium growth scenario, the overall population is predicted to increase at a modest rate of 0.75% per year, up to a population of 2,232 in 2046, which reflects periods of significant growth more recently, but also recognizes historic periods of decline. The high growth scenario responds to the significant population growth between 2016 and 2021, depicting an annual population increase of 2% for the next 5 years (assuming the demand for housing in more rural settings is sustained), with annual growth rates decreasing to 1.5% for years 6 to 15; and to 1% for years 16 to 25, resulting in a population of 2,621 in 2046.

### RM of Harrison Park - Historic and Projected Population



**Figure 4:** RM of Harrison Park - Historic and Projected Population

#### 2.3.4. Housing

According to the 2016 Census, there were a total of 910 occupied private dwellings in the Municipality, with 91% of dwellings being single-detached houses, followed by movable dwellings at 4%, and rowhouses at 2%, while semi-detached houses, duplexes and low-rise apartments each accounted for 1% of dwellings. No high-rise apartments were reported.

In accordance with the high growth scenario outlined in **Section 2.3.3**, an additional 64 dwellings would be needed by 2041 to accommodate the projected 126 new residents. If recent development trends continue, this would likely translate to 49 serviced dwellings in existing Settlement Centres and 15 new un-serviced rural residential dwellings. Notably, with more than 60 vacant serviced lots currently in the Municipality's Settlement Centres, much of this future development can and should be focused on infill to efficiently use existing infrastructure.

#### 2.3.5. Infrastructure

The LUD of Newdale offers wastewater servicing with a gravity system that extends to a lift station before reaching the lagoon, located to the southeast of the community between Old Highway 16 and the Yellowhead Highway. It does not have an Environmental License but its operations continue. Without a municipal water distribution system, properties use shared or private wells for water.

The community of Onanole has a municipal wastewater servicing system, with limited infrastructure running along PTH No. 10, extending down Rose Street to a lift station. However, the majority of properties in the community are serviced by on-site holding tanks or septic fields which impacts the size of residential lots. Onanole's sewage lagoon is located to the west with access from PR No. 354. Municipal water is available, but access to the

service is currently limited. The system originates from the Parks Canada treatment plant on Columbine Street, running along PTH No. 10 to Fas Gas, distributing to the Municipality and Elkhorn Resort.

The LUD of Sandy Lake offers both municipal water and wastewater servicing, although there are a limited number of properties with holding tanks and/or wells (e.g., along Beach Road) and the South Shore development has a private water system. The community's water treatment facility is located at the intersection of Railway Avenue East and Sandy Avenue. Wastewater servicing is a combination of low pressure and gravity, and the sewage lagoon is located to the north between Beaufort Lake and Sandy Lake.

The Municipality has three waste disposal facilities:

- Southeast of Newdale along Road 118W.
- 2.4 km (1.5 mi) west of Onanole along PR No. 354.
- 2.4 km (1.5 mi) east of Sandy Lake along Road 103N.

#### **2.3.6. *Economy***

In 2015, the top employment sectors in the Municipality were (1) agriculture, forestry, fishing, and hunting and (2) health care and social assistance, with 16% of employees working in each of these sectors; (3) construction, retail trade, and educational services, and (4) accommodation and food services each accounted for 8 – 10% of jobs; (5) transportation and warehousing, (6) arts, entertainment, and recreation, and (7) public administration each accounted for 6% of jobs.

#### **2.3.7. *Environment***

The Municipality's terrain is generally uneven, with a mixture of sloped and flat lying areas, and features a variety of lakes, waterbodies, wetlands, forests, and rural tracts which contribute to the local way-of-life. Recognizing that the Municipality depends on these natural features to nurture the local economy, sustain the ecosystem, and support community health and well-being, preparing for the impacts of climate change will be critical moving forward. In particular, these changes are likely to have the greatest impact on farmers, who have been confronted with increasingly unpredictable seasonal temperatures and fluctuating precipitation patterns over recent periods.

In order to help municipalities protect their natural resources and respond to challenges related to climate change, the Province of Manitoba introduced the Watershed Districts Program, which established fourteen (14) Watershed Districts across the province. The Municipality is situated the Assiniboine West Watershed District. Watershed Districts, under *The Water Protection Act*, also play an integral role in developing and implementing integrated watershed management plans (IWMPs). Currently, the Little Saskatchewan River Integrated Watershed Management Plan is in effect in the Municipality.



## 2.4. Key Issues & Considerations

The background research and community engagement undertaken during the plan preparation process identified a number of important issues and considerations, including but not limited to:

- Improving services and infrastructure;
- Protecting natural resources and amenities;
- Establishing clear and consistent development rules;
- Attracting and retaining employees;
- Regulating Short-Term Rentals (STRs) and boosting tourism year-round;
- Strengthening commercial cores and expanding commercial services;
- Preparing for increased interest in working remotely outside of urban centres; and
- Strengthening community identity and civic participation.

### 3. Vision & Principles

#### 3.1. Vision

The Municipality of Harrison Park is nestled directly south of the picturesque Riding Mountain National Park in southwestern Manitoba, and is home to natural beauty, agricultural landscapes, and a diverse collection of welcoming communities. As Harrison Park continues to manage change, it shall remain committed to protecting these defining features, while also embracing opportunities to grow and adapt to new challenges. The Municipality will balance its interests in new development with the need to sustain its natural resources and provide a high quality of life for its residents. In turn, the Municipality will continue to define itself as an attractive place to live, visit, and pursue opportunity.

#### 3.2. Principles

##### **Provide High-Quality Infrastructure, Services, and Utilities**

Deliver high-quality and reliable municipal services and utilities to support all types of development throughout the Municipality. At the same time, the cost of constructing and maintaining the associated infrastructure shall be considered, as to ensure its long-term viability.

##### **Protect the Integrity of Natural Resources**

The Municipality's greatest resource is the natural environment. From its agricultural lands, outdoor recreational areas, and mineral resources to its watershed, wetlands, and wildlife habitats – protecting the quality and sustainability of these resources must be prioritized.

##### **Establish Clear and Consistent Rules**

Create clear, consistent, and responsive policies, rooted in local objectives, to guide development across the Municipality and provide residents, landowners, and developers with predictable processes and balanced decision-making.

##### **Enhance Public Access to Outdoor Amenities**

The Municipality's high quality outdoor recreational resources are foundational to the local economy and way of life. Access to these resources, including waterbodies, shorelines, natural spaces, and recreational trails, should be protected for the enjoyment of residents and visitors alike.

##### **Strengthen Community Participation and Involvement**

Foster community pride and encourage widespread participation in planning and development processes so community members can contribute to decisions regarding future growth and development of the Municipality.

**Promote Opportunities for Economic Development**

Encourage compatible commercial and industrial development in appropriate locations throughout the Municipality. This includes strengthening existing commercial corridors, employment areas, and home and farm-based businesses, which will enhance services and amenities, provide local employment opportunities, contribute to municipal tax revenues, and drive economic prosperity.

**Cultivate Partnerships and Embrace Collaboration**

Grow partnerships between communities within the Municipality, as well as with neighbouring municipalities, First Nations, Parks Canada, higher levels of government, and other organizations on infrastructure investments, service delivery, and opportunities for economic, social, and cultural development.

**Preserve and Enhance Agriculture**

Prioritize the success of the agriculture sector, and in particular family farms, by protecting productive lands from incompatible development and by supporting agri-value initiatives, as well as the adoption of renewable energy systems and other forms of diversification.

**Build Healthy, Safe, and Age-Friendly Communities**

Continue to build complete communities by providing access to essential services, public amenities, and options for mobility, as well as by encouraging compact development patterns that contribute to physical, mental, social, economic, and environmental health and well-being.

**Provide a Range of Suitable Housing Options**

Support a diverse range of housing types that vary in size, tenure, level of affordability, and location within the Municipality, from established communities to farmsteads and seasonal residential developments, to accommodate people of all ages and abilities.

# PART TWO: GENERAL OBJECTIVES & POLICIES

**PART TWO** outlines the general objectives and policies applying to all land use and development within the Municipality. In support of the policies included in **PART THREE**, which apply to specific land use policy areas, the policies contained herein address broader concepts that apply across all land use policy areas.

## 4. Healthy, Resilient & Sustainable Communities

This section outlines considerations for community health, resiliency, and sustainability throughout the Municipality, ensuring policies are in place to help prepare for, and respond to, future challenges and opportunities.

### 4.1. Objectives

- (1) To protect and promote the health, safety, and well-being of residents, regardless of age or ability.
- (2) To increase local resiliency to potential risks and disruptions caused by climate change.
- (3) To support public and private development that is universally accessible and facilitates healthy lifestyles.
- (4) To encourage local initiatives that support complete communities.
- (5) To ensure the use and development of land is consistent with the community's vision for the future, with special consideration for current and planned economic development initiatives.

### 4.2. Policies

#### 4.2.1. Sustainable Land Use and Development

- (1) As to ensure the Municipality continues to develop in an orderly and economically viable manner, all new development shall be consistent with the policies, objectives, and intent of this Development Plan. Land uses shall be generally consistent with Maps 1-4, with further provisions for permitted and conditional uses established in the Zoning By-law(s).
- (2) In approving new developments for residential, commercial or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use, as to avoid unnecessary infrastructure investments, market instability, and/or premature land fragmentation.
- (3) Within established Settlement Centres, currently serviced lands or lands contiguous to existing built-up areas shall have the highest priority for accommodating new development.

- (4) The Municipality shall use the tools outlined in **Section 22** to ensure it is not solely responsible for the costs associated with providing utility and municipal infrastructure for new development, as well as to enforce standards and specifications for its design and installation.
- (5) To protect the health of people and the environment, proposed developments which may have a detrimental effect on air, land, or water quality shall either:
  - a. Be directed to locations where the threat to humans, ecologically sensitive lands or features, sensitive wildlife habitats, sensitive watershed areas (per the Little Saskatchewan River IWMP), and water resources is minimized, , while also incorporating adequate measures to mitigate the potential negative impacts and/or enhance the capability of the lands; or
  - b. Eliminate or reduce the adverse effect(s) to acceptable levels prior to or during development and/or operations.
- (6) With consideration for such factors as scale, location, and proposed types of land uses, existing communities and new developments shall be encouraged to incorporate the following measures:
  - a. Compact and integrated development patterns in more urban areas that capitalize on existing community assets, promote compatibility and active modes of transportation, offer active mobility options and minimize costs associated with providing and maintaining municipal services;
  - b. Renewable energy sources such as solar, wind, and geothermal to reduce greenhouse gas emissions; and,
  - c. Naturalized stormwater retention facilities to strategically store water during wet events, create wildlife habitat, and reduce pressure on existing municipal wastewater systems.

#### ***4.2.2. Accessible and Age-Friendly Development***

- (1) Public spaces, pathways, and sidewalks should feature adequate trees (through new plantings and/or the preservation of existing tree stock) and/or structures to provide users with shaded areas, as well as benches at various intervals for users to take rest.
- (2) Community services and amenities should be located centrally within Settlement Centres and connected to neighbourhoods by pathways and sidewalks to reduce reliance on private vehicles.
- (3) Settlement Centres should include wayfinding systems, including signage and landmarks, along major roads, sidewalks, and pathways to make navigation easier for all residents and visitors.

- (4) The Municipality shall encourage universal design standards to be considered and included in the development of all public and private spaces, in accordance with *The Accessibility for Manitobans Act*.

#### ***4.2.3. Community Identity and Change Management***

- (1) In order to build community capacity, leverage social capital, and ultimately improve chances for long-term success, the Municipality should continue to involve stakeholders and residents in local planning initiatives, including community organizations, service clubs, and/or volunteer groups.
- (2) The Municipality shall maintain local assets that improve quality of life, such as main streets, public parks, heritage resources, and other places residents value, while also supporting initiatives that help strengthen community identity.
- (3) The Municipality shall continue to develop strategies that attract and retain residents in order to create effective growth strategies and direct associated initiatives.
- (4) The Municipality shall continue to look for opportunities to reduce the long-term costs associated with providing and maintaining infrastructure, particularly in communities with declining populations.
- (5) Recognizing Newdale's small population and proximity to the railway and PTH No. 16, the Municipality should encourage development that capitalizes on its highway visibility without detracting from Main Street.
- (6) Recognizing the community of Onanole's unique linkages with Wasagaming and Riding Mountain National Park, the Municipality should look for opportunities to sustainably grow its tourism industry and seasonal residential development.
- (7) The Municipality may consider designating Onanole as a Local Urban District (LUD).
- (8) Recognizing Sandy Lake's function as a service centre, scenic location, and growing population, the Municipality should encourage further compact development in the community, including a range of commercial uses and services, public facilities, and housing options.
- (9) The Municipality shall continue in its efforts to regulate Short-Term Rentals (STRs) through updated Zoning By-law regulations, STR licencing, associated operating standards, and other fiscal and enforcement tools that may be available.

#### ***4.2.4. Climate Change Adaption***

- (1) In order to improve resilience to the changing climate, including its impact on critical community infrastructure and the health of residents, the Municipality shall seek partnership opportunities with other levels of government, relevant organizations, and neighbouring jurisdictions to develop a thorough understanding of climate change issues and to create coordinated strategies.
- (2) In response to less predictable weather patterns, the Municipality shall ensure plans and strategies are in place to coordinate responses to emergency events and mitigate the associated impacts, which may be taken into consideration during the Municipality's reviews of proposed developments.



- (3) Agricultural producers, in accordance with Manitoba's Drought Management Strategy, shall be encouraged to increase on-farm water storage capacity for future redistribution in order to build local resilience to potential drought scenarios and mitigate the associated economic impacts.
- (4) The planting of native and non-invasive tree species and vegetation that are resilient to climate change shall be encouraged in public parks and throughout the Municipality's Settlement Centres.
- (5) Further to **Section 11.2.2**, in assessing the required capacity of wastewater systems for future upgrades, the Municipality shall consider the potential for increased levels of annual precipitation.
- (6) Periodic reviews should be undertaken by the Municipality regarding policies for development on lands within or proximate to "hazard areas" to ensure standards are adequate to meet changing precipitation patterns and flood risk levels.

