

BY-LAW NO. 01-94

STE. ROSE PLANNING DISTRICT

DEVELOPMENT PLAN

BEING A BY-LAW OF THE Ste. Rose Planning District to adopt a DEVELOPMENT PLAN.

WHEREAS, Section 24(4) of The Planning Act provides authority for preparation of a DEVELOPMENT PLAN;

AND WHEREAS, Section 27(1) of The Planning Act provides authority for adoption of a DEVELOPMENT PLAN by by-law;

NOW THEREFORE, The Ste, Rose Planning District Board, in meeting duly assembled, enacts as follows:

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PART I

INTRODUCTION

The Councils of the Village of Ste. Rose du Lac and the Rural Municipality of Ste. Rose have established a joint Planning District, the Ste. Rose Planning District. This Development Plan is a statement of the objectives and policies for future development and land use in the Planning District.

The Development Plan is based on findings, conclusions and recommendations derived from a series of background studies of the current and projected land use situations in the Planning District. Engineering studies in the urban area of the Village of Ste. Rose du Lac, consultation with provincial and local officials, and the public were used to provide detailed information. This document sets forth objectives and policies for the future development of all the land within the Planning District upon which the implementing Zoning By-laws will be based.

1. PURPOSE OF THE DEVELOPMENT PLAN

The Planning Act under Subsection 25 (1) established the purposes of a development plan:

- (a) to serve as a framework whereby the district or the municipality and the community as a whole may be guided in formulation development policies and decisions;
- (b) to identify the factors relevant to the use and development of land;
- (c) to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;
- (d) to set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;

- (e) to establish and specify the programs and actions necessary for the implementation of the development plan;
- (f) to outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts, or affected areas immediately abutting thereto, may be co-ordinated;
- (g) to identify those matters of government concern which affect the use and development of land and other resources within the district or the municipality.

2. **INTERPRETATION OF REQUIREMENTS**

- (1) The general land use designations indicated on the Development Plan Maps illustrate the long term land use and land development strategy and define the ultimate extent of the various uses. The achievement of the land objectives will take place over a period of years as the land use patterns evolve. During this period the Zoning By-laws will provide one of the principal means to effect the transition.
- (2) The boundaries of the various land use designations shown on the Development Plan Maps and any lot size, distance and area requirements mentioned throughout this Development Plan are meant to serve as **guidelines** only. Certain situations will necessitate a degree of flexibility in the application of these standards providing it complies with the intent of the Development Plan. These standards will provide general guidelines for preparation of the more precise standards and requirements of the Zoning By-laws.
- (3) Individual policies of this Development Plan should not be viewed or interpreted in isolation but should only be interpreted within the overall spirit and intent of all other objectives and policies of this Development Plan.

3. GLOSSARY OF TERMS

Aggregate: Sand and gravel or crushed rock.

Agro-commercial: Facilities for the sale of goods and services which are directly related and complementary to local agricultural production, which do not require a level of services typically provided in an urban area and which may be unsafe or otherwise unsuitable for location in an urban area.

Aquifer: A water bearing layer of permeable rock, sand or gravel.

Buffer: An area of land or suitable barrier intended to separate one land use activity from another.

Compatible Land Use: Land use activities which are able to co-exist without creating undesirable effects or interferences.

Conditional Use: The use of land or buildings which may be permitted in any particular Zone as provided within the Zoning By-law, provided the conditions of Council can be met.

Councils: The Councils of the Village of Ste. Rose du Lac and Rural Municipality of Ste. Rose.

Crown Land: Provincial owned land which is administered under “The Crown Lands Act”, “The Forest Act”, “The Wildlife Act”, “The Fisheries Act” or “The Park Lands Act”.

Development: The carrying out of construction, erection or placing of any building or excavation or other operation on, over or under land; or the use or the making of any change in the use or intensity of use of any land or building or premises.

Erosion: The process by which the earth's surface is worn away by the action of wind or waters.

Farmstead: The land area used by a farm operator for residence, animal shelters, storage buildings, or other buildings used in the farm operation. Normally these buildings are in close proximity to each other in a single cluster and are usually located within a shelterbelt.

Groundwater Pollution Hazard Area: An area of land surface where chemical pollutants applied to the land can move downward and enter the ground water.

Habitable Building: A building which is designed and constructed to accommodate the presence of humans, and includes residences, retail stores, offices, institutions such as schools and hospitals, and certain types of industrial operations, A building which is used for the storage of agricultural or industrial materials, or livestock, is not deemed to be a habitable building.

Habitat: The soil, food, water and cover components of the natural environment that are necessary to sustain wildlife or exotic animals; and the spawning grounds and nursery, rearing, food supply and migration areas on which fish depend, directly or indirectly, in order to carry out their life processes.

Infill: Within a community, infill means increasing the density of development within a particular area by developing on appropriately sized vacant spaces between several buildings or between buildings and other features such as roadways or waterways. Within a rural area, such a gap or open space to be infilled would be of a size which would make it difficult to be used for farming purposes.

Land Subject to Flooding: All lands subject to flooding by the 100 year flood, a recorded flood exceeding the 100 year flood, or a flood specified by the Water Resources Division in areas protected by flood control works.

Livestock Production Operation: An operation where cattle, swine, horses, poultry, sheep, goats, rabbits or similar animals and fowl not kept for pets, are confined, fed and raised, but does not include operations for the slaughter, grading, packing or auctioning of livestock.

Ordinary High Water Mark: The highest level of water that normally occurs; the occurrence of said level being so common as to mark on the soil a character distinct from that of the bank, with respect to vegetation.

Prime Agricultural Land: Land defined as Classes 1,2 and 3 soils by the agricultural land capability system of the Canada Land Inventory (C.L.I.) and interpreted as such by the soil survey, Manitoba Department of Agriculture.

Provincial Trunk Highway or Provincial Road: Any Provincial Trunk Highway (P.T.H.) or Provincial Road (P.R.) which has been so declared under The Highway Protection Act and The Highways Department Act.

Recreation Development: Any development, whether intensive or extensive which facilitates recreation in a special area, such as campground development, golf courses or athletic fields.

Rural Residential Development: The establishment of rural non-farm residences on small acreage lots excluding cottages or resort type development and where the residence is the main use of the lot or parcel.

Rural Cluster Development: A grouping of three or more parcels of land placed side by side usually in a plan of subdivision for rural residential or agro-commercial/industrial development and which shall be appropriately zoned in the Zoning By-laws.

Settlement Centre: A concentration of residential development together with commercial and other services of a size and density which creates a recognized community.