## 5. Hazardous Areas & Uses

This section establishes directions related to hazardous conditions, such as flooding, topography, and hazardous uses, to identify, prevent, and mitigate risk to protect people and property.

### 5.1. Objectives

- (1) To minimize risks to people and property that are associated with hazardous areas and uses.
- (2) To limit public expenditures related to preventable flood relief and rehabilitation activities.
- (3) To restrict development in hazardous areas unless adequate measures are taken to mitigate negative impacts or increase the capability of the land to support the proposed development.
- (4) To make considerate efforts towards preventing erosion on highly erodible land.
- (5) To work with other levels of government to enhance flood protection measures while ensuring the benefits of existing flood control works are not negated by future development.

### 5.2. Policies

#### 5.2.1. Flood Hazard Areas

- (1) Development should not be permitted within areas where a specific flood hazard has been determined, including all lands which would be flooded by the 1:200-year flood or the flood of record, whichever is greater, as well as lands that are subject to periodic local flooding or a flood specified by the applicable Provincial authority in areas of protected flood control works.
- (2) Notwithstanding the above, where it is not practical or desirable to restrict development in known flood hazard areas, at the discretion of Council, the development shall be planned and designed to avoid and mitigate potential risks in accordance with the following:
  - a. There shall be no added risk to life, health, or safety;
  - b. The proponent shall be required to provide a hydro-geological investigation or study, or a geotechnical report, completed by a professional engineer licensed to practice in Manitoba;
  - c. All permanent structures shall be located on sites which have been raised with fill to an elevation at least 0.6 m (2 ft) above the 200-year flood level or the flood of record, whichever is greater, as determined in consultation with the appropriate Provincial authority;
  - d. All permanent structures, including animal housing facilities, shall be adequately protected from damage and all services and driveways shall be designed to function under hazard conditions, allowing for uninterrupted access to the site during a flooding event; and,

- e. There shall be no adverse alteration, obstruction, or increase in water flow, flood velocities or flood stages.
- (3) If a development is proposed in an area where flood hazard information is not available, but the subject lands are located adjacent to a waterbody or waterway, the following policies shall apply:
- a. The proponent may be required to provide a hydro-geological investigation or study, or a geotechnical report, completed by a professional engineer licensed to practice in Manitoba;
  - b. Permanent structures shall be set back a sufficient distance from the normal high-water mark of any adjacent waterway or waterbody, as defined in the Zoning By-law in accordance with Provincial Land Use Policies, unless an engineering investigation demonstrates, to the satisfaction of Council, that such limits may be safely reduced; and,
  - c. Applications shall be circulated to the applicable Provincial authority for review.
- (4) Whenever possible, lands in flood hazard areas should be left in their natural state, or only developed for low intensity uses such as cropping, grazing, or open space recreational activities.
- (5) Existing developments located in areas where new flooding information becomes available, or where the degree of flood risk increases due to changing climate conditions, flood control works, or other such reasons, shall be encouraged to enhance flood protection measures as part of any proposed structural alteration or expansion of existing buildings, as well as any change in use.

**5.2.2. *Areas Prone to Erosion or Slope Instability***

- (1) Lands which may be eroded away within a 50-year period or become unstable due to the erosive forces of water in an adjacent waterway or waterbody, as identified by the applicable Provincial authority, shall be excluded from development unless it can be demonstrated, to the satisfaction of a professional engineer licensed in Manitoba, that the erosion process can be mitigated and/or will not endanger people or property.
- (2) Lands with steep natural slopes that are known or predicted to be unstable, including those subject to such hazards as landslides and/or slumping due to down-slope soil movement, shall be excluded from development unless it can be demonstrated, to the satisfaction of a professional engineer licensed in Manitoba, that adequate bank stabilization measures are implemented.
- (3) Development proposals in areas prone to erosion or slope instability may require a hydro-geological investigation or study, or a geotechnical report, to be completed by a professional engineer licensed to practice in Manitoba, including recommendations regarding preventative and mitigative measures which eliminate or reduce the associated risk to an acceptable level.

- (4) Land use activities that would alter existing slopes and contribute to increased rates of erosion, bank instability, and slumping, shall not be permitted.
- (5) Whenever possible, lands subject to erosion or slope instability should be left in their natural state, allowing for existing tree and vegetative cover to be preserved in order to reduce erosion and help maintain bank stability.
- (6) In order to protect the safety of residents and visitors, prevent damage to property, and help reduce rates of erosion and slumping in riparian areas, permanent structures shall be set back a sufficient distance from the normal high-water mark of waterways and waterbodies, as defined in the applicable Zoning By-law in accordance with Provincial Land Use Policies.

#### **5.2.3. Hazardous Uses**

- (1) Facilities or developments, exclusive of railways and highways, which manufacture, handle, store, and/or distribute hazardous materials that may contribute harmful levels of pathogens, bacteria, pollutants, or nutrients shall be subject to the following:
  - a. New facilities shall not be located closer to urban areas or dwellings than is permitted or recommended under the applicable Provincial guidelines and/or legislation;
  - b. Where the 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 the buffering and containment of such activities from adjacent uses;
  - c. Large propane, oil, gasoline or other volatile storage facilities should be established in areas of the Municipality where risks to the health and well-being of residents can be minimized; and,
  - d. Any required environmental studies or engineering assessments, as deemed necessary by Council to support the review process, shall be the sole responsibility of the applicant.

## 6. Natural Areas, Environmental Conservation & Outdoor Recreation

This section outlines considerations related to environmental health, focusing on the protection of natural areas and recreational amenities that contribute to the local economy and way of life.

### 6.1. Objectives

- (1) To protect natural areas and wildlife and fisheries habitats from incompatible or potentially incompatible uses that have received designation and protection under the *Endangered Species Act* or the *Species at Risk Act*.
- (2) To promote inter-municipal cooperation and support partnerships with other levels of government, Parks Canada, and specialized organizations in developing and implementing conservation initiatives.
- (3) To minimize the impacts of development on the natural environment throughout the Municipality and, whenever possible, support opportunities to restore and enhance impacted areas.
- (4) To maintain the integrity and long-term viability of outdoor recreational resources.

### 6.2. Policies

#### 6.2.1. Collaboration

- (1) Inter-jurisdictional co-operation with neighbouring municipalities and Indigenous communities, as well as Parks Canada, shall be encouraged in developing, implementing, and monitoring measures to protect and enhance the region's natural areas, lakes, and ecological resources.
- (2) Coordination between Council and the Assiniboine West Watershed District shall be exercised when a proposed development may alter an existing wetland or negatively impact the watershed.
- (3) Proposed developments and changes in land use adjacent to wildlife management areas, ecologically sensitive areas, or any other protected areas shall be reviewed by the appropriate Provincial or federal authority to ensure the long-term sustainability and integrity of the resource will not be adversely affected.
- (4) Private landowners may be asked to participate in conservation efforts as a condition of development approval, such as by preserving a portion of their lands in a natural state, or by dedicating a portion of their lands to the applicable municipality as public reserve.

#### 6.2.2. Wetlands and Riparian Areas

- (1) In accordance with the Water Rights Regulation under *The Water Rights Act*, all proposed developments that would cause an existing wetland to be drained, filled, and/or permanently altered shall be prohibited unless a license has been obtained from the appropriate Provincial department and sufficient measures are implemented to mitigate the environmental risks.

- (2) The enhancement and conservation of wetlands shall be encouraged throughout the Municipality with a focus on restoration and expansion to maximize the potential benefits offered by these areas, including mitigating floods and droughts, supporting wildlife and fish habitat, and sequestering carbon. The proponent should work with the Assiniboine West Watershed District for any wetland enhancement work.
- (3) A buffer of natural vegetation should be maintained or, wherever possible, restored in riparian areas along waterways and adjacent to waterbodies in order to preserve and enhance the biodiversity of the Municipality. As a general guideline, the size of the buffer should not be less than 30 m (98.4 ft), unless a wider buffer is identified in the Little Saskatchewan River IWMP or recommended by Council based on the location of the proposed development and the physical characteristics of the subject lands. However, minor disturbances within these buffers may be permitted pursuant to **Section 7.2.4(1)(c)**.

#### **6.2.3. Forested Areas and Native Vegetation**

- (1) The identification and protection of natural areas critical to the existence of rare, endangered and/or ecologically significant plants and vegetation shall be encouraged throughout the Municipality.
- (2) The remaining forested areas and naturally vegetated lands in the Municipality should be retained in their natural state wherever possible, including but not limited to lands serving as unused road allowances or easements, as well as areas that could be characterised as having high habitat value, extreme topographic relief, or generally unsuitable conditions for agriculture purposes.
- (3) The preservation of mature trees in urban areas shall be encouraged and, in response to the projected increase in very hot days annually, the Municipality should ensure public parks, paths, and sidewalks feature adequate trees and/or structures to provide users with shaded areas.

#### **6.2.4. Wildlife and Fish Habitats**

- (1) The identification and protection of natural areas critical to wildlife and fisheries habitats shall be encouraged throughout the Municipality.
- (2) 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 are Provincially designated and protected under either *The Endangered Species Act* or *The Species at Risk Act*;
  - b. lands are Provincially designated and protected under the Protected Area Initiative;
  - c. lands have been identified and designated as Wildlife Management Areas;
  - d. private lands have been voluntarily protected by landowners under Conservation Agreements or other Memorandum of Agreements; or
  - e. sensitive wildlife habitat, aquatic habitat (including quality wetlands and riparian areas), or other ecologically significant areas have been identified.

- (3) Any proposed development or land use activities adjacent to a fish spawning site, fish nursery area, or significant fish habitat shall conform to the following development criteria:
  - a. Land shall not be cleared, cultivated, or developed to the edge of a waterbody or waterway, but rather, a buffer of natural vegetation shall be maintained in riparian areas in accordance with **Section 6.2.2(3)**; and
  - b. Organic loading or siltation from agricultural run-off shall be prohibited and measures to limit nutrient and/or sediment inflow from development activities shall be encouraged.
- (4) Public access to natural areas and wildlife and fisheries habitat shall be encouraged to foster appreciation for and enjoyment of nature. However, such access should not lead to levels of activity which will cause a threat to the ecological integrity or sustainability of the affected area.
- (5) Public access to natural areas and waterbodies should be managed to prevent possible proliferation of invasive species, including zebra mussels in accordance with **Section 7.2.1(2)**.
- (6) Proposed developments adjacent to a wildlife management area or other protected area shall be forwarded to the appropriate Provincial authority for review to ensure that future development and/or changes in land use will not adversely affect the sustainability of the area or the resident flora and fauna.

#### **6.2.5. Outdoor Recreational Resources**

- (1) Areas with high recreational capability, including the Clear Lake, Sandy Lake, Battle Lake, Proven Lake, and Octopus Lake areas, which contain interesting and/or rare natural features should be protected and maintained for outdoor recreation and related uses.
- (2) Existing outdoor recreational uses and areas should be protected from incompatible or potentially incompatible land uses that may threaten their integrity or operation, including proposed developments and/or land uses that are located adjacent to recreational areas.
- (3) Proposed recreational developments shall be compatible with the natural environment, resource-related uses and adjacent land uses and shall be limited to a level of intensity that permits the sustainable use of the recreational resource.
- (4) Proposed recreational development should not preclude access to and use of public resources, such as lakes, rivers, shorelands, and similar types of resources valued by residents and visitors.



## 7. Water Resources

This section outlines considerations to balance growth with long-term sustainability and protection of the watershed.

### 7.1. Objectives

- (1) To maintain the natural capacity of the watershed to perform key ecological functions.
- (2) To ensure that the quality and integrity of waterways, waterbodies, and groundwater sources is a priority when considering new developments or changes in land use.
- (3) To support partnerships with other levels of government and specialized organizations in developing and implementing initiatives to improve water quality throughout the Municipality.
- (4) To protect public access to the lakes, rivers, and streams within the Municipality.

### 7.2. Policies

#### 7.2.1. Collaboration

- (1) Council shall coordinate water management and conservation efforts with the Assiniboine West Watershed District, neighbouring communities, and where applicable, Parks Canada.
- (2) Council shall consult with the appropriate Provincial or Federal government agencies on matters concerning the protection, maintenance, and enhancement of the watershed, including measures to monitor and mitigate the risk of invasive aquatic species.
- (3) As a means of improving local water retention capacity and building resilience to drought and flooding events, landowners in the Municipality, and in particular agricultural producers, shall be encouraged to work with the Assiniboine West Watershed District and adjacent jurisdictions in developing an integrated approach to water resource management that balances economic and environmental needs and that is done in concert with the existing watershed management plans.

#### 7.2.2. Watershed

- (1) Land shall be developed in a manner which ensures the entire watershed, including waterways, waterbodies, shoreland areas and groundwater resources, is sustained and that existing uses are not negatively impacted.
- (2) Development proposals requiring significant volumes of groundwater and/or surface water shall be required to investigate the need for a Water Rights License. If a Water Rights License is required, development approval shall be withheld until such time as the license has been issued.

- (3) In order to limit the impacts of development and maximize ecological benefits, the identification of waterways, waterbodies, shorelands and groundwater resources requiring protection or enhancement shall be encouraged throughout the Municipality in accordance with the following:
- a. Identification and enhancement programs may be developed and implemented at the Municipal or Provincial level;
  - b. The extent of the required protection or enhancement will be directly related to the characteristics of the local situation, including but not limited to: the size and configuration of the waterway, waterbody, shoreland or groundwater resource, the need for maintaining public access, erosion rates, and/or the recreation potential of the resource; and,
  - c. For sensitive lands fronting on a waterway or waterbody, shoreland reserves or specific setback regulations may be established through public land acquisition by directly purchasing lands or dedicating lands through the subdivision approval process, and/or by establishing easements or Conservation Agreements on privately held lands.
- (4) Intensive and high-pollution risk development activities, meaning land uses and structures that have a high risk of causing pollution that include, but are not limited to chemical / fertilizer storage facilities, disposal fields, fuel tanks, waste disposal grounds, and wastewater treatment facilities, should be restricted in public drinking water source zones. Where restriction is not possible, development may be considered in public drinking water source zones provided:
- a. The proponent can prove by adequate engineering or hydrogeological investigation that the proposed activity will not cause pollution of the public drinking water supply; or,
  - b. Appropriate precautionary measures have been taken to sufficiently mitigate the risk of endangering the quality of the water supply for public drinking water supply purposes.

#### **7.2.3. Groundwater**

- (1) Potential impacts to groundwater resources shall be considered when reviewing all development applications that may, whether due to excavation, water access, drainage, or other such reasons, affect the yield and quality of water from underground aquifers in the Municipality, so as to ensure public drinking water sources are protected in accordance with **Section 7.2.2(4)**.

- (2) If a proposed development or land-use activity has the potential to cause groundwater pollution, whether under normal operating conditions or unforeseen circumstances, or is located in an area sensitive to groundwater pollution hazards as identified by the Province, the proponent shall be required to undertake a study of groundwater conditions within the development area, including but not limited to: an assessment of the risk to groundwater quality occurring from the proposed development; and – if the risks should prove significant – the proposed development or land-use activity shall be prohibited unless operational or engineering measures will be employed to either eliminate the risk or minimize this risk to an acceptable level.
- (3) Abandoned wells shall be sealed in accordance with Provincial legislation and guidelines and in partnership with the Assiniboine West Watershed District to maintain the integrity of the groundwater supply and protect the health and safety of residents.

#### **7.2.4. Waterbodies, Waterways and Shoreland**

- (1) Any proposed development adjacent to a waterbody or waterway shall conform to the following development criteria:
  - a. Larger scale multi-lot subdivisions shall be encouraged to leave a portion of lands along shorelines undeveloped as public reserves to maintain access to water and shoreline areas;
  - b. A buffer of natural vegetation should, in accordance with **Sections 6.2.2(3) and 14.2.2(2)**, be maintained in riparian areas along waterways and adjacent to waterbodies in order to reduce nutrient loading and protect water quality. Within these buffers, developments that create minor disturbances to the natural vegetative cover, such as docks, pathways and boathouses, may be permitted provided that not more than 25% of the length of the lot's shoreline is affected;
  - c. New developments shall not be permitted to remove existing public access points to water and shoreline areas unless such access will be provided at a new location, that is visible, clearly marked, and easily accessed from a public right-of-way.
  - d. As a condition of approval, proponents may be required to implement additional measures to limit nutrient and/or sediment inflow prior to and during the development process;
  - e. Applications for large scale developments or multi-lot subdivisions adjacent to waterbodies or waterways shall be forwarded to the appropriate Provincial and Federal government departments for review and comment.
- (2) Stream and shoreline alterations shall not be undertaken without the approval of the appropriate Provincial and Federal government departments.

## 8. Mineral Resources

This section outlines considerations for ensuring continued access to mineral resources while preventing land use conflicts.

### 8.1. Objectives

- (1) To protect mineral resources and active extraction operations from conflicting land uses.
- (2) To promote environmentally sound exploration and extraction of mineral resources, as well as the rehabilitation of lands impacted by such activities to a safe and stable condition.
- (3) To work with the applicable Provincial authorities in managing mineral resource exploration and extraction in a sustainable manner.

### 8.2. Policies

#### 8.2.1. *Protecting Mineral Resources*

- (1) The applicable Provincial authority shall, in accordance with the definitions provided in the PLUPs, classify areas as “High” (stop), “Medium” (caution), and “Low” (go) in regard to mineral resource quality. These areas shall be protected from incompatible or potentially incompatible land uses and developments as follows:
  - a. Within an area classified as “High”, no conflicting land use will be allowed, with permitted uses limited to non-intensive agriculture, such as cropping or grazing, and temporary uses that would not have a detrimental effect on future resource exploration and extraction.
  - b. Within an area classified as “Medium”, a potentially conflicting land use may be permitted, subject to consultation with and approval from the applicable Provincial authority.
  - c. Within an area classified as “Low”, conflicting land uses may be permitted, subject to Council approval.
- (2) Existing mineral extraction operations shall be protected from incompatible and potentially incompatible land uses that would interfere with their ongoing operation and future exploration.

### 8.2.2. *Reviewing Proposed Extraction Operations*

- (1) When evaluating development proposals related to mineral resource extraction, the Municipality shall consider:
  - a. The impact on adjacent land uses with respect to haulage routes, water supply, noise, dust, odour, lighting, and unsightliness.
  - b. The potential impacts to the environment from negative effects of dust, chemical spills, and run-off on the surface and groundwater.
  - c. The ability of the transportation network to accommodate the amount and type of traffic as well as the highway and road weight classifications.
  - d. The character and site features of the area.
- (2) Proposed extraction operations shall be subject to all permit and licensing requirements under *The Mines and Minerals Act*, which Council may request during the application review.
- (3) Proposed extraction operations shall be considered Conditional Uses in the Zoning By-law.
- (4) Minimum setback regulations and buffering requirements shall be established in the Zoning By-law for extraction operations and adjacent land uses to promote compatible development patterns.
- (5) All applications for proposed extraction operations shall include a site plan and supporting planning rationale which will document the manner in which extraction or development will occur; applicable policy and regulatory compliance matters; and the intended use(s) of the site after the extraction of parts or all of the site has been completed. Other supporting technical assessments to further demonstrate compliance to applicable policy and regulatory matters may also be required by the Municipality.
- (6) Lands disturbed by aggregate and mineral exploration or development shall be rehabilitated by the owner/operator. The standard of rehabilitation will be determined in consultation with the Province of Manitoba and under the provisions of *The Mines and Minerals Act*.

## 9. Culture & Heritage

This section establishes directions to protect and celebrate Harrison Park's cultural and heritage resources.

### 9.1. Objectives

- (1) To identify and protect the Municipality's cultural and heritage resources and protect them from incompatible development that may threaten their integrity, operation, or communal value.
- (2) To provide opportunities for cultural experiences throughout the Municipality.
- (3) To celebrate and promote interest in the Municipality's history and diversity.

### 9.2. Policies

#### 9.2.1. *Heritage Preservation*

- (1) The identification of heritage resources, including buildings and sites with historic, cultural, architectural, or archeological significance, shall be encouraged throughout the Municipality.
- (2) Heritage resources shall be protected from incompatible or potentially incompatible uses where:
  - a. Buildings or sites have received municipal and/or Provincial heritage designation;
  - b. Buildings or sites are in the process of receiving or being considered for municipal and/or Provincial heritage designation; or,
  - c. Buildings or sites have been developed as a heritage resource and currently operate as such.
- (3) The development, designation, and preservation of heritage resources should be coordinated with other heritage and recreation resources in the Municipality to maximize interpretive potential and opportunities for tourism.
- (4) The Municipality shall support public and private efforts to reuse, renovate, or adapt historic sites or buildings in ways that retain and highlight character-defining elements.
- (5) As a condition of a subdivision, demolition permit or the issuance of a Development Permit, the Municipality may require the applicant to prepare a Heritage Resource Impact Assessment to assess and mitigate potential adverse effects of the proposed development on cultural and heritage resources.

#### 9.2.2. *Cultural Appreciation*

- (1) Initiatives to raise public awareness and promote appreciation of cultural diversity in the Municipality shall be encouraged, such as through community events and/or the naming of streets, parks, or public facilities.

## 10. Transportation & Mobility

This section establishes directions to ensure regional connectivity and local mobility options are maintained and improved.

### 10.1. Objectives

- (1) To support safe and efficient transportation infrastructure in the Municipality.
- (2) To protect Provincial and Municipal investments in transportation infrastructure.
- (3) To ensure new roadways and developments are compatible with existing and planned transportation networks.
- (4) To provide residents and visitors with convenient access to services and amenities through enhanced connectivity throughout the Municipality and to the surrounding region.
- (5) To increase options for mobility within Settlement Centres and promote active modes of transportation that contribute to healthy lifestyles and a reduction in greenhouse gas emissions.

### 10.2. Policies

#### 10.2.1. *Provincial Highways and Roadways*

- (1) A permit from The Provincial Highway Authority shall be required to construct, modify, relocate, remove, or intensify the use of an access to a Provincial Road or Provincial Trunk Highway.
- (2) A permit from The Provincial Highway Authority shall be required to construct, modify, relocate, or remove a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the controlled area adjacent to a Provincial highway.
- (3) A permit from The Provincial Highway Authority shall be required for plantings proposed within 15 m (50 ft.) of the right-of-way of a provincial highway.
- (4) Proposed developments and subdivisions adjacent to the Provincial highway system should be guided by concept plans that establish an internal road network which joins with, and is complementary to, the existing and planned highway network of the area.
- (5) Development that may have a detrimental impact on the safe and efficient operation of the Provincial highway system shall not be allowed unless appropriate measures, as deemed acceptable to The Provincial Highway Authority, are implemented at the sole cost of the applicant.
- (6) Strip development along Provincial highways, whereby direct connections to the highway are relied upon for providing access to abutting sites and featured uses, shall not be permitted.



- (7) Direct access to the Provincial highway system from land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic shall be discouraged. Access should be provided via an internal road and/or municipal road system.
- (8) Subdivision or development of sites in areas designated for highway widening or expansion shall not be permitted unless, at the discretion of the applicable Provincial authority, suitable provisions are made by the applicant to accommodate the future widening or expansion.
- (9) Where an area of development is bordered on one side by a major transportation corridor or facility such as a highway, new development should be directed to the same side to avoid the need for local traffic to cross the corridor or facility.
- (10) Proposed developments that may be adversely affected by noise, dust, and/or fumes from Provincial highways shall be located where there is adequate separation from these corridors, or shall incorporate measures such as sound barriers or landscaped buffers to mitigate conflicts.

#### **10.2.2. Municipal Roads**

- (1) New development shall have legal access to an all-weather road of sufficient standard and capacity to service featured uses, 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 Council. The proponent may be responsible for all or a portion of the costs associated with constructing said roadway, as per the terms of the development agreement.
- (2) When evaluating development proposals, the potential impact on the existing transportation system shall be considered. Development requests that are incompatible with the existing and/or planned transportation system may be rejected if an agreement cannot be reached between the Municipality and the proponent to ensure compatibility or to provide sufficient road upgrading.
- (3) New development which has the potential to generate significant vehicle traffic should be directed away from areas and land uses where such levels of traffic could endanger public safety.
- (4) New developments shall be encouraged to feature short residential blocks and minimal cul-de-sacs to improve connectivity and create alternative options for reaching local destinations.
- (5) Local road networks should be planned and designed economically, as to ensure existing and proposed developments can effectively be served, while also not limiting the potential to serve future development on adjacent lands. This may be achieved by requiring applicants to dedicate a portion of their lands for future road allowances in strategic locations.

- (6) Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances shall be approved by the Municipality and, whenever possible, unimproved road allowances should be left in their natural state until such time as they are required for road development, as to preserve natural vegetation and valuable wildlife habitat.
- (7) Where appropriate, such as on proposed local roads not intended to serve farm equipment, heavy machinery, or high volumes of truck traffic, the Municipality may consider reducing the size of required road allowances to reduce future maintenance costs.
- (8) Where high volumes of truck traffic are known or anticipated and the Municipality is the traffic control authority, Council may designate certain roadways as truck routes in order to limit the deterioration of the local road system and minimize safety problems and nuisance factors within communities. Appropriate setbacks for buildings situated along roadways designated as truck routes shall be established in the Zoning By-law.
- (9) Land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic should be directed to appropriate locations in proximity to major roadways, including Provincial highways, with access to the highway system provided by means of municipal collector roads.

#### ***10.2.3. Active Transportation Infrastructure***

- (1) The Municipality shall work toward expanding and enhancing active transportation facilities throughout Settlement Centres to offer an alternative to automobile use and to improve residents' year-round access to commercial and community services.
- (2) All new sidewalks, paths, and trails shall be designed to allow for barrier free access, ensuring users of all ages and abilities are accommodated, and to facilitate two-way travel safely and efficiently.
- (3) New paths, trails, and sidewalks should connect to existing transportation networks and establish convenient routes to key local destinations, such as local parks, schools, and Riding Mountain National Park.
- (4) The Municipality may consider introducing seasonal sidewalks where appropriate, such as public parks and commonly used natural areas, which are constructed out of materials that are permeable, aesthetically complementary to the location, and cost effective for maintenance.
- (5) Future subdivision developments should incorporate mid-block pedestrian and cyclist crossing opportunities in Settlement Centres to improve residents' access to commercial and community services.
- (6) In the absence of constructing sidewalks in new residential developments, traffic calming measures on local roads may be considered at the discretion of Council, as to ensure safe use for pedestrians, cyclists, and other modes of active transportation.

**10.2.4. Recreation Trails**

- (1) The use of decommissioned railway beds for active transportation infrastructure shall be promoted and encouraged.
- (2) Year-round active transportation facilities may be developed in public parks and open space for both recreation and active transportation purposes.

**10.2.5. Aircraft Landing Fields and Approaches**

- (1) Existing aircraft landing fields and aerial approaches should be protected from incompatible or potentially incompatible land uses that may adversely impact their operation or endanger public safety. Transport Canada's guide for "Land Use in the Vicinity of Aerodromes" should be referenced as needed when reviewing proposed developments on lands adjacent to existing aircraft landing fields and aerial approaches.
- (2) The Zoning By-law shall establish aircraft landing fields as a Conditional Use and outline development standards and appropriate separation distances for any adjacent development in accordance with any applicable Transport Canada regulations.
- (3) 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 in accordance with any applicable Transport Canada regulations.

**10.2.6. Railways**

- (1) In reviewing applications for new development in proximity to active rail corridors in the Municipality, Council shall:
  - a. Send information on the proposed development to the Province for review and comment.
  - b. Enforce guidelines established by the Federation of Canadian Municipalities and the Railway Association of Canada in regard to development setbacks and buffering.
- (2) Development should occur in a manner that minimizes the number of new at-grade rail crossings.