Shoreland: Land within 1,000 feet of the ordinary high water mark of a lake or inlet thereof; or land within 300 feet of the ordinary high water mark of a river, stream, watercourse, creek, spring or other body of water.

Specialized Agriculture: Farming activities intensively utilizing a small parcel of land, such as: apiculture, market gardening, horticulture and the like.

Strip Development: Any development which contributes to the evolution of a row of lots of relatively small holdings (with highway frontage less than 500 feet each, for example), all relying on direct access connections to the adjoining highway for servicing.

Suitable Land: Land being of such a size, nature and being in such a location as to be able to support the proposed development or land use at the intended intensity of use.

Use: The purpose for which a building, other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building, another structure, or a parcel of land.

Viable Lower Class Land: means land other than prime agricultural land on which agricultural activities are the dominant land use and they contribute to the local economic base.

4 GENERAL DISTRICT DEVELOPMENT OBJECTIVES AND POLICIES

4(1) General Objectives

- (a) To protect the general health, safety and well-being of the residents by adopting land use policies that will ensure that development takes place in a manner that will not endanger the health or safety of any individual or property or will not place an undue burden on the community;
- (b) To provide the general development strategies that will optimize the Planning District's resources and best serve the needs of its residents and those of the region;
- (c) To promote the orderly development of the Planning District in a manner that will ensure the optimization of resources and the safe and economic provision of social, cultural, recreational and municipal services;
- (d) To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses;

- (e) To recognize the importance of the rural land base and to adopt strategies and policies to conserve this base and to encourage the maintenance and growth of the agricultural industry and the recreation resources;
- (f) To recognize existing settlement centres and to provide for their planned development in order for them to provide goods and services to the residents of the Planning District; and
- (g) To promote sound management practices for all resource development.

4(2) General Policies

- (a) Future development in the Planning District shall be consistent with this Development Plan. The implementation of Zoning By-laws, subdivision and development approval, and public works undertaken by the participating Municipalities shall be consistent with the provisions and intent of this document;
- (b) No subdivision of land shall be permitted unless it conforms with the general intent and provisions of this Development Plan and PART VI of The Planning Act;
- (c) Developments that create hazardous situations, or are subject to environmental hazards, shall not be permitted unless the hazard has been removed or appropriate remedial measures have been taken that will protect life and property; and are within the guidelines of Provincial Environmental and Health authorities;
- (d) Where differing land uses abut each other and the potential for conflict exists, separation distances may be required as a means of minimizing the impact on the affected land use;

- (e) In approving new developments for residential, commercial or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use. To avoid premature fragmentation of land, the supply of lots should bear a reasonable relationship to the demand or consumption of lots. The District may require that a supply and demand study be undertaken to obtain an overall picture with respect to the availability of suitable undeveloped lots of the particular use;
- (f) In evaluating and approving any subdivision design or development proposal, the District Board and Municipal Councils shall assist public or private utilities to provide their service in the most economical and efficient manner; and
- (g) Where a use exists in an area designated in this By-law for other uses, provision may be made in the Zoning By-law for the use to continue as a permitted use.

PART II

THE RURAL AREA

1 INTRODUCTION

The Rural Area contains a number of land uses, the most dominant and important of which is agriculture, Although the economic composition of the Rural Area in the Ste. Rose Planning District is diverse, the agricultural base should be afforded the utmost protection.

It is the intention of this Part to outline objectives and policies which will protect and promote both the agricultural land base, the natural environment and the work being done by the Turtle River Watershed Conservation District, as well as provide opportunities for a variety of alternative rural land uses.

2 GENERAL OBJECTIVES

2(1) Objectives

- (a) To support and protect the agricultural economy and its land resource, and to maintain the rural character of the area;
- (b) To direct non-agriculture developments to areas where they will have the least negative impact on agricultural activities, and to minimize the possibility for conflict between adjacent, incompatible land uses;
- (c) To conserve and enhance areas of aesthetic, scenic, recreational, wildlife or historic significance;
- (d) To support the conservation activities of the Turtle River Watershed Conservation District and to apply sound land management practices to proposed developments in the District;
- (e) To avoid damages which might result from natural hazards such as flooding and bank instability;

- (f) To discourage practices which lead to soil erosion and the pollution of soil water or air;
- (g) To provide for the orderly development of non-renewable resources; and
- (h) To provide a framework for alternative rural land uses which represent an economic diversification from agriculture.

3 POLICIES

3(1) Agriculture

Agriculture is the foundation of the local economy, and the most widespread land use throughout the Planning District. It is important to provide for the growth and diversification of agriculture in a manner which sustains the natural attributes of the landscape, and which minimizes nuisance factors for the settlement centres.

Policies

- (a) Except as otherwise provided herein, land within the designated Agriculture/Rural Areas as shown on Map No. 1 and Map No. 2 shall be preserved as large blocks (generally 80 acres or more) for a full range of agricultural activities on prime Class 1, 2 & 3 agricultural lands and on viable lower Class 4, 5, & 6 lands where it is feasible to carry on agricultural activities;
- (b) Development in the designated Agriculture/Rural Area should be restricted to agriculture and related uses, except as otherwise provided herein. Land uses which would interfere with agricultural production should be avoided in areas where agriculture is in the dominant position;
- (c) Certain types of agro-related commercial and industrial developments may be permitted in the designated Agriculture/Rural Area, provided that they will not have any adverse effects on nearby land uses nor any unacceptable impacts on the transportation system, as provided for in Part V;

- (d) Certain types of development that require a rural location, such as aggregate extraction operations or recreational developments, may be allowed as a conditional use in the designated Agriculture/Rural Area; and
- (e) Special types of development, such as public or private airfields, may also be allowed within the designated Agriculture/Rural Area, and special development restrictions may also be applied to the surrounding area to protect these types of development from incompatible development.

3(2) Livestock Production Operations

Livestock production operations are an important component of the agricultural economy. In some situations, these types of operations may have potentially adverse effects on nearby developments and the local environment, primarily due to factors such as odour, noise, insects and manure, which are usually unavoidable characteristics of this type of operation.

Policies

- (a) Livestock operations which are proposed to be developed in close proximity to other residences, communities or significant waterways, shall be provided for as a conditional use in the Zoning By-law. This would enable Council to review proposals of this nature, and to either approve or deny such proposals, and to establish conditions of approval which might be appropriate under the circumstances. Specific considerations and approval requirements should be based on the following:
 - (i) Type of operation (beef feedlot, dairy, swine, poultry, etc);
 - (ii) Size of operation;
 - (iii) Manure management system (type of facility, manure handling and storage facilities, etc.);

- (iv) Manure disposal system (soil injection of liquid waste, location of disposal site, etc.);
 - (v) Nature of surroundings (treed areas, open crop land, aesthetics); and
 - (vi) Neighbouring land use;
- (b) Very large intensive livestock operations may also have significant impacts within the Planning District, irrespective of their location, and shall also be provided for as a conditional use in the Zoning By-law, subject to the same considerations described in policy; and
- (c) Existing large livestock production operations shall also be provided with a protective buffer, in the form of specified separation distances for new residences and other types of development, to be specified in the Zoning By-law.