## 11. Utilities & Municipal Services

This section establishes directions to provide reliable utilities and municipal services to support existing and future development.

### 11.1. Objectives

- (1) To strategically direct investments for new, upgraded, and/or extended public utility infrastructure, taking into consideration long-term maintenance and replacement costs.
- (2) To optimize existing municipal water, sewer, and solid waste management infrastructure.
- (3) To facilitate the economical and efficient delivery of municipal services.
- (4) To protect local and regional investments in infrastructure and utilities.
- (5) To work collaboratively with private and public utility companies to ensure that high-quality services are available throughout the Municipality.

### 11.2. Policies

#### 11.2.1. Collaboration

- (1) Co-operative and inter-jurisdictional, servicing initiatives, including with Parks Canada, will be encouraged, including possible revenue sharing agreements, to equitably share costs and benefits of future development in the Municipality.
- (2) Cooperation will be encouraged with affected utility companies to ensure the economical and efficient provision of services, including the establishment of energy efficient facilities.
- (3) Council shall adhere to Provincial drainage guidelines and work cooperatively with the applicable Provincial authorities and adjacent jurisdictions to address regional drainage issues.

#### 11.2.2. Water and Wastewater

- (1) Where municipally operated water or wastewater services are provided within any developed area, new developments requiring those services shall connect to the municipal systems.
- (2) New developments or subdivisions proposing to connect to a municipal water or wastewater system shall be designed to do so in an efficient and economical manner.
- (3) Council may require technical analyses, at the applicant's expense, to determine the impact of a proposed development on the operation and capacity of existing and future infrastructure systems and distribution networks in accordance with **Section 22**.
- (4) Water supply and wastewater management systems, where provided, shall be developed and operated in accordance with applicable Provincial regulations and municipal standards.

- (5) Any proposed development that is not intended to connect to the municipal wastewater system shall be located on a lot large enough to accommodate on-site sewage disposal systems and be subject to approval under Provincial regulations. When deemed appropriate by Council, such developments should be planned and constructed to economically connect to the municipal wastewater system at a future date, including siting houses to allow for future subdivision.
- (6) All proposed onsite wastewater management systems shall:
  - a. be designed and constructed to be suitable for the lot size and soil conditions;
  - b. comply with all requirements under MR 83/2003-Onsite Wastewater Management Systems Regulation; and,
  - c. be registered with the applicable Provincial authority prior to installation.
- (7) The Zoning By-law will establish minimum buffer areas around sewage treatment facilities and wastewater stabilization ponds, in accordance with Provincial regulations and/or guidelines, limiting land uses to those that will not be adversely affected by these facilities.
- (8) Where development will cause the Municipality to carry out an alteration to a municipally operated water or wastewater system, the Municipality will adhere to any existing applicable Provincial legislation, as well as ensure that all required engineering data supporting the proposal has been forwarded to the appropriate Provincial agency for review and comment.
- (9) Developments shall not be permitted in areas requiring the unnecessary expansion of existing water and/or wastewater treatment and distribution infrastructure.

#### ***11.2.3. Drainage***

- (1) Any development proposing drainage into the Provincial highway drainage system or a designated Provincial waterway shall require permission from The Provincial Highway Authority and licensing from the appropriate Provincial authority. Should there be any upgrades required to the existing highway drainage system or Provincial waterway in direct relation to the development, the developer shall be solely responsible for any and all associated costs.
- (2) Applications for development may be required to include a drainage plan. As part of the approval process, Council may impose conditions on the design and maintenance of drainage systems to prevent negative impacts on existing drainage infrastructure and/or affected areas of ecological significance.
- (3) Council shall support opportunities for local farmers to work with the Assiniboine West Watershed District in implementing sustainable agricultural drainage practices.
- (4) Proposed larger scale residential developments and subdivisions, when deemed appropriate, should be encouraged to incorporate naturalized stormwater retention facilities.

**11.2.4. Emergency and Protective Services**

- (1) The capacity of firefighting resources shall be considered when reviewing any applications for proposed higher density or intensive developments.
- (2) Convenient access and clear wayfinding strategies shall be considered for all new developments to ensure the effective response of police and emergency service providers.

**11.2.5. Solid Waste Management**

- (1) The Municipality will provide facilities to dispose of solid waste in a sanitary, economic, and orderly manner by planning in advance for the location and development of suitable Provincially approved landfill sites.
- (2) The Municipality shall encourage the provision of adequate waste management facilities and should explore programs for recycling, composting, and the disposal of hazardous household items.
- (3) The layout of new residential developments in Settlement Centres shall allow for the efficient collection of solid waste.
- (4) The Zoning By-law shall establish minimum buffer areas around solid waste disposal sites, in accordance with Provincial regulations and/or guidelines, limiting land uses to those that will not be adversely affected by such facilities.

**11.2.6. Public and Private Utilities**

- (1) Essential activities of government, including public and private utilities, shall be allowed in any land use designation subject to zoning requirements. Special considerations may be given in the Zoning By-Law to review siting requirements for uses that include communications towers and maintenance compounds to ensure they will not have adverse impacts on adjacent lands. Such uses should be located and developed in a manner that minimizes any incompatibility with adjacent uses.
- (2) Existing public and private utilities should be protected from incompatible or potentially incompatible land uses which may threaten or adversely affect their operation.
- (3) To ensure community members can reliably access important information and communicate with one another, the Municipality should work with utility companies and other levels of government to upgrade related facilities and improve service quality throughout the Municipality.

# PART THREE: RURAL LAND USE POLICY AREAS

**PART THREE** outlines objectives and policies applying to specific land use policy areas within the rural portions of the Municipality. The policies contained in this part should be read with reference to those outlined in **PART TWO**.

The following land use policy areas are described:

- General Agricultural Areas
- Rural Residential Areas
- Rural Recreation Areas

## 12. General Agricultural Areas

The General Agricultural Area designation reflects the importance of agriculture in the Municipality. As such, the policies are intended to protect the agricultural capacity and character of the Municipality while providing for a vibrant rural economy and limited opportunities for rural living.

### 12.1. Objectives

- (1) To protect the prominent role of agriculture in the Municipality.
- (2) To preserve productive agricultural land and discourage the fragmentation of land designated for agricultural use.
- (3) To strengthen and diversify the rural economy by encouraging uses that support agri-businesses and value-added production for agricultural operations, as well as provide opportunities for tourism, recreation, and complementary commercial enterprises.
- (4) To support limited rural residential development provided it does not supersede or conflict with the viability of agricultural operations.
- (5) To direct intensive forms of agriculture and livestock operations to appropriate areas that do not jeopardize the health, well-being, or viability of surrounding land uses, including Settlement Centres, regional destinations, and ecologically significant areas.
- (6) To protect the natural beauty and environmental integrity of rural areas while recognizing the prominent role outdoor amenities play in supporting active and healthy lifestyles.
- (7) To support the agricultural industry become more resilient to the effects of climate change.

## 12.2. Policies

### 12.2.1. General

- (1) General and specialized agriculture shall be the primary land use within the General Agricultural Area, providing for a full range of agricultural activities.
- (2) Lands within the General Agricultural Area should be maintained in large parcels, generally 32 ha (80 ac) in area or more, to support the ongoing viability of agricultural activities.
- (3) Notwithstanding **Section 12.2.1(2)** above, the subdivision of land into parcels smaller than 32 ha (80 ac) to create small-scale or specialized agricultural operations may be permitted, as to encourage the establishment of new smaller scale or diversified farms in the Municipality, if the proposed subdivision:
  - a. complies with this Plan and the Zoning By-law;
  - b. is designed to minimize the removal of productive agricultural land;
  - c. creates a parcel that is a sufficient size to accommodate the proposed agricultural use; and,
  - d. has or will have direct access to an all-weather road of sufficient standard and capacity.
- (4) Existing agricultural activities shall be protected from development that may unduly interfere with their continued operation.
- (5) The Municipality may require a Special Study or Concept Plan to be prepared in support of any conditional use or zoning amendment application for non-agricultural uses in the General Agricultural Area in accordance with **Section 22**.

### 12.2.2. Rural Residential Development

- (1) One (1) farm dwelling shall be permitted in association with an agricultural activity, while additional farm-related dwellings may be permitted if legitimately accessory to the agricultural activity. The approval of additional farm dwellings shall not be construed, in any way, as consent or approval for future subdivision.
- (2) Generally, the subdivision of lands in General Agricultural Areas for residential development should not be permitted, except in accordance with **Sections 12.2.2(3) – 12.2.2(7)** below.
- (3) The subdivision of an existing farmstead may be permitted in the following circumstances:
  - a. Where a retiring farmer and/or their spouse wishes to retain the farm residence;
  - b. Where a site is required to construct a home for a family member or individual actively participating in the farm operation and deriving significant income from such participation;



- c. Where it is deemed necessary for agricultural purposes to realign farm boundaries around rivers, streams, highways, drains, and/or other features, provided no new titles are created;
  - d. Where a farm has been incorporated and it is necessary to establish a separate residential title from the agricultural corporation; and,
  - e. Where a legitimate farmstead site has been rendered surplus due to farm consolidation or amalgamation and the continued existence of the surplus farmstead will not have a negative impact on the operations occurring on adjacent agricultural lands. The farmstead shall contain a livable farm residence and be located within a well-defined and mature shelterbelt.
- (4) For subdivisions proposed under **Section 12.2.2(3)**, the following conditions shall apply:
- a. The proposed lot is not subject to flooding or erosion;
  - b. The proposed lot should not include cultivated lands;
  - c. The proposed lot can be serviced to a rural standard;
  - d. The proposed lot can be accessed by an existing all-weather road;
  - e. The proposed lot is confined to an existing shelterbelt whenever possible;
  - f. The proposed lot does not result in more than two (2) subdivisions per quarter section;
  - g. The proposed lot is a sufficient size to accommodate facilities associated with a standard farming operation; and,
  - h. The proposed lot complies with the standards of the Zoning By-law.
- (5) The subdivision of land for a non-farm rural dwelling may be permitted in the following circumstances:
- a. Where a parcel of land is isolated by way of a road, creek, drain, or other natural land feature, and where the size and/or shape of the parcel makes it difficult to carry out farming activities efficiently and economically; and,
  - b. Where a farmer and/or their spouse, upon retirement, wishes to construct a non-farm dwelling on a separate site on the farm.
- (6) For subdivisions proposed under **Section 12.2.2(5)**, the following conditions shall apply:
- a. The proposed lot shall comply with the applicable mutual separation distance for livestock operations, and should not limit the options for establishing a livestock operation in the future by way of creating a new or increased mutual separation distance, unless a variation to the applicable separation distance is approved by Council;
  - b. The proposed lot is generally not less than 0.8 ha (2 ac) and not more than 4 ha (10 ac), with consideration for existing buffers, shelterbelts, fence lines, or other similar types of physical restrictions, as well as requirements related to on-site water and sewage disposal systems;
  - c. The proposed lot will not restrict agricultural cropping practices on adjacent lands;
  - d. The proposed lot will not require services beyond the rural standard for the area;

- e. The proposed lot shall not create undue competition with Settlement Centres by impeding the orderly growth of communities with available serviced lands;
  - f. The proposed lot generally does not result in more than one (1) subdivision per 32 ha (80 ac), with a maximum of two (2) per quarter section;
  - g. The proposed lot shall not be further subdivided in the future; and,
  - h. The proposed lot shall comply with the policies of this Development Plan pertaining to road access, flooding, and erosion, as well as with the standards of the Zoning By-law.
- (7) All rural residential development shall be located and designed to minimize land use conflicts and any capital and maintenance costs related to servicing and infrastructure.

#### **12.2.3. Rural Economic Development**

- (1) Commercial and industrial uses that are related to agriculture or natural resource development, or that are better suited to a rural environment because they may create hazards or nuisances, may be permitted in the General Agricultural Area provided that:
- a. The land is suitable for the proposed development;
  - b. The applicant can demonstrate the viability and marketability of the proposed development; and
  - c. A Concept Plan has been prepared and approved and any supporting Special Studies required by the Municipality have been provided in accordance with **Section 22**.
- (2) Commercial and industrial development shall be located where adequate road access, infrastructure, and services are either already in place or can be economically upgraded or extended to service the development.
- (3) Commercial and industrial development should be directed away from prime or viable lower-class agricultural lands and existing livestock operations, wherever possible.
- (4) Farm diversification operations should be encouraged as value-added accessory uses in the General Agricultural Area, in addition to home-based businesses and home-based industries, provided they comply with the Zoning By-law.

#### **12.2.4. Livestock Operations**

- (1) A livestock operation is considered any permanent or semi-permanent facility or nongrazing area where at least 10 animal units of livestock are kept and/or raised, either indoors or outdoors or any combination thereof, including all associated manure collection facilities.
- (2) Livestock operations with a maximum of 299 animal units shall be a permitted use within the General Agricultural Area and no others.
- (3) Livestock operations with 300 or more animal units shall be a Conditional Use within the General Agricultural Area and no others, and shall be referred to a Provincial Technical Review Committee.