3(3) Conservation

The Turtle River Watershed Conservation District (T.R.W.C.D.) comprises the whole of the Ste. Rose Planning District as well as a number of adjoining Municipalities. Its programs, as well as the Dauphin Lake Basin Management Plan, which was prepared by the Dauphin Lake Basin Advisory Board (D.L.B.A.B.) in December 1992, which concern the areas of water management, agriculture, fish, wildlife and education, have had a large and positive impact on the conservation of natural resources in The Planning District. Therefore, the Ste. Rose Planning District recognizes the importance of the conservation measures undertaken by the T.R.W.C.D. and the D.L.B.A.B. and establishes the following policies in support of conservation within the area:

Policies

- (a) All development applications, subdivision applications and conditional use applications, that may have a negative impact on natural resources shall be referred to the Conservation District Board for review and comment;

- (b) Programs or guidelines that deal with management of tree clearing operations within the Planning District may be considered and developed in consultation with the Conservation District Board and the Provincial Departments of Agriculture and Natural Resources. Such programs or guidelines may be implemented by the Zoning By-law and various development review and approval processes; and
- (d) The Ste. Rose Planning District Board and the Councils of the Village of Ste. Rose du Lac and the Rural Municipality of Ste. Rose support the programs of the Turtle River Watershed Conservation District and the Dauphin Lake Basin advisory Board and will coordinate their policies, regulations and actions with the Conservation District and the Advisory Board to conserve the natural resources of the area.

3(4) Fishery Resources

The Ste. Rose Planning District encompasses a major network of rivers, streams and creeks, most of which play an important role as fish spawning and nursery areas. The degradation of this network could seriously impact fish habitat and productivity in the area, more specifically the Turtle River Marsh and Dauphin Lake.

Policies

- (a) Development in close proximity to rivers, streams and creeks within the District shall ensure that fish habitat will be protected as follows:
 - (i) Land clearing to the waters edge of rivers, streams, creeks and lakes shall be discouraged, and development adjacent to the water's edge shall be prohibited. The Zoning By-law should establish standards determining the size of buffer strips of natural vegetation adjacent to these water bodies and the Department of Natural Resources shall be consulted in the establishment of these standards;

- (ii) Ditching, stream rechannelization and the construction of crossings shall be done in conjunction with the Conservation District and in accordance with the Manitoba Natural Resources stream crossing guidelines;
- (iii) Access to angling opportunities shall be preserved and encouraged wherever possible; and
- (iv) The Basin Management Plan which was prepared by the Dauphin Lake Basin Advisory Board shall be recognized as a guideline in integrated resource management in the Planning District.

3(5) Forestry Resources

While trees and forests have value as a renewable cash crop, their presence is important in other ways. These include the control of precipitation runoff and retarding snow melt to lessen flood risk, control of wind and water erosion, along with the provision of wildlife habitat and recreational opportunities for people.

Policies

- (a) The efficient and effective utilization of the timber resources in the District as cash crops, and as a soil conservation land use technique for controlling erosion and flooding shall be encouraged; and
- (b) The development and protection of shelterbelts and the preservation of tree cover on slopes, marginal land and any other areas that are not suitable for agricultural uses shall be encouraged.

3(6) **Water Resources**

Water resources are important within the Planning District, both for household use and agricultural use, such as the watering of livestock. The availability of groundwater is variable throughout the Planning District, and in some areas, the groundwater resource is vulnerable to pollution, as shown on Map No. 3.

Surface waterways within the Planning District provide drainage from the Riding Mountain Park area to Dauphin Lake. Flooding is a significant concern along these waterways, particularly the Turtle River. Floodplain areas are considered to be hazardous areas which should generally be avoided when new developments are being considered. In 1988, a food protection project was completed for the Village of Ste. Rose, thereby resolving an historic flooding problem in this community.

The Turtle River is also an alternate source of water supply for the Village of Ste. Rose. It is therefore important to ensure that the quality of this river water is maintained at as high a standard as possible.

Policies

(a) **Groundwater**

The use of any groundwater supply and the development of land overlying an aquifer shall be subject to the following criteria:

- (i) Intensive development and high capacity wells should be permitted only in areas where they will not cause a reduction in water supply for existing users;
- (ii) Groundwater consumption should not exceed the total sustained yield of an aquifer;

- (iii) Wells should be installed in a manner that will not have a detrimental effect on aquifers; and
- (iv) Activities that may cause pollution under normal operating conditions or by accident should not be permitted in groundwater pollution hazard areas unless it can be proven by adequate field investigation that the proposed activities will not cause pollution of existing or potential groundwater supply in the area;

(b) **Surface Water**

The use and development of land near a drain, creek, river or body of water shall be subject to the following criteria:

- (i) Development will not be permitted if the depth of flooding under 100-year flood conditions exceeds 3 feet, or in situations where the development would result in an added risk to life or safety, or where water flow, flow velocities or stages would be adversely altered, obstructed or increased;
- (ii) Only agricultural uses (excluding buildings), or open space recreational uses shall be permitted in flood prone areas unless the flooding has been adequately protected against. Such protection shall consist of raising the building location by means of fill to an elevation which is at least 2 feet above the 100 year flood level, or as otherwise recommended by the Water Resources Branch;
- (iii) An engineering investigation and recommendation may be required prior to the approval of any development proposal in close proximity to the banks of any waterway in the Planning District;

- (iv) Development shall not be permitted on land subject to bank instability, landslides or subsidence;
- (v) Dumping, excavation, clearing, cultivating or excessive grazing shall not be permitted in areas where such activity would accelerate or promote dangerous erosion or bank instability;
- (vi) Uses which may cause water pollution in any drain, creek, river or body or water shall be restricted or prohibited as necessary to protect the surface water system;
- (vii) The Board supports the concept of surface water retention and encourages the Turtle River Watershed Conservation District, the Dauphin Lake Basin Advisory Board, and any other conservation organizations to undertake such works as necessary to assist in the retention of surface water in the upper watershed areas; and
- (viii) Wetlands provide habitat for wildlife and can be an important part of the local drainage pattern. Wetlands should be protected and should be drained only when there is a clear benefit and only when the environmental impact is clearly understood.

3(7) Wildlife Resources

A broad variety of wildlife species may be found within the Planning District. The protection and preservation of natural habitat is important to perpetuate the existing diversity of wildlife.

Policies

- (a) The preservation and enhancement of wildlife habitat areas on land which, due to poor soil quality, excessive slope or other reasons, is not suitable for agricultural production, shall be encouraged. These areas shall, where possible, be linked by way of undeveloped road allowances to form an integrated wildlife habitat system;
- (b) Natural marshes and ponds should be preserved and enhanced in order to protect wetland habitat and watering areas for wildlife; and
- (c) Significant deer wintering areas should be afforded protection by preserving and enhancing reasonably large areas of land in a manner which would be most beneficial to these animals.

3(8) Aggregate and Mineral Resources

Aggregate Resources are not renewable and there are no effective substitutes for most end uses. Aggregate resources have a low value-to-weight ratio and hauling distances greatly affect costs for the end users. It is therefore important that aggregate be quarried close to where it is being used. Areas containing significant aggregate deposits are shown on Map No. 4. This map also illustrates an area containing a deposit of kaolinitic clay, which has potential for development as a mineral resource for the brick manufacturing industry.

Policies

- (a) Deposits assigned "HIGH" status on Map No. 4 are valuable and land uses that would conflict with utilization of the resource such as residential subdivisions, highways and utility corridors shall not be permitted on the deposit. Uses such as agriculture or any other use that would permit access to the deposit shall be permitted;

- (b) Deposits assigned a “MEDIUM” status on Map No. 4 have not had their potential proven or have quality that is not high but may be of value to the local area. These deposits may be allocated for a conflicting land use such as residential subdivision, highways or utility corridors after reviewing local needs and alternate sites in consultation with the Mineral Resources Division of the Provincial Government;
- (c) An owner or operator who proposes to establish an aggregate extraction operation may be required to submit a site plan that will show the manner in which the extraction or development will occur. Agreements may also be required to share the cost of municipal services required for the aggregate extraction operation;
- (d) Aggregate extraction shall be a conditional use subject to the provisions of The Zoning By-law and The Planning Act and the acquisition of a permit under the Mines and Minerals Act. Conditions of approval may include requirements for cost-sharing for municipal access roads;
- (e) The Zoning By-law shall establish a separation distance for buffering between adjoining developments and extraction operations;
- (f) Depleted aggregate extraction sites shall be rehabilitated to a condition that is safe, stable, and compatible with adjacent lands; and
- (g) The area containing the kaolinitic clay deposit, as shown on Map No. 4 is recognized as being an area of potential economic significance, and non-agricultural development shall generally not be allowed within this area.

3(9) Recreation

Certain types of recreational activities are appropriate within a rural agricultural area. These types of activities can occur within specially developed areas, such as parks and golf courses, or may occur more extensively throughout the Planning District, such as angling, hunting and snowmobiling.

Policies

- (a) Recreational lands, where identified as the predominant use, should be protected from all other uses and be developed only to the carrying capacity of the resource;
- (b) The recreational activity should suit the natural topography. Simultaneously, consideration should be given to conserving natural features (such as vegetation, drainage and the natural lay of the land) and minimizing interference with wildlife habitats;
- (c) Certain types of recreational development shall be provided for as conditional uses within the rural agricultural area;
- (d) The Zoning By-law shall establish special separation distances for livestock production operations in the vicinity of important outdoor recreation areas; and
- (e) The subdivision of Rural land for recreational uses shall be in accordance with the Recreation Land Division Policies of Section 4(2) of this Part.

3(10) Waste Disposal Grounds and Sewage Lagoons

Both waste disposal grounds and sewage lagoons have the capacity to adversely affect the quality of life in area surrounding them. Waste disposal grounds may also feature the production and migration of methane gas, which can be dangerous.

Policies

- (a) Habitable buildings shall not be located in close proximity to a sewage lagoon;
- (b) Habitable buildings shall not be located in close proximity to operating waste disposal grounds; and
- (c) Habitable buildings shall not be located in close proximity to abandoned waste disposal grounds unless the developer can conclusively prove through an engineering study that any environmental problems will not injuriously affect the development. In determining the suitability of development the Council may consult with the Environmental Management Division.

4 LAND DIVISION POLICIES & CRITERIA

These Policies and Criteria for Rural Land Division are designed to help guide and select those rural land divisions in accordance with the objectives and policies outlined in Sections 2 and 3 of this Part.

4(1) General – Land Division Policies

- (a) Certain commercial and industrial activities directly related to the use of rural resources or the provincial highway system may require a rural location. This may include or be due to:
 - (i) The need for close proximity to a specific resource;
 - (ii) The danger that traffic may cause in an urban centre;
 - (iii) The need for quantities of land in excess of that reasonably provided in the settlement centre;
 - (iv) The need for providing essential services to highway users;
 - (v) The need for separation from population centres because of noxious emissions or other similar safety considerations;

- (vi) Certain types of specialized farming activities such as market gardening, nurseries, beekeeping, chicken or livestock production that do not require a large holding; and
- (vii) Certain agro-related industrial and commercial developments that are highly supportive of and directly related to agriculture such as implement dealerships, fertilizers sales, anhydrous ammonia sales, seed cleaning plants, grain elevators, and bulk oil establishments that require a rural location may be allowed as a conditional use.

In these instances, a rural site may be acceptable if it can be demonstrated that it does not unduly contravene the objectives of this Development Plan;

- (b) Rural residential development may be allowed provided that:
 - (i) The development minimizes conflict with agricultural practices and other resource-related industries; and
 - (ii) The development shall reflect an alternative to the urban lifestyle, not an evolutionary step toward an urban environment.

Such residential uses should be located conveniently enough to draw on the social, recreational and commercial services of the local settlement centres. Any existing rural cluster residential development shall be appropriately designated in the Zoning By-law;

- (c) The existing development at the community of Ste. Amelie is recognized as an existing cluster of residential development. The development of new housing and infill housing will be encouraged within the general area of the existing development at this location, subject to lot size and building setback requirements to be specified in the Zoning By-law; and

- (d) The creation of small parcels or sites may be allowed under the following circumstances:
- (j) A farmstead surplus to a farmer's needs may be converted to a non-farm dwelling site;
 - (ii) To provide a residential site for individuals who are actively associated with the farming operation; the Title being created should, where feasible, be located either on lower class agricultural land or, where physically and environmentally suitable, adjacent to the existing farmstead;
 - (iii) To permit subdivision of an existing farmstead for a retiring resident farmer;
 - (iv) To permit a single residential site on a small parcel of land (generally five acres or less in area) which has been physically separated by features such as major drains, sloughs and transportation facilities and where such parcel cannot reasonably be used for agricultural purposes;
 - (v) To permit limited infill of existing rural residential cluster developments. In keeping with the objectives of this Development plan, greater flexibility in permitting infill will be allowed for cluster development expansion on lower class agricultural lands;
 - (vi) Where a site, intended to be developed for non-farm dwelling purpose, was created prior to the adoption of this Plan, said site may be used for non-farm dwelling purposes;
 - (vii) Rural non-farm residences, subject to the objectives, policies and criteria outlined in this part; and
 - (viii) Certain rural recreational divisions, provided that they meet all objectives and policies outlined in this Development Plan.