- (4) The Municipality shall encourage proponents of new or expanding large livestock operations, meaning those with 300 or more animal units, to conduct meaningful and transparent consultation with affected landowners and stakeholders.
- (5) Any new or expanding livestock operation shall comply with the Zoning By-law, as well as all applicable Provincial regulations and approval requirements.
- (6) Owners and operators of livestock operations shall develop facilities and conduct operations in a manner that mitigates the potential for polluting soils, surface water, and groundwater, as well as minimizes the potential for land use conflicts.
- (7) Sensitive and Ecologically Significant Areas
  - a. Livestock operations shall not be allowed in riparian areas, groundwater sensitivity areas, Wildlife Management Areas, or within a flood plain adjacent to a watercourse.
  - b. Livestock operations shall not be allowed on lands where the soil suitability is rated as Class 6, 7, or on unimproved organic soil, as determined by a detailed soil survey. If detailed soil survey information is not available for the area, the applicant may be required to provide a detailed soil survey that is consistent with Provincial standards.
  - c. Livestock operations shall maintain a minimum setback of 100 m (330 ft) from all major water bodies such as lakes and rivers, as well as from all surface watercourses such as wetlands, roadside ditches, and drains.
  - d. On sites where the Province has identified a potential risk of pollution to soils, surface water, and/or groundwater, new or expanding livestock operations may be required to incorporate measures that will reduce the risk to acceptable levels.
- (8) Special Livestock Policy Areas

For the purpose of guiding new and expanding livestock operations in proximity to potentially incompatible land uses and natural areas, three (3) Special Livestock Policy Areas have been developed to illustrate restrictions, as outlined below in **Table 1**:

**Table 1: Special Livestock Policy Areas**

Livestock Policy Area	Maximum Size	Use Permissions
1 (Prohibited)	10+ Animal Units	Not Permitted*
2 (Restricted)	10-100 Animal Units	Conditional
	101+ Animal Units	Not Permitted
3 (Limited)	10-200 Animal Units	Permitted
	201-300 Animal Units	Conditional
	301+ Animal Units	Not Permitted**

*Table 1 Notes*

- \* If existing at the time of this Development Plan coming into effect, operations with more than 10 animal units shall be deemed a Conditional Use, but expansion of such operations shall be prohibited.
- \*\* If existing at the time of this Development Plan coming into effect, operations with 301 or more animal units shall be deemed a Conditional Use, with any expansion of such operations requiring conditional use approval.

(9) Mutual Separation Distances

Minimum separation distances will be maintained between new and expanding livestock operations and all designated areas, non-farm residential subdivisions, and residential dwellings not associated with the livestock operation. These separation distances shall be established in the Zoning By-law in accordance with the following:

- a. Separation distances for livestock operations from Urban Policy Areas will be consistent with the Provincial standard for designated areas listed in Part 5 (Livestock Operations) of the Provincial Planning Regulation (81/2011) under The Planning Act.
- b. Separation distances for livestock operations from non-farm residential subdivisions and residential dwellings not associated with the operation shall be consistent with the Provincial Planning Regulation standard for residences.
- c. Separation distances for livestock operations from Rural Residential Areas shall be 50% greater than the Provincial Planning Regulation standard for residences.



### 13. Rural Residential Areas

Rural Residential Areas are applied to the Municipality's smallest population concentrations, within otherwise predominantly agricultural areas, including Rackham, Horod, and other multi-lot developments. They contain limited services and land uses are mainly residential and farm related. As such, the intent for these areas is to help support centres of rural activity within the Municipality, as well as maintain a rural-residential and farmstead character within them.

#### 13.1. Objectives

- (1) To minimize potential conflicts between agricultural and non-agricultural related uses.
- (2) To ensure residences can be serviced in a manner consistent with Provincial standards.
- (3) To direct most residential development to Settlement Centres and limit expansion of Rural Residential Areas.

#### 13.2. Policies

- (1) Infill residential development within existing Rural Residential Areas shall be permitted, provided it would not adversely impact the provision of municipal services and the lot size is in conformance with the Zoning By-law.
- (2) The expansion of existing or establishment of new Rural Residential Areas should generally be discouraged, and whenever possible, new residential developments should be directed to existing Settlement Centres, as to ensure the efficient use of existing infrastructure and prevent potential land use conflicts with surrounding agricultural operations.
- (3) The expansion of existing or establishment of new Rural Residential Areas on the periphery of established Settlement Centres shall be prohibited, as to ensure the future growth of the centres would not be impeded by these developments.
- (4) All forms of residential development shall be regulated by the Zoning By-law to ensure minimum lot sizes and setbacks are established to accommodate on-site wastewater management and water supply systems in accordance with Provincial standards.
- (5) Dwellings should be sited to minimize the removal of productive agricultural land and natural vegetation, as well as be oriented to take advantage of passive solar heating.
- (6) Home-based businesses and home-based industries may be permitted, provided that they comply with the regulations and standards of the Zoning By-law and do not conflict with the character or livability of existing residential areas.
- (7) New development shall protect heritage resources in accordance with **Section 9**.
- (8) Livestock facilities for 9 or fewer animal units that are accessory to a primary farmstead or rural residence may be permitted within Rural Residential Areas, subject to the Zoning By-law, provided that such facilities are compatible with existing agricultural operations and the size of the proposed site can support the use.

- (9) Mutual separation distances between Rural Residential Areas and livestock operations shall be established by the Zoning By-law in accordance with **Section 12.2.4(8)(c)**.

## 14. Rural Recreation Areas

The Municipality is home to a variety of outdoor recreational resources that help support the economy and define a local way of life. From the many lakes to the expansive forested areas, these resources provide opportunities for activities such as fishing, boating, hunting, and hiking, which are enjoyed by residents and visitors alike. These resources also attract development interest, such as for cottages, commercial resorts, and recreational lodges. As such, it is critical that the use and development of these resources do not threaten their long-term viability.

### 14.1. Objectives

- (1) To protect the integrity of outdoor recreational resources by preventing incompatible developments or uses that may exceed the capacity of the resource to support them.
- (2) To maintain adequate public access to local beaches, shorelines, and major lakes.
- (3) To provide opportunities for safe and environmentally responsible recreational uses that improve quality of life and promote economic development in Harrison Park.
- (4) To mitigate the impact of recreational developments on shorelands and significant natural areas, such as Wildlife Management Areas, Ecological Reserves, and Riding Mountain National Park.

### 14.2. Policies

#### 14.2.1 General

- (1) Economically sustainable and environmentally sound development shall be encouraged in Rural Recreation Areas, particularly on lands with high recreational capability, in accordance with **Section 6.2.5**. Existing recreational developments of local, regional, or Provincial significance shall be protected from land uses that may detract from the social or economic opportunities such resources afford to residents and visitors alike.
- (2) Development shall be directed away from incompatible uses, such as prime agricultural lands and viable lower-class lands, existing livestock operations, aggregate extraction areas, and sensitive or ecologically significant environmental areas.
- (3) A concept plan shall be prepared prior to the subdivision of land for any proposed development in accordance with **Section 22**. 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(s) of servicing.
- (4) The Municipality may require a market study to demonstrate sufficient demand for a proposed development.
- (5) Wherever feasible, new development shall preserve natural tree coverage (particularly when adjacent to waterbodies or rivers), as well as connect to a system of open spaces and/or natural pathways to allow for ease of access to adjacent recreational resources.



- (6) All proposed developments shall provide adequate drainage systems (internal and external), potable water supplies, and wastewater management systems, subject to applicable Provincial regulations and standards.

#### ***14.2.2 Lake Improvement and Development***

- (1) The Municipality shall work toward protecting the environmental significance of its lakes, such as by improving water quality to enhance recreational potential and protect the health of the watershed, by coordinating efforts with neighbouring municipalities, watershed districts, and other levels of government, in accordance with **Section 7.2.1**.
- (2) All proposed development shall require the submission of materials, as deemed necessary by Council, to determine the suitability of the site and the capability of the waterbody to support it, which may include but shall not be limited to the following:
  - a. waterbody size and depth;
  - b. seasonal water fluctuation flood hazard potential;
  - c. location of the proposed development or waterbody in the watershed;
  - d. shoreline configuration and bank stability;
  - e. the presence of wildlife, fish, and waterfowl habitat;
  - f. existing adjacent or nearby land uses;
  - g. quality of backshore for recreation;
  - h. waterbody development carrying capacity;
  - i. existing government studies of the waterbody, including the Recreational Development Capacity Study of Twelve Lakes in the South Riding Mountain Planning District (1985) and the Recreational Development Capacity Study of Six Lakes in the South Riding Mountain Planning District (1986); and
  - j. new studies or data on the subject waterbody.
- (3) Proposed developments adjacent to waterbodies shall provide a public reserve along the shore that extends the entire length of the development. The distance of the public reserve, measured from the normal high-water mark of the applicable waterbody to the private lot(s), shall be determined by Council in consultation with the appropriate Federal and Provincial departments and with consideration for site characteristics, but shall not be less than 10 m (32.8 ft) in accordance with **Section 6.2.2(3)**.
- (4) All permanent and temporary buildings shall be setback an adequate distance from the normal high-water mark of the adjacent waterbody, as determined by the applicable Provincial authority in accordance with PLUPs.
- (5) Proposed developments adjacent to lakes shall provide public access to the shoreline, which shall be visible, clearly marked, and easily accessed from a public right-of-way.
- (6) Council may, at its discretion, apply to the appropriate Provincial authority to regulate motor boating activity on a waterbody where it has become evident that motorboat use shall be limited due to safety concerns or possible irreparable damage to water quality.

- (7) Compatible commercial and recreational developments, such as campgrounds, golf courses, resorts, hunting / fishing lodges, marinas, and similar types of uses as set out in the Zoning By-law, may be permitted adjacent to lakes subject to the following:
- The natural character of the area, to the greatest extent possible, is preserved and potential negative impacts to valuable wildlife habitat are appropriately mitigated.
  - The development complies with the policies of **Section 7.2.4** regarding waterbodies, waterways, and shoreland, as well as all applicable policies under **Sections 5.2.1 and 5.2.2** regarding flood hazard areas and areas prone to erosion or slope instability.
  - The development shall not adversely affect water quality management initiatives.

#### ***14.2.3 Seasonal and Permanent Residential Development***

- If located adjacent to a waterbody, all proposed seasonal and permanent residential developments shall comply with the applicable policies in **Section 14.2.2** above.
- The use of residential properties in Rural Recreation Areas as year-round residences may be permitted, provided it can be demonstrated that:
  - It will not have a greater impact on the environment than would be expected with standard seasonal use, including factors such as tree removal, sewage disposal, disturbance to wildlife habitat, and similar such factors;
  - Provision of municipal services, such as snow clearing, street lighting, and solid waste pick-up, will not exceed that which would be expected with normal seasonal use in the area, unless a separate agreement can be reached with the Municipality.
  - Roads will be designed and maintained for year-round use and the location does not prohibit access during winter conditions, including for the provision of emergency services, such as on lands characterized by steep slopes (15% or more).
- Proposed residential developments, included seasonal and permanent residences, shall be encouraged to locate in existing built-up cottage areas (i.e. cluster concept) where suitable vacant land is available and surrounding land uses are compatible.
- Where suitable vacant land is not available in existing built-up cottage areas, residential development shall be encouraged, where possible, to locate adjacent to existing built-up areas to allow for the efficient and economical provision of municipal services.
- Where a residential development is proposed on lands known or suspected to be potentially hazardous, whether due to flooding, erosion, slope instability, or other such risks, it shall comply with all applicable policies under **Sections 5.2.1 and 5.2.2**.
- Lot sizes shall be capable of accommodating private onsite wastewater management systems, in accordance with **Section 11.2.2** and applicable Provincial regulations.

## PART FOUR: URBAN LAND USE POLICY AREAS

**PART FOUR** outlines objectives and policies applying to specific land use policy areas within the Settlement Centres of Newdale, Onanole, and Sandy Lake. The policies contained in this part should be read with reference to those outlined in **PART TWO**, as they apply to all land use policy areas in the Municipality.

The following land use policy areas are described:

- Urban Transition Areas
- Neighbourhood Areas
- Central Community Areas
- Resort Areas
- Employment Areas
- Open Space and Recreation Areas

## 15. Urban Transition Areas

The Urban Transition Area designation is applied to lands located in the undeveloped fringe areas of Newdale, Onanole, and Sandy Lake that are not immediately required for urban development. As such, the intent for this policy area to preserve lands in an unfragmented state for future development.

### 15.1. Objectives

- (1) To support the growth of Settlement Centres in an orderly and economical manner.
- (2) To prevent incompatible land uses from establishing in proximity to Settlement Centres.

### 15.2. Policies

- (1) Lands within Urban Transition Areas may be used for low intensity or specialized agricultural activities, such as field crops, horticulture, or tree farming. If lands are deemed not suitable for agricultural use, they should generally be maintained in a natural state or, at Council's discretion, converted for open space recreational use.
- (2) Livestock operations shall not be permitted in Urban Transition Areas.
- (3) Prior to re-designating land within Urban Transition Areas for development, the proponent shall be required to demonstrate:
  - a. That the physical conditions of the lands are suitable for development and are not subject to seasonal flooding, erosion, slumping, or similar types of hazards, in accordance with the policies outlined in **Sections 5.2.1 and 5.2.2**.
  - b. There is sufficient need or market demand for the proposed use;
  - c. No other lands within the applicable Settlement Centre which are already designated for development present a feasible alternative option;
  - d. A detailed Concept Plan, in accordance with **Section 22**, to ensure the development is well planned, economical, and integrated with the community.

## 16. Neighbourhood Areas

The Neighbourhood Area designation is applied to existing and emerging neighbourhoods within Newdale, Onanole, and Sandy Lake. The intent of this area is primarily to accommodate various forms of residential development, including detached, semi-detached, and multi-unit dwellings, as well as other complementary uses that help residents meet their daily needs, such as institutional and community facilities, public parks, and neighbourhood commercial uses.

### 16.1. Objectives

- (1) To maintain the stability, quality, and character of existing residential neighbourhoods.
- (2) To prioritize development on lands that are within or contiguous to built-up areas.
- (3) To encourage a variety of housing types in terms of size, affordability, and tenure to accommodate the community's evolving needs.
- (4) To create complete neighbourhoods with access to a variety of community amenities and services.

### 16.2. Policies

#### 16.1.1. General

- (1) Within Neighbourhood Areas, where undeveloped lands that require new or extended public roads are being considered for development, an overall concept plan shall be prepared in accordance with **Section 22** to ensure the development is well-planned, including such factors as internal and external connectivity and location of parklands.
- (2) Infill and revitalization of existing built-up areas shall be encouraged to accommodate new development in Neighbourhood Areas. Where suitable vacant land is not available within built-up areas, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.
- (3) Residents or property owners shall be strongly encouraged to revitalize or remove an existing building when, in the opinion of Council, the condition of the building has deteriorated to a point of being a visual nuisance or potential safety hazard. This may be enforced through the development and passing of a derelict building by-law by Council.
- (4) Livestock operations shall not be permitted in Neighbourhood Areas.