4(2) Recreation – Land Division Policies

(a) Recreation developments such as cottage developments shall take into consideration the “Recreation Capability” of the resource. Information concerning:

- (i) Capability of the resource base to support the development;
- (ii) Suitability of the area for the proposed development;
- (iii) Public costs, in terms of construction and maintenance of roads, school bussing and other amenities and services; and
- (iv) Impact on adjacent land uses and the environment;

may be required to be submitted to the Board for review prior to such recreation development occurring;

(b) Access to water bodies shall be provided and the development of marina, boat launching and docking facilities shall occur in centralized sites, separated from swimming areas and subject to the approval of the Department of Natural Resources;

(c) Areas for Seasonal Recreational development shall be predominantly for “seasonal” uses. Seasonal uses in this context are those uses used primarily for recreation purposes and not on a permanent year round basis. The zoning by-law will reflect this emphasis; however, it may provide criteria whereby permanent year round uses may be established subject to Council’s approval; and

(d) Recreation developments shall adhere to all the applicable Land Division Policies of this Part and the separation standards to be defined in the Zoning By-law so as to avoid conflict with other Rural uses.

4(3) General Rural Land Division Criteria

The following development criteria for residential, recreational and non-agricultural uses shall guide the District and its Councils in the processing of development and subdivision applications:

- (a) The location of the proposed development (excluding rural non-farm residences) should be restricted to lower class agricultural lands or lands unsuitable for farming wherever possible;
- (b) The location of rural non-farm residences may be permitted on lower class agricultural lands, but should not be located on prime agricultural lands; and, where feasible, residences should be situated adjacent to any existing residential site;
- (c) In general the site area shall not be less than 2 acres. If the site is larger than 2 acres, consideration should be given to not excessively consume valuable agricultural land;
- (d) Subdivision for rural residential use shall not have the effect of potentially creating a new settlement centre;
- (e) The proposed development shall be located a sufficient distance (to be established in the Zoning By-law) from conflicting or incompatible livestock production operations;
- (f) The proposed development shall be located a sufficient distance from other conflicting or incompatible land uses such as industrial areas, waste disposal areas, sewage lagoons, landing areas for aircraft, high capability areas for mineral extraction and prime wildlife habitat;
- (g) The proposed development shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or recurring high water table, and the site shall be physically suitable for the proposed use;

- (h) A small holding shall not create the potential to restrict the farming activity on adjacent agricultural land;
- (i) The development shall not cause groundwater pollution, and shall not adversely affect the water supply for existing or potential users with respect to quality and quantity;
- (j) All necessary services such as all weather roads, drainage, hydro, telephone, school bussing can be provided with reasonable efficiency and without undue cost to the Municipality;
- (k) The proposed development should have access to a potable water supply;
- (l) The proposed development should be capable of providing an approved on-site sewage disposal system in accordance with Environmental Regulations;
- (m) In approving new developments, consideration shall be given to the current and projected demand for the particular use. It shall be the responsibility of the subdivider or developer to demonstrate the need for subdivision, provide information on the suitability of a site for such development and the impact the development will have on the immediate area; and
- (n) The development shall not conflict with the policies of Part V Highway Protection.

PART III

THE STE. ROSE SETTLEMENT CENTRE

1 INTRODUCTION

The Ste. Rose Settlement Centre comprises the largest urban area within the Planning District. This area can be described as the Village of Ste. Rose du Lac and the “urban in nature” fringe area surrounding the Village but situated within the jurisdiction of the Rural Municipality of Ste. Rose. Map No. 2 is a conceptual illustration of the designated development areas within the fringe area, and Map No. 5 is a conceptual illustration of the land use designations within the Ste. Rose Settlement Centre. The conceptual illustrations provide a means of representing and designating the complex form of the different development areas.

The Engineering Background Study provided information on service provision and infrastructure from which projections can be made for the most suitable areas for urban expansion. The following is a statement of Objectives and Policies pertaining to each of the land use designations represented in the Ste. Rose Settlement Centre.

2 RESIDENTIAL AREAS

The Ste. Rose Settlement Centre has experienced considerable residential development during the last several decades. Newcomers to the community along with retiring farmers from the surrounding rural area have created a demand for new housing. Although it is difficult to forecast the future, it is important to anticipate and plan for additional residential development, as part of an overall community development strategy.

2(1) Objectives

- (a) To ensure that there is adequate available residential land and a variety of housing types to meet the community's present and future needs;
- (b) To ensure that new residential development occurs in areas that are most economically serviced and which have the least potential for being negatively affected by, or of affecting, surrounding development;
- (c) To provide for and encourage limited compatible development other than residential while still protecting the residential character of the area; and
- (d) To provide for a limited amount of residential development, under certain circumstances, outside of the limits of the Village of Ste. Rose du Lac but within the general vicinity of the Settlement Centre.

2(2) Policies

- (a) New residential developments shall be directed to the designated areas on the Development Plan Maps No. 2 and No. 5 for this use in order to make maximum use of existing services;
- (b) Only uses compatible with residential development shall be permitted in areas designated for residential use such as, parks, churches, schools and limited home occupations. The Zoning By-law shall establish criteria for the establishment and operation of home occupations in order to minimize impacts on nearby residential developments;
- (c) The rehabilitation and/or replacement of existing housing shall be encouraged, along with infill in the existing serviced areas, as the most cost efficient means of providing new housing in the community;
- (d) Land which is presently undeveloped, but which has been designated as an area for future residential expansion shall not be subdivided or developed until

an overall concept plan for the area has been prepared and approved in principle by the Board. Furthermore, development in these areas should be staged in order to promote orderly development and the efficient provision of services;