#### 16.1.2. Residential Development

- (1) Development of a variety of housing types shall be encouraged in Neighbourhood Areas, including single-unit, semi-detached, and multi-unit dwellings, as well as dwellings designed to be universally accessible, in response to evolving demands.
- (2) The location, size, and siting of all residential development types shall be regulated by the Zoning By-law to provide for general compatibility with existing neighbourhoods.

- (3) Residential development shall be located to avoid potential conflicts with incompatible facilities and infrastructure, such as lagoons, highways, and active rail lines, as well as uses that generate noise, dust, odours, heavy traffic, and other similar types of nuisances, such as industrial and large-scale commercial developments.
- (4) Recognizing the large supply of undeveloped, subdivided residential lots in the Onanole's Neighbourhood Area, further subdivisions for the purpose of residential development should generally be discouraged until such time that the proponent can demonstrate a sufficient need in relation to the existing lot supply. This would not, however, apply to a single-lot subdivision where the intent is to simply reduce the size of an existing residential lot.
- (5) Prior to the installation of municipal piped services, single residential lots may be developed in Neighbourhood Areas only on the condition that such development be connected to the servicing once those systems, typical to the urban area, is installed.
- (6) Home-based businesses may be permitted in Neighbourhood Areas, provided that they comply with the regulations and operational standards of the Zoning By-law.
- (7) The location of residential development should allow for convenient access to public and institutional uses, such as recreation facilities, libraries, parks, and schools, as well as commercial uses that help satisfy daily needs, such as general service shops.
- (8) Parks and playgrounds shall be considered as an integral part of new residential developments 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 neighbourhood to maximize access. Such facilities should be provided in existing residential areas where, in the opinion of Council, there is an apparent need due to population growth or changing demographics.

#### ***16.1.3. Non-Residential Development***

- (1) Non-residential developments within Neighbourhood Areas should be limited to types of uses that provide a public or semi-public service, such as educational, recreational, or religious facilities, as well as commercial uses that are complementary to the scale and character of the neighbourhood, provided the location is suitable for the intended use.
- (2) Proposed non-residential developments shall be evaluated with respect to their potential impacts on surrounding residential areas, having regard for factors such as vehicle traffic and parking, as well as noise.
- (3) Institutional facilities shall be encouraged to locate with easy access to collector streets and in proximity to community amenities and other established institutional uses.

## 17. Central Community Areas

The Central Community Area designation is applied to lands within Newdale, Onanole, and Sandy Lake that typically run along main streets and accommodate a variety of development types. The intent of this policy area is to establish a central location that supports a mix of commercial services, local attractions, public amenities, and higher density residential developments.

### 17.1. Objectives

- (1) To encourage a range of commercial uses, institutional facilities, and community services that serve the needs of residents and visitors within a central location.
- (2) To support urban design and placemaking initiatives that reflect local identity and create vibrant main streets in existing Settlement Centres.

### 17.2. Policies

#### 17.2.1. General

- (1) The primary land uses in Central Community Areas shall be commercial, allowing for a range of professional, hospitality, and retail services, in addition to community services, institutional facilities, public amenities, higher-density residential developments, and commercial-residential-mixed-use developments.
- (2) The conversion of commercial space to low-density residential should be discouraged.
- (3) Commercial developments with extensive site requirements, such as outdoor storage and display, large surface parking lots, or warehouse style sales areas, will be encouraged to locate at appropriate locations outside of Central Community Areas.
- (4) For proposed commercial developments, a concept plan may be required in accordance with **Section 22** to address servicing issues, site access, and other planning matters.
- (5) Livestock operations shall not be permitted in Central Community Areas.
- (6) Pedestrian pathways and sidewalks that provide connectivity within Central Community Areas and to surrounding residential neighbourhoods, park spaces, and public amenities shall be prioritized by the Municipality to promote active mobility options.

#### 17.2.2. Main Street Development

- (1) The Municipality shall consider creating concept plans for Settlement Centre main streets within Central Community Areas that address:
  - a. Active transportation connectivity and safety.
  - b. Delineation of parking, driving, and pedestrian areas.
  - c. Landscaping, street trees, lighting, and public art.
  - d. The potential for infill development on vacant or under-utilized lands.
  - e. Market gaps and economic development opportunities for locals and tourists alike.

- (2) An update and/or consolidation of the Municipality's Zoning By-law(s), shall consider the following directions for Settlement Centre main streets within Central Community Areas:
- a. Directing small-scale businesses that serve local residents to locate along Settlement Centre main streets rather than in Employment Areas or the edge of the community.
  - b. Requiring minimal setbacks from the front property line.
  - c. Enabling a mix of local commercial, institutional, and multiple-unit residential uses.
  - d. Enabling infill development along Settlement Centre main streets that is complementary to the scale and form of existing development.
  - e. Requiring minimal on-site parking in favour of street parking.
- (3) Landscaped boulevards and medians, treed sidewalks, and pocket parks should be incorporated along main streets where pedestrian traffic is most concentrated.



## 18. Resort Areas

The intent of the Resort designation is to provide locations for a mix of commercial and recreational uses alongside resort accommodations to primarily serve resort patrons and tourists. The designation recognizes the importance of the Elkhorn Resort and the surrounding area as a four-season destination for visitors.

### 18.1. Objectives

- (1) To support a range of resort-related commercial and recreational uses, including hospitality and leisure amenities.
- (2) To strengthen Harrison Park's resort facilities and tourism industry.
- (3) To promote sustainable tourism related to the Municipality's natural environment, agricultural heritage, and community character.

### 18.2. Policies

- (1) Land uses in the Resort designation shall be focused on hospitality, recreational and leisure. Permitted uses shall be limited to:
  - a. hotel complexes with ancillary facilities such as restaurants, recreational facilities, places of entertainment, and commercial retail and service uses normally considered incidental and accessory to a hotel complex;
  - b. cottage, chalet, and townhouse developments, which may be owner-occupied or used as a shorter-term accommodation in conjunction with the operation of the hotel complex;
  - c. open space and recreational uses; and
  - d. uses normally incidental or accessory to the operation and maintenance of the above-noted uses.
- (2) For new developments, redevelopments, or major expansions to existing facilities, a concept plan may be required in accordance with **Section 22** to address servicing, access and circulation, and other planning and design matters.
- (3) Livestock operations, industrial, and non-accessory commercial uses shall not be permitted in Resort Areas.
- (4) Pedestrian pathways and sidewalks that provide connectivity to Central Community Areas, park spaces, trail networks, Riding Mountain National Park, and public amenities shall be prioritized by the Municipality to promote active mobility options.

## 19. Employment Areas

The Employment Area designation supports industrial and larger scale commercial uses that are compatible with surrounding land uses, while also supporting economic development in Newdale, Onanole, and Sandy Lake.

### 19.1. Objectives

- (1) To promote the growth of commercial and industrial uses within the Municipality and increase employment opportunities.
- (2) To ensure commercial and industrial uses are compatible with surrounding land uses.
- (3) To mitigate the potential health and environmental risks of industrial developments.
- (4) To encourage commercial and industrial uses to be designed, built, and maintained in an aesthetically pleasing manner.
- (5) To direct Employment Areas to locations with convenient highway access.

### 19.2. Policies

#### 19.2.1. General

- (1) The primary land uses in Employment Areas shall be larger scale commercial and motor vehicle related uses, such as warehouse sales and service stations, industrial types of uses, such as manufacturing or processing related development, business park uses, and other ancillary uses that complement commercial and employment activities.
- (2) Livestock operations shall not be permitted in Employment Areas.
- (3) Development that may pose risks to the well-being of residents, whether due to noise, odour, traffic, or other detrimental factors, shall be considered a Conditional Use in the Zoning By-law.
- (4) Unsightly commercial or industrial developments shall be adequately buffered from adjacent residential uses, institutional facilities, and public areas.
- (5) New Employment Areas should only be developed if there are no existing serviced lands available that can accommodate projected demand. The servicing of new Employment Areas should be done so as to minimize the costs of extending municipal infrastructure, while also ensuring the proposed development is compatible with existing adjacent land uses.
- (6) An overall concept plan, in accordance with **Section 22**, may be required for proposed developments in Employment Areas to address such matters as servicing, landscaping, buffering, site drainage, vehicular access, and other relevant planning considerations.

#### 19.2.2. Commercial Development

- (1) The development of commercial clusters shall be encouraged to allow for the efficient provision of servicing, shared parking facilities, and limited access points from roadways.

- (2) Commercial developments with extensive site requirements, such as large surface parking lots or outdoor storage areas, shall be encouraged to incorporate adequate screening from any surrounding public right-of-way(s), such as natural vegetation.
- (3) In accordance with **Section 10.2.1**, proposed commercial developments adjacent to Provincial highways shall be complementary to the existing and planned highway system and, as required, will be circulated to The Provincial Highway Authority for review.

#### ***19.2.3. Industrial Development***

- (1) Industrial uses which are incompatible or potentially incompatible with other urban uses, such as residential and institutional uses, and/or which pose a significant risk to public health, safety, or well-being due to the nature and intensity of the operation, should be directed to suitable locations to prevent such issues. If a site is not available within an Employment Area, a suitable location in the General Agriculture Area may be considered in accordance with **Section 12.2.3**.
- (2) Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffering or other mitigative screening measures should be taken to screen these industrial uses from view.
- (3) Industries presently located outside of Employment Areas should be encouraged to relocate to the appropriate area, with a particular focus on those industries that have a negative impact on adjoining properties or planned future development. Should relocation of existing industries be impractical, steps should be taken to minimise the negative impact on adjoining properties, in accordance with **Section 19.2.3(2)** above.
- (4) The rehabilitation and redevelopment of existing industrial sites shall be promoted prior to the development of new industrial areas.
- (5) All industrial uses shall make provision for water supply, sewage disposal, surface drainage and landscaping in compliance with all applicable regulations and by-laws.
- (6) If deemed necessary by the Municipality or a Provincial agency, an engineering report addressing environmental concerns, such as groundwater protection or land drainage, shall be required prior to the approval of any proposed industrial development.
- (7) In order to preserve the quality of the environment and natural character of the Municipality, new or expanded industrial uses shall ensure:
  - a. Water consumption in peak use periods will not unduly strain the water supply.
  - b. Emissions, in terms of dust, odour, gases, noise, vibration or light, will not significantly diminish the quality of the environment.
  - c. Any proposed alteration of the topography will not aggravate or cause flooding or drainage problems on other lands.

- d. The development is consistent with applicable policies outlined in **Section 6.2**.

## 20. Open Space and Recreation Areas

Green spaces and recreational facilities are critical to supporting a high quality of life for residents. As well, the preservation of natural areas helps protect the integrity of the environment, as well as maintain the Municipality's rural character. The Open Space and Recreation Area designation is applied to lands that serve these purposes. The intent is to ensure that residents can access a range of green spaces and recreational facilities within the urban communities, while also protecting the natural environment.

### 20.1. Objectives

- (1) To promote healthy and active lifestyles by supporting year-round recreational activities.
- (2) To maintain the Municipality's natural environment and rural character by protecting green spaces, tree stands, wetlands, and areas of ecological significance.
- (3) To encourage the use of naturalized space as a buffer between incompatible land uses.
- (4) To bolster local tourism by maintaining and enhancing outdoor recreational amenities.

### 20.2. Policies

#### 20.2.1. General

- (1) Preserved natural areas, public parks, playgrounds, and recreational facilities, including private commercial recreation developments such as campgrounds and golf courses, shall be the primary land uses in Open Space and Recreation Areas. Ancillary uses that provide a public benefit or enhance the overall experience shall also be encouraged, such as concession stands, outdoor stages, washrooms, and equipment rentals.
- (2) Livestock operations shall not be permitted in Open Space and Recreation Areas.
- (3) Land shall be acquired through the subdivision process for park, recreation, and open space use according to the provisions of *The Planning Act* and designated Open Space and Recreation, including riparian lands acquired in accordance with **Section 6.2.2(3)**.
- (4) Tree planting to offer shaded areas and help reduce GHG emissions will be encouraged in parks, playgrounds, and recreational areas throughout the Municipality. Such planting should utilize a variety of native tree species and provide for visual diversity. The preservation of existing healthy mature trees shall be strongly encouraged.
- (5) Open Space and Recreation Areas shall be easily accessible for residents, and where possible, evenly distributed throughout urban communities.
- (6) Open Space and Recreation Areas shall be maintained at an acceptable level to ensure that recreational spaces provide for clean and hazard free experiences.
- (7) The repurposing of under-utilized lands for parks, open space, or recreational use shall be encouraged.

- (8) The use of landscaped buffers, sports fields, and open spaces shall be considered as a means of protecting the Municipality's physical environment, including the preservation of ecologically significant lands, and of separating noncompatible types of land uses.

**20.2.2. Commercial Recreational Developments**

- (1) In order to ensure new and expanding commercial recreational developments are appropriate for the proposed site and location, the Municipality shall consider:
- a. The potential for intermittent flooding, slumping, and/or erosion on the lands.
  - b. Compatibility with surrounding land uses, having regard for vehicle traffic and parking issues, as well as noise and light emissions.
  - c. The potential impact on the natural environment, having regard for wildlife habitats, groundwater sensitivity areas, and the removal of natural vegetation.
  - d. The quality of site access in relation to the surrounding mobility network.
  - e. The significance of the lands as a public amenity for passive recreational use.
  - f. The appropriateness of the proposed development in relation to the intended character and function of Open Space and Recreation Areas.
- (2) Commercial recreational uses may be considered as Conditional Uses within the urban open space and recreational zone(s) of the Municipal Zoning By-law.

# PART FIVE: IMPLEMENTATION

**PART FIVE** provides an overview of processes, planning tools, and strategies to implement this Development Plan and in turn, advancing the goals, objectives, and vision contained herein.