- (e) Any new proposals for residential development, outside of their designated areas in the settlement Centre, shall be examined for servicing feasibility, accessibility, and proximity to community facilities, and a concept plan shall be presented to the Board for review; and
- (f) Consideration shall be given to providing a wide variety of housing types depending on demand and the needs of the community. In determining a location for various types of dwellings, the Board should consider the following points:
 - (i) Dwellings which house more than one family (e.g. duplexes, town houses and apartment buildings) should be located on the periphery of single family dwelling areas, on the periphery of the commercial area or at the end of blocks and buffered by distance and/or landscaping. In addition, they should have access to a major street and provide adequate off-street parking facilities;
 - (ii) Specialized housing projects such as public housing, group homes, senior citizen housing and similar developments will be assessed and dealt with as they are proposed. Furthermore, efforts should be made to disperse these developments throughout the community instead of concentrating them in one particular area of the Settlement Centre. In determining location, the Board should consider the impact on surrounding uses, availability of community and service facilities, impact on services, parking provisions and separation distances;

- (iii) New mobile home developments, including mobile home parks and mobile home subdivisions, should be reviewed on the basis of demand, servicing feasibility and availability of land followed by the appropriate amendment to the Zoning By-law, since mobile home developments shall be specifically zoned; and
- (iv) Residential Subdivisions outside of the Village limits, but within the general vicinity of the Settlement Centre shall be subject to the policies and criteria for Rural Land Division under **Section 4, Part II**. These residential sites should not rely on the Village for servicing and therefore may need to be larger in area in order to facilitate on site servicing.

3 COMMERCIAL AREAS

The Ste. Rose Settlement Centre contains a variety of businesses which provide goods and services to the community and the surrounding rural area. As part of an overall community development strategy, it is important to designate areas for future commercial growth and development.

3(1) Objectives

- (a) To strengthen the central commercial area within the Settlement Centre, to promote efficient use of services, and to provide a convenient and easily accessible customer shopping area;
- (b) To provide for the establishment of properly designed and located highway commercial areas for developments requiring large parcel sizes and access to the highway system; and

- (c) To ensure that when there is either central commercial or highway commercial expansion or development, conflict with adjacent dissimilar land uses is minimized or avoided.

3(2) Policies

- (a) Two types of commercial areas are recognized:
 - (i) Central Commercial which is the traditional downtown area of the community; and
 - (ii) Highway Commercial which is the larger parcels of commercial land adjacent to the highway system;
- (b) The Central Commercial Area located in the Village of Ste. Rose du Lac, should be maintained as the most intensive commercial, business, social and cultural area of the District containing a wide variety of compatible commercial uses. New commercial ventures which make intensive use of land should be directed to locate in this area;
- (c) Although the Central Commercial Area is primarily intended to be the focus of most commercial development, exiting residential uses in this area will also be provided for in the Zoning By-law, and new residential uses may also be permitted when in conjunction with a commercial development. Multiple family residential developments may also be allowed within the periphery of the central commercial area, as it is generally recognized that such developments will be complementary to commercial activities;
- (d) Expansion of the Central Commercial Area shall occur on lands contiguous with the developed Commercial Area. Priority for further development shall be those lands and buildings that are underutilized or in non-commercial use in the downtown in order to maintain a compact Central Commercial Area;

- (e) Highway Commercial Uses shall be limited to those uses which serve the travelling public or uses which require large areas and are subject to conditions which may be a nuisance or a hazard if located in the densely developed areas of the Settlement Centre;
- (f) Highway Commercial Developments shall be subject to locational criteria which will prevent strip development (in areas other than those designated) and minimize negative impacts on highways and surrounding developments;
- (g) A residence may be permitted in conjunction with a Highways Commercial Use for the owner or custodian, and may be part of the principal building or a separate detached building, as regulated in the Zoning By-law;
- (h) Highway Commercial uses should not rely on direct access to the highway, but should endeavour to use existing municipal service roads and/or internal road systems;
- (i) The undeveloped land designated for highway commercial development located south of the Village of Ste. Rose and P.T.H. No. 5 shall not be further subdivided for additional independent lots requiring separate highway access and servicing, until an overall concept plan for the area has been prepared and approved in principle by the District Board in consultation with Manitoba Highways;
- (j) Wherever possible, highway commercial developments which use high volumes of water, such as restaurants and motor hotels, shall be located in areas which can be readily serviced with community services; and
- (k) As the appearance of highway commercial development establishes a strong visual image of the community, a high standard of building design and property maintenance shall be encouraged.

4 INDUSTRIAL AREAS

Industrial development provides diversification and strength for the local economy, and is therefore considered to be very important for a community. As part of a community development strategy, it is important to designate lands at appropriate locations for future industrial development. Such locations should be in areas that can be serviced and that will be compatible with other types of community development.

4(1) Objectives

- (a) To maintain existing industrial land within the Settlement Centre and to provide guidelines for future industrial development;
- (b) To encourage the establishment of a serviced industrial park at a suitable location in order to properly accommodate future industrial development;
- (c) To minimize conflict between industrial uses and other adjacent uses; and
- (d) To ensure that any future industrial development is not noxious or offensive or detrimental to the general health and welfare of residents of the Settlement Centre.

4(2) Policies

- (a) New industrial developments should be directed those areas designated for industrial use, as illustrated on Development Plan Map No. 5;
- (b) Where industrial uses may have a negative impact on an adjacent area, the Board may require a suitable buffer or a separation distance to be established;
- (c) An accessory dwelling may, under certain circumstances, be permitted with an industrial use; and

- (d) New industrial development shall be subject to review by the Board who shall consider the effect on existing services, impact on surrounding land uses, impact on the environment and accessibility to transportation. The developer may be required to provide an engineering study and an environmental impact study to indicate or establish measures to mitigate any potential detrimental effects the development may have on its surrounding environment.

5 PARKS, RECREATION AND OPEN SPACE AREAS

5(1) Objectives

- (a) To promote the adequate provision of and accessibility to both active and passive recreation facilities at convenient locations within the Settlement Centre; and
- (b) To ensure that parks, recreation, open spaces and peripheral lands are developed or used in such ways that the Settlement Centre is enhanced.

5(2) Policies

- (a) Areas which could provide visual enhancement, a buffer between incompatible uses, or are unsuitable for development due to terrain factors, should be retained and developed as open space areas;
- (b) Parks, recreational areas and open spaces should be distributed throughout the Settlement Centre to ensure easy access by all residents;
- (c) Where areas are being subdivided for new residential developments, Council may require the owner or developer to provide land for parks, recreation or open space purposes within the development, in accordance with the provisions of The Planning Act; and

- (d) Portions of the designated Parks, Recreation and Open Space Area are subject to periodic flooding when The Turtle River overflows its banks, and therefore any development in these areas should be compatible with this recognized hazard. As a general policy, development within these areas shall be limited to open space uses such as parks and athletic fields, and no permanent buildings or structures shall be allowed within this flood prone area, unless they can be protected from flood damage in accordance with recommendations from The Water Resources Branch.

6 AGRICULTURE URBAN RESERVE AREAS

6(1) Objectives

- (a) To ensure that these areas remain available for urban development in the long-term future; and
- (b) To ensure that developments and activities which occur in these areas will be compatible with other development within the community.

6(2) Policies

- (a) Lands within these areas may be used for general agricultural activities, such as cereal crops and forage crops;
- (b) The continued operation of the community's sewage lagoon within this designated area shall be allowed; and
- (c) Non-agricultural developments will generally not be allowed within these designated areas, until such time as an overall plan has been prepared, illustrating the layout of future roadways, building lots and servicing systems (sewer, water and hydro), and until the area has been redesignated for development.

PART IV

THE LAURIER SETTLEMENT CENTRE

1 INTRODUCTION

The Laurier Settlement Centre contains a number of homes, several businesses and a school, which are serviced by a public water supply and sewage disposal system. New development should be encouraged within this settlement centre wherever possible in order to promote its long-term viability.

2 OBJECTIVES AND POLICIES

2(1) Objectives

- (a) To promote and encourage suitable land use and development in a logical, economical and environmentally sound basis;
- (b) To develop an attractive and compact settlement centre; and
- (c) To ensure that services, health and safety of the settlement and its residents are maintained.

2(2) Policies

- (a) Residential, commercial and industrial uses have not developed sufficiently to exhibit district areas, and no such designations will be made on Development Plan Map No. 6. Instead the settlement centre will be designated as a "GD" General Development Area. Any new development shall occur in such manner so that adjoining land uses are compatible, and potential conflict between uses is minimized. Generally, non-residential development proposals within or immediately adjacent to the settlement centre will be dealt with at the discretion of Council;

- (b) An area adjacent to the eastern approach to Laurier, as shown on Development Plan Map No. 7, is intended to be developed as a rural commercial area, with large lots primarily for agro-commercial or agro-industrial uses. Development within this area shall be subject to the policies for highway commercial development as outlined in Section 3(2) of Part III.
- (c) Where there are a reasonable number of suitable vacant lots existing in the settlement centre, no further subdivision of land should be allowed adjacent to it;
- (d) Wherever possible, new development shall occur on an infill basis, or immediately adjacent to the serviced area of the settlement centre, in order to minimize the costs of providing piped services;
- (e) In unserviced areas (no Municipal sewage system) lot sizes should be adequate to permit an effective on site disposal system. Holding tanks shall be required for all sites that cannot meet the minimum site requirements for an on-site disposal system;
- (f) All sewage and other waste disposal shall comply with the regulations under the Public Health Act and Environment Act, and surface water quality shall be protected by adherence to the guidelines of the Manitoba Surface Water Quality Objectives; and
- (g) Separation standards for incompatible uses, such as sewage lagoons and livestock confinement areas, locating close to the settlement centre, will be established in the Zoning By-law.

PART V

HIGHWAY PROTECTION

1 INTRODUCTION

Provincial Trunk Highway Nos. 5 and 68 are the most important highways in the District and have been classified as “Primary Arterial”, whereas P.R. 276 has been classified as “Secondary Arterial” and the other provincial roads as “Collectors” by Manitoba Department of Highways.

Roads in the Provincial System as well as those under Municipal jurisdiction represent a substantial investment and their efficiency must be protected. The establishment of certain types of intensive development along the highways would generate increased turning movements onto and off of the highway, which would diminish highway safety and efficiency. Similarly, the creation of numerous access points onto the highway would also diminish highway safety and efficiency. It is therefore important to ensure that proper planning occurs on lands adjacent to highways.

2 OBJECTIVES AND POLICIES

2(1) Objectives

- (a) To promote the safety and efficiency of highways and roads within the District by regulating nearby development;
- (b) To avoid conflict between roads and adjacent land uses; and
- (c) To protect highways for future expansion.

2(2) Policies

- (a) Development adjacent to Highways (especially P.T.H. Nos. 5 and 68) shall locate in those areas which have already experienced a substantial amount of land fragmentation;
- (b) Strip development long the highway whereby direct connections to the highway are continuously relied upon for providing access to abutting properties shall not be permitted;
- (c) The kind of development that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently shall not be permitted unless adequate measures are undertaken to remedy the problem;
- (d) The local road or street network associated with any type of proposed development shall be designed to be in accord with both the existing and planned road and street system of the neighbouring areas;
- (e) Clustered Commercial and industrial developments should utilize common access points and internal road systems, integrated with existing or adjacent road networks, rather than relying on direct access to the highway;
- (f) Anhydrous ammonia facilities shall not be located within 300 feet (91.5m) from the edge of the right-of-way of either a principal highway or road or a municipal road;
- (g) Adequate setbacks of structures, buildings, shelter belts, etc. shall be maintained from all provincial highways or roads or municipal roads;
- (h) Satisfactory storm drainage shall be provided to service any new development situated along a provincial highway or road or municipal road; and any alterations made to the drainage system shall be at the expense of the developer; and

- (i) All development shall conform to the statutory requirements of:
 - (i) The Department of Highways and transportation;
 - (ii) The Highway Traffic Board Act;
 - (iii) The Ste. Rose Planning District; and
 - (iv) The Village of Ste. Rose du Lac and the Rural Municipality of Ste. Rose.

PART VI

HERITAGE RESOURCES

1 INTRODUCTION

In 1989 the Historic Resources Branch outlined in a Background Report the cultural historic resources of the Ste. Rose Planning District. Although there are no heritage committees in the Village of Ste. Rose du Lac or the R. M. of Ste. Rose, these municipalities are proactive in protecting heritage resources.

2 OBJECTIVES & POLICIES

2(1) Objectives

- (a) To identify, preserve and protect the heritage resources in the District;
- (b) To encourage public awareness of, understanding of and appreciation for heritage resources; and
- (c) The planning District Board will continue to identify, commemorate, protect and make accessible heritage resources; and provide a source of advice on heritage issues.

2(2) Policies

- (a) The Board shall endeavour to preserve and protect its heritage resources through the judicious use of zoning by-laws, subdivision approval procedures, issuance of development permits and designation of heritage sites;
- (b) As a condition for the approval of a subdivision, demolition permit, or the issuance of a development permit, the applicant may be required to show that a historically, architecturally, or archaeologically significant site or structure is not being endangered or demolished; and

- (c) To ensure that invaluable historical and archaeological resources are not lost without the opportunity for proper exploration, the District Board should consult the reports prepared by the Historic Resources Branch which identify areas with high historic resource potential. In addition, development applications such as subdivision proposals and development permits, should be referred to the Historic Resources Branch for comment and recommendations in situations where historical or archaeological sites are involved.