## 21. Administration

### 21.1. Adoption & Enforcement

In accordance with *The Planning Act*, Development Plans in Manitoba shall be approved by the Minister of Municipal Relations before officially being adopted through Council resolution. Once adopted by Council, this Development Plan will rescind and replace the existing Park Municipal Development Plan By-law No. 1308 and the South Riding Mountain Planning District Development Plan By-law No. 01-DP-2010, thereby giving it the force of law.

Enforcement of the Development Plan shall be carried out through the decisions of the Council, the actions of administrative staff, and the directions provided by Provincial departments and agencies. Any future development in the Municipality shall be in keeping with the policies and objectives of this Plan. In order to ensure this is achieved, Council may, through the development application review and approval process, establish conditions or requirements for proponents in accordance with the tools set out in **Section 22** of this Plan.

### 21.2. Amendment & Review

All Development Plan amendments, whether initiated by the Municipality or an affected property owner, shall be reviewed and approved in accordance with *The Planning Act*, including review and approval by the Minister before coming into effect. If new development is proposed that does not conform to the Development Plan, then an application to amend the Plan shall be prepared for initial review by Council. Applications to amend the Plan shall demonstrate the impact of the proposed change and shall be determined to be in the best interest of the community.

The Development Plan should also be reviewed periodically and as deemed necessary, revised to anticipate and respond to changing conditions within the Municipality. *The Planning Act* provides that a Council may set out a date by which a review of the Development Plan shall be completed. Based on current growth and development trends, Council intends to carry out a review of the Plan no later than approximately eight (8) years after the effective date of this document being adopted.

### 21.3. Monitoring & Performance

This Development Plan is intended to be a long-term policy document that guides decision-making for the next 20-years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge, Council should monitor the performance of the Plan to ensure the Municipality stays on the desired track towards meeting its goals and objectives. This can be achieved in a number of ways. The Municipality may choose to establish indicators for success as starting points for tracking results, such as targets for population growth, and residential infill units. Alternatively, the Municipality may choose to collect and periodically review data on different factors related to land use and development, helping to guide decision making.

### 21.4. Development Officer

The Development Officer of the Municipality is responsible for the administration and enforcement of this Development Plan. The Development Officer may also be authorized to receive, evaluate, and approve or refuse development permits, zoning memoranda, certificates of non-conformance, and other similar documents, in addition to allowing minor variations to the requirements of the Zoning By-law(s).

## 22. Implementation Tools

The following section summarizes a suite of planning tools available to the Municipality to implement this Development Plan under the authority of *The Planning Act* and *The Municipal Act*.

### 22.1. Zoning By-Laws

Following adoption of this Development Plan, the Municipality is required to enact a Zoning By-law which will set out specific regulations for land use and development. Zoning By-laws establish different land use zoning districts (agricultural, residential, commercial, industrial, etc.), each with prescribed permitted and conditional uses, as well as standards to regulate the form of development. The Zoning By-law will be the primary implementation tool of the Development Plan and therefore shall conform to the principles, objectives and policies herein.

Currently both former Rural Municipalities have their own Zoning By-laws: the RM of Harrison Zoning By-law No. 1381 and the RM of Park Zoning By-law No. 1311. Having multiple zoning by-laws for one jurisdiction can cause confusion and result in misapplication by administrators, private interests, or the general public. Moreover, if regulations are more permissive in one by-law than the other, it may result in one area having an unfair advantage over the other. Moving forward, it will be necessary to update the zoning by-laws in-force in the Municipality to ensure conformity with the new Development Plan. The Municipality could consider consolidating these by-laws into one as part of a future update

## 22.2. Variances

Since Zoning By-laws are often applied to an entire municipality, it may not be able to adequately deal with unusual or unique conditions. Therefore, *The Planning Act* allows Council to issue a Variance Order in situations where the Zoning By-law adversely affects a person's ability to use their land. A public notice and public hearing are required before Council can decide whether to reject or approve a variance order application. Similar to a Conditional Use, Council may impose conditions including requiring the applicant to enter into a Development Agreement.

*The Planning Act* also allows Council to authorize the Development Officer, or a designated employee, to grant minor variances without a public notice or hearing. Minor variances may vary the height, distance, area, size, intensity of use, or number of parking spaces required by the Zoning By-law by up to 15%.

## 22.3. Conditional Uses

Within a Zoning By-law, each zoning district may contain Conditional Uses, which are specific uses of land or buildings that may be allowed depending on the particular circumstances of the development. Conditional Uses are typically more intensive with the potential for greater impact on neighbouring properties than uses that are permitted as of right. Therefore, a public notice and public hearing are required to gain public feedback. Council may also impose conditions on the proposed use, including the potential for a Development Agreement, to ensure that it is consistent with the Development Plan and that it will be acceptable at its location. *The Planning Act* has specific Conditional Use provisions for livestock operations above and below 300 animal units, as well as for unique notification requirements and appeals related to new aggregate operations.

## 22.4. Subdivision Control

The approving authority for subdivisions is the Minister of Municipal Relations, which is delegated to the Regional Manager of the Brandon Community Planning Branch. However, a subdivision cannot be approved without the approval of the Council in which the land is situated. The review process provides an opportunity for Council to evaluate whether the proposed subdivision complies to this Plan and the Zoning By-law in effect. Council may also attach conditions of approval in accordance with Section 135 of *The Planning Act*. If Council approves the subdivision application, then the approving authority must consider it. However, if Council rejects the application, then the approving authority must also reject the application.

## 22.5. Development Levies

As per Section 143(1) of *The Planning Act*, Council may require applicants to compensate the Municipality for capital costs that may be incurred by the subdivision of land.

## 22.6. Development Permits

New development or uses generally require a Development Permit issued by the Development Officer. Before a Development Permit is issued, proposals should be reviewed



for conformity with the Development Plan. The procedures for reviewing, evaluating, and approving or refusing development permits are contained in the Zoning By-law(s).

#### **22.7. Development Agreements**

*The Planning Act* allows Council to require a Development Agreement as a condition for amending a Zoning By-law, approving a conditional use, or making a variance order. A development agreement may deal with a number of matters including but not limited to: the use of the land or building, the siting and design of buildings, the provision of open space, the installation of services etc. A Development Agreement applying to a subdivision application deals with the responsibilities of the applicant and the municipality in providing services to the land in question.

#### **22.8. Secondary Plans**

The Planning Act allows Council to adopt, by by-law, a Secondary Plan to provide more guidance on land use and development in any part of the Municipality. For that part of the Municipality, the Secondary Plan can address objectives and issues without limitation, on matters regarding:

- (1) Any part of this Development Plan;
- (2) Subdivision, design, road patterns, building standards, site servicing or other land use and development matters; or
- (3) Economic Development or the enhancement or special protection of heritage resources or sensitive lands.

#### **22.9. Adoption of Other By-laws**

Land development and land use proposals for individual building projects are also subject to the provisions of other municipal by-laws, such as building by-laws, lot grading by-laws, building safety and property standards bylaws, licensing by-laws, and the Manitoba Building Code. These by-laws and regulations not only complement the Zoning By-law, but set out the terms, conditions, and procedures upon which Development Permits and Building Permits may be issued. Through these by-laws and regulations, Council can establish the minimum standards of construction, maintenance and occupancy which new and renovated buildings have to meet in order to protect the safety and health of the public.

#### **22.10. Strategic Action Plans**

As outlined in *The Municipal Act*, municipalities may adopt a strategic action plan for economic development. If the Municipality is to move closer to the future envisioned in the Development Plan, a clear plan of action is required. Therefore, the Municipality should consider developing an action plan that outlines a schedule of key action items to be completed. Implementation of the Development Plan is an ongoing process, and it may be some time before significant progress is achieved. However, an action plan that is consistent with the Development Plan and integrated with the annual budget planning process can help ensure incremental progress is being achieved.

#### **22.11. Special Studies & Concept Plans**

Any special studies or technical investigations that may be required in support of a proposed subdivision or development such as grading plans, geotechnical / environmental assessments, water / wastewater management plans, infrastructure capacity assessments or traffic impact assessments, shall be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

A detailed concept plan may also be required to direct the location, nature, and timing of development in a manner that is consistent with the intent of this Development Plan. In addition to the previously mentioned special studies, the purpose of a concept plan is to provide a detailed summary of the proposed development, including but not limited to the:

- (1) Rationale for the proposed development;
- (2) Conformity to the Development Plan and Zoning By-law;
- (3) Existing site conditions;
- (4) Development design, land uses, densities, and landscaping;
- (5) Location and size of proposed buffers, parks, and open spaces;
- (6) Site drainage strategy;
- (7) Servicing and utilities strategy; and,
- (8) Access and transportation strategy.

#### **22.12. Capital Expenditures & Public Works**

Realizing the vision, goals, and objectives of this Development Plan will require investments to be made in community infrastructure and services. At the same time, the Municipality is approaching a critical period where its existing municipal infrastructure will require maintenance and /or upgrades in order to meet the current and future needs of residents. Pursuant to Section 167 of *The Municipal Act*, when Council is revising annual capital expenditure programs, the Development Plan should be consulted to ensure consistency with long-term planning goals. Finally, the Municipality may pursue opportunities for funding partnerships with senior levels of government, as well as cost-sharing opportunities with neighbouring jurisdictions to ensure the viability of future investments.

### **23. Municipal & Regional Cooperation**

For a Municipality where the population is spread out in vast rural areas and smaller urban centres, it is very important to work collaboratively with neighbours in the region. To assist with implementation of the Development Plan, the Municipality should explore opportunities for intermunicipal agreements and partnerships with senior levels of government. Sections 259, 260 and 261 of *The Municipal Act* provide for tax sharing agreements, service sharing agreements, and cost sharing agreements between municipalities.

#### **23.1. Public Participation**

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the Development Plan. An actively involved and engaged community will help address issues of shared importance, minimize negative

impacts, maximize public benefits, and achieve intended outcomes. The Municipality will continue to prioritize frequent communication with residents through newsletters, the website, and social media platforms. Application materials, planning policies, applicable by-laws, and meeting information should be conveniently accessible by the public.

In addition to complying with the mandatory public participation requirements and processes of *The Planning Act*, Council should apply the following values from the International Association for Public Participation (IAP2) when considering how to engage the community and stakeholders on decisions, plans, and projects:

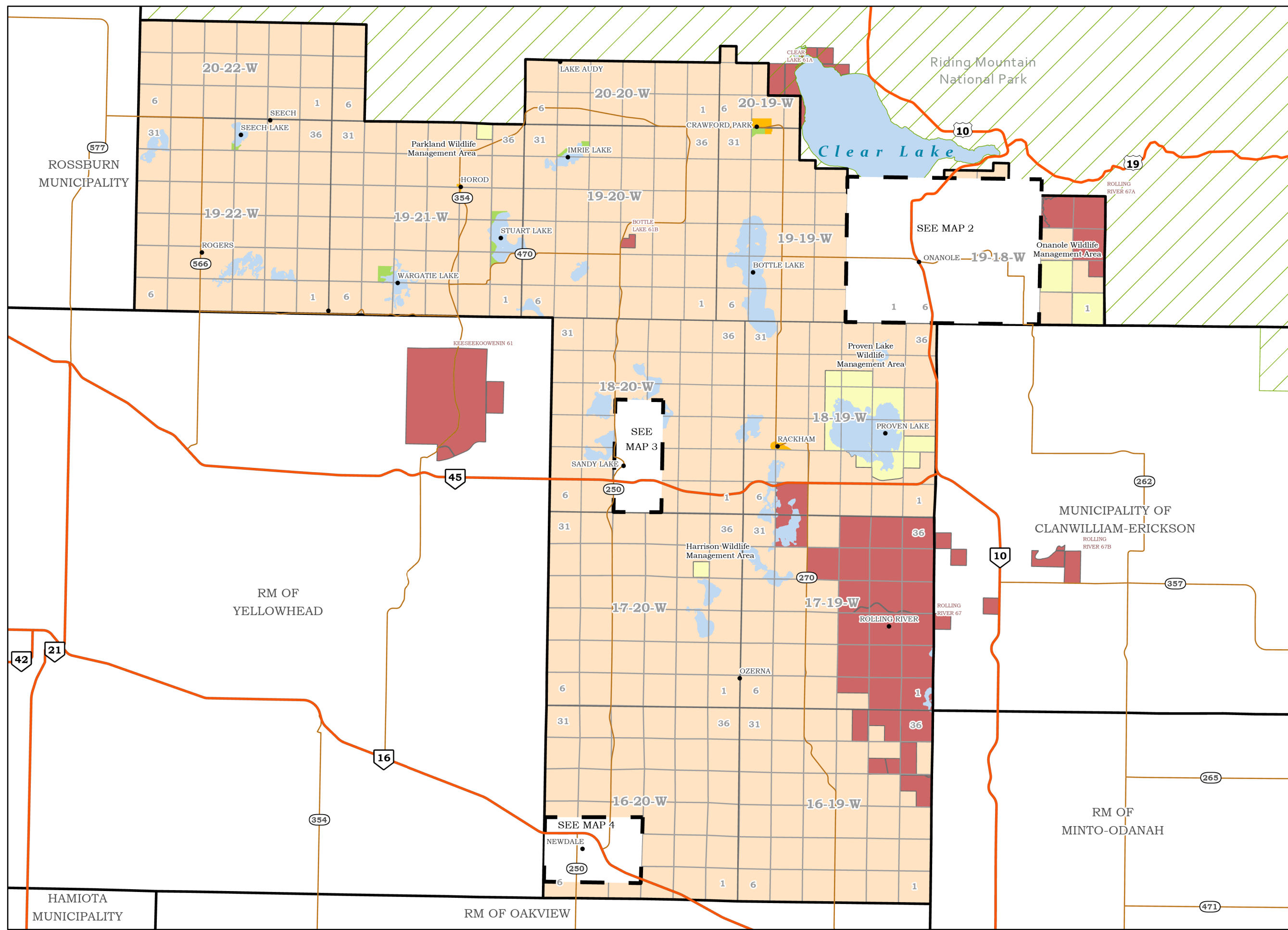
- (1) Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
- (2) Public participation includes the promise that the public's contribution will influence the decision.
- (3) Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
- (4) Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
- (5) Public participation seeks input from participants in designing how they participate.
- (6) Public participation provides participants with the information they need to participate in a meaningful way.
- (7) Public participation communicates to participants how their input affected the decision.