PART VII

GENERAL IMPLEMENTATION

1 INTRODUCTION

The policies established in this Development Plan are based on a long range view of development within the Planning District. The policies serve as a guide in making planning decisions but the actual enforcement and regulation on a day-to-day basis must make use of all tools available to Municipalities and Planning Districts, including Zoning By-laws, development permits, subdivision approval and development agreements.

2 LAND USE REGULATORY TOOLS

2(1) Zoning By-laws

The objectives and policies in the Development Plan guide the preparation of regulations establishing land use zones and requirements in the Zoning By-laws of the Village of Ste. Rose du Lac and the R. M. of Ste. Rose. While the Development Plan policies guide the Zoning By-law, it may be necessary in some cases to zone a specific property for its existing use rather than for the use foreseen in the Development Plan. The Zoning By-laws establish permitted and conditional uses and siting and other requirements for buildings and structures. Any amendments to the Zoning By-laws should also be based on the objectives and policies contained in the Development Plan.

2(2) Development and Building Permits

- (a) Upon adoption of this Development Plan, a proposal for the actual development of a site will require that a Development Permit be obtained from the District's Development Officer. The Development Permit ensures that the proposed development conforms with the adopted Development Plan, Zoning By-laws and the provisions of The Planning Act; and

- (b) The Manitoba Building Code, adopted by By-law by each Municipality under The Buildings and Mobile Homes Act, sets the minimum standards which all non-farm buildings (new or renovated) must meet. This Code is adopted in order to protect the safety and health of the public with regard to adequate fire provisions and health requirements. Permits, as required, will be obtained from the District Development Officer.

2(3) Subdivision Control

- (a) The objectives and policies contained in the Plan shall also be implemented by means of the provisions and regulations outlined in The Planning Act (Part VI) governing the subdivision approval process; and
- (b) Under The Planning Act, a subdivision application cannot be approved unless it conforms to the District Development Plan and its implementing Zoning By-laws.

2(4) Development Agreements

One of the means by which the objectives and policies established in the Plan may be implemented is the development agreement. The Planning Act permits the Councils to enter into a development agreement with the owner or developer of land. Such development agreements will clearly identify the responsibilities of the Municipality and those of the owner/developer in order to ensure the provision of suitable facilities, servicing, landscaping, and other matter relating to the development of land, as provided for in The Planning Act

2(5) Other Legislation

Aside from The Planning Act, there are other statutes and regulations which may affect the objectives and policies outlined in the Development Plan. Wherever the regulations or requirements provided for by any Act imposes greater restrictions than those provided for by this Plan, then such greater restrictions or requirements shall normally take precedence.

The following Acts should be consulted to provide further guidance when implementing this Development Plan:

- (a) Environment Act
- (b) Mines Act
- (c) Water Rights Act
- (d) Groundwater and Water Well Act
- (e) Highways Protection Act
- (f) Public Health Act
- (g) Municipal Act
- (h) Real Property Act
- (i) Buildings and Mobile Homes Act
- (j) Crown Lands Act
- (k) Provincial Park Lands Act
- (l) Resource Conservation Districts Act
- (m) Watershed Conservation Districts Act
- (n) Manitoba Building Code.

3 SECTOR PLANS AND IMPACT STUDIES

By nature, the Development Plan primarily deals with general land use and development within the entire District. As a means of ensuring that development and land use occur in a manner consistent with the objectives and policies set out in the Plan, it may be necessary that sector plans or impact studies be prepared in order to evaluate development proposals. Such studies would be a detailed evaluation of the proposal within the context of the Development Plan policies which in themselves may be too general to complete the evaluation of the land use proposal. Examples of such studies may be with respect to extension of municipal services and their efficiency or capacity to support additional development, or conceptual layout designs for new subdivisions. In some cases a development proponent may be required to prepare sector plans or conduct suitable impact studies to support a development proposal in order to allow for adequate evaluation of the proposal.

4 REVIEW AND AMENDMENT

- (1) This Development Plan is not intended to be static but rather a document that is flexible to ensure that new trends and unforeseen development can be accommodated.
- (2) This plan may be reviewed and amended whenever any objectives, policies or proposals established by this document become unrealistic or new needs arise. Any amendments to this plan shall be adopted in accordance with the provisions of The Planning Act and should be consistent with the intent and spirit of the remainder of this Plan.
- (3) Pursuant to Section 26 of The Planning Act, the Development Plan shall be reviewed at least once every five years or within five years if the District Board or Councils or Minister of Rural Development considers it necessary to do so.

PART VIII

APPENDIX

PROVINCIAL CROWN LAND IN THE STE. ROSE PLANNING DISTRICT

Most of the land in the District is private land, the remaining land is either owned by the Municipality or The Crown. Crown-owned lands are unutilized primarily as wildlife or natural reserves, leased agricultural land, or are bodies of water.

The Crown land in the District falls under the jurisdiction of the Manitoba Government. Crown lands once sold, will fall under the requirements of the Ste. Rose Development Plan.

This Appendix is intended only for reference and does not form part of the Ste. Rose Development Plan.

DONE AND PASSED BY THE BOARD OF THE STE. ROSE PLANNING DISTRICT in meeting duly assembled, in the Village of Ste. Rose Du Lac, Manitoba, this 20th DAY OF JULY A.D. 1995.

ORIGINAL SIGNED BY
Rene L. Maillard, Chariman

ORIGINAL SIGNED BY
Marlene M. Bouchard
Secretary-Treasurer

READ A FIRST TIME THIS 30TH DAY OF NOVEMBER A.D. 1994
READ A SECOND TIME THIS 18TH DAY OF JANUARY A.D. 1995
READ THIRD TIME THIS 20TH DAY OF JULY A.D. 1995

I, Marlene M. Bouchard, Secretary-Treasurer of The Ste. Rose Planning District, certify the above to be a true and correct copy of By-law No. 01-94, of The Ste. Rose Planning District Which was finally PASSED, SIGNED, SEALED and NUMBERED 01-94 on the 20th day of July, 1995.

ORIGINAL SIGNED BY
Marlene M. Bourchard
Secretary-Treasurer
The Ste. Rose Planning District

DEVELOPMENT PLAN
BY-LAW NO. 01-94 APPROVED BY:
O.I.C. NO. 543/1995, DATED: Sep 27, 1995
EFFECTIVE DATE: September 27, 1995