## **PART SIX:** POLICY MAPS

# Municipality of Harrison-Park

## Development Plan Designation

### Map 1

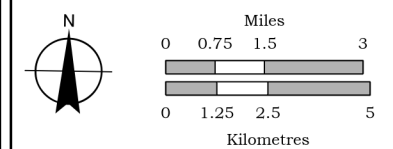


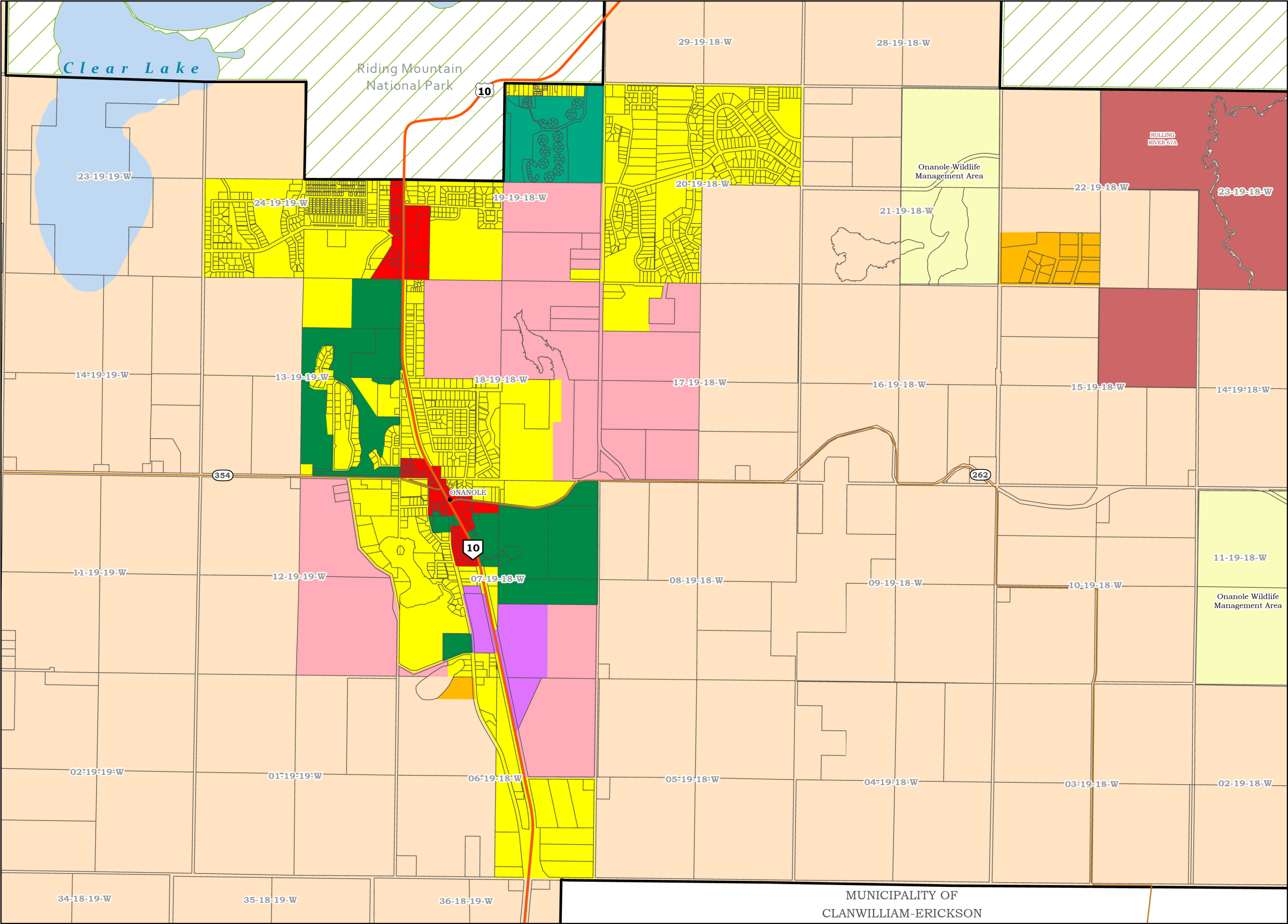
#### Designations

- General Agriculture Area
- Rural Residential Area
- Rural Recreation Area

#### Ancillary Layers

- Provincial Trunk Highway
- Provincial Road
- Other Road
- Riding Mountain National Park
- Municipal Boundary
- Sections
- First Nations Reserves
- Wildlife Management Areas
- Lakes



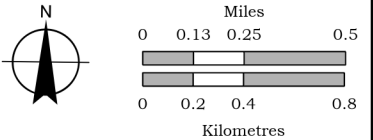


# Municipality of Harrison-Park

## Development Plan Designation

### Map 2

- Designations**
- General Agriculture Area
  - Rural Residential Area
  - Neighbourhood Area
  - Central Community Area
  - Employment Area
  - Resort Area
  - Open Space & Recreation Area
  - Urban Transition Area
- Ancillary Layers**
- Provincial Trunk Highway
  - Provincial Road
  - Other Road
  - Riding Mountain National Park
  - Municipal Boundary
  - Tax Parcels
  - Lakes
  - Wildlife Management Areas
  - First Nations Reserves

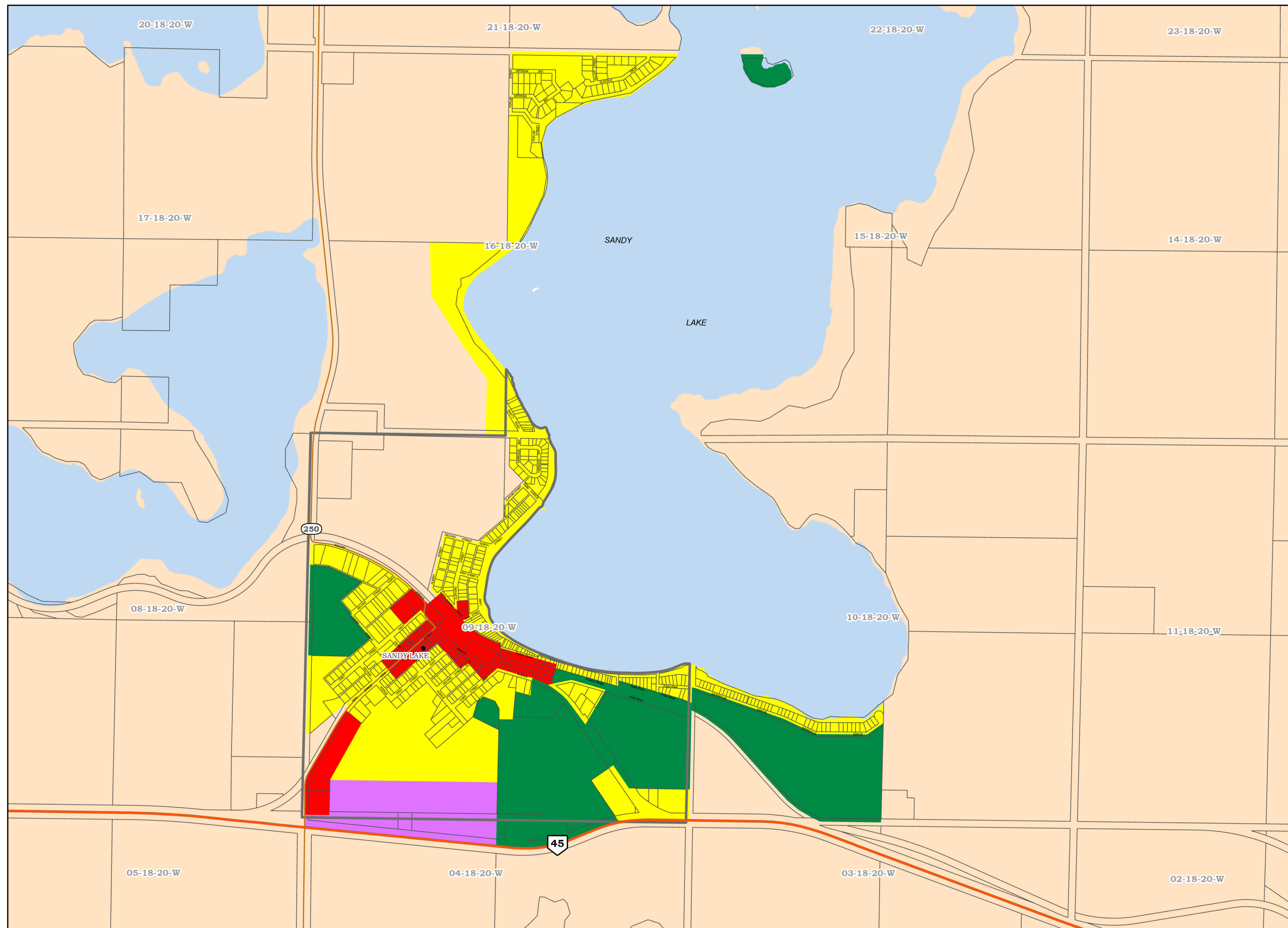




# Municipality of Harrison-Park

## Development Plan Designation

### Map 3

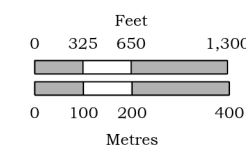


#### Designations

- General Agriculture Area
- Rural Residential Area
- Neighbourhood Area
- Central Community Area
- Employment Area
- Open Space & Recreation Area

#### Ancillary Layers

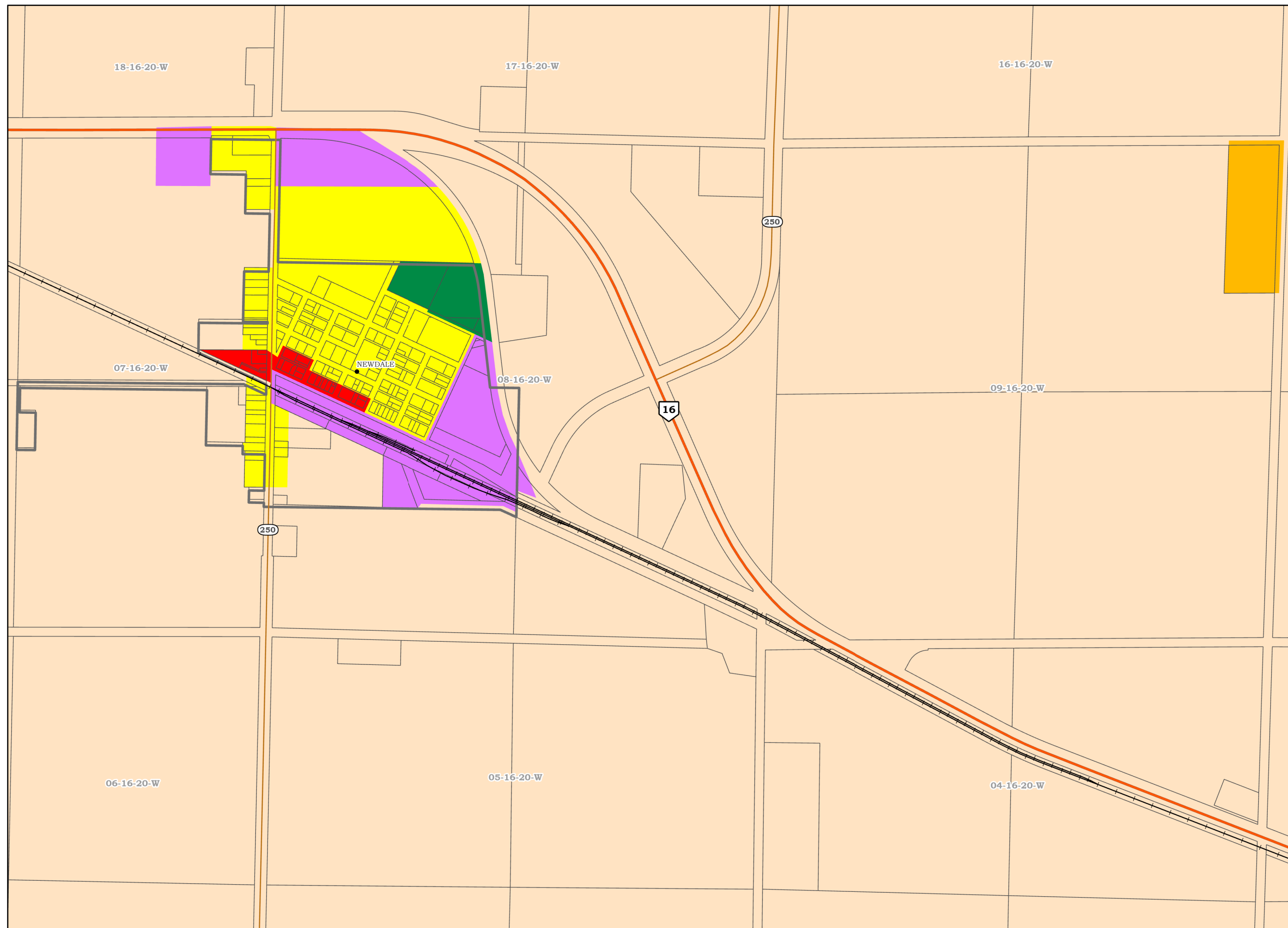
- Provincial Trunk Highway
- Provincial Road
- Other Road
- Tax Parcels
- Lakes
- LUD Boundary



# Municipality of Harrison-Park

## Development Plan Designation

### Map 4



#### Designations

- General Agriculture Area
- Rural Residential Area
- Neighbourhood Area
- Central Community Area
- Employment Area
- Open Space & Recreation Area

#### Ancillary Layers

- Provincial Trunk Highway
- Provincial Road
- Other Road
- Railway
- Tax Parcels
- LUD Boundary

