

2022



# Macdonald-Ritchot Planning District DEVELOPMENT PLAN



Macdonald-Ritchot Planning District  
Development Plan  
By-law No. 2/22

Prepared By:



Prepared For:  
Macdonald-Ritchot Planning District

March 2023

20M-01533-00

# LAND ACKNOWLEDGEMENT

We acknowledge we are on Treaty 1 territory and that Manitoba is located on the treaty territories and ancestral lands of the Anishinaabeg, Anishininewuk, Dakota Oyate, Denesuline and Nehethowuk. We acknowledge part of Manitoba is located on the Homeland of the Red River Métis. We remain committed to working in partnership with the Indigenous peoples in the spirit of truth, reconciliation and collaboration in accordance with their constitutional rights and human rights.

**Macdonald-Ritchot Planning District**

**By-law No. 2/22**

**BEING** a By-law of the Macdonald-Ritchot Planning District to adopt a Development Plan.

**WHEREAS** Section 40(1) of *The Planning Act* directs a Planning District to prepare a Development Plan for the entire District;

**AND WHEREAS** Section 45 of *the Act* requires a board to adopt a Development Plan;


**AND WHEREAS** pursuant to Section 51 of *the Act* the Minister approved the Macdonald-Ritchot Planning District Development Plan;


**AND WHEREAS** it is deemed necessary and expedient to adopt a new Development Plan for the Macdonald-Ritchot Planning District;

**NOW THEREFORE** the Board of the Macdonald-Ritchot Planning District, in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and forming part of this By-law is hereby adopted;
2. This By-law shall be known as The Macdonald-Ritchot Planning District Development Plan;
3. The Development Plan shall take force and effect on the date of third reading of this By-law; and
4. That the Macdonald-Ritchot Planning District Development Plan By-law No. 2/10 be repealed.

**DONE AND PASSED** this 1st day of August, 2023 A.D.

BY-LAW No. 2-2022 is hereby  
Approved pursuant to clause  
51(1)(a) of *The Planning ACT*  
This 18th day of July, 2023  
  
\_\_\_\_\_  
Minister of Municipal Relations

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Secretary - Treasurer

Read a First Time this 19<sup>th</sup> day of September 2022 A.D.

Read a Second Time this 30th day of March 2023 A.D.

Read a Third Time this 1st day of August 2023 A.D.

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# 1.0 INTRODUCTION

## 1.1 PURPOSE AND INTENT

A development plan is a statutory planning tool used by the public, the development community, elected officials, and the provincial government. It defines an overarching vision for where, how, and when development should occur within a community. A development plan sets goals, objectives, and policies to achieve this vision, and is the cornerstone from which planning and development decisions are made.

The core purpose of a development plan is to guide decision making respecting land use, essential services, the provision of infrastructure, and environmental stewardship, in accordance with the established goals of a community. The development plan promotes development practices which are compatible, with the land base and with each other.

The Macdonald-Ritchot Planning District Development Plan (the Development Plan) contains policies on land use, transportation, services and utilities, and the natural environment, as they relate to growth and development. It is intended as both a short- and long-range planning tool that provides direction and manages change in the Planning District. The Development Plan enables a framework within which the detailed regulation of land use and development can be dealt with through regulatory tools, such as a zoning by-law, or through specific decisions made by Council related to subdivision, development agreements, conditional use orders and variations.

## 1.2 ENABLING LEGISLATION

Municipal land use planning has its basis in *The Planning Act* of Manitoba, which requires the board of a planning district to prepare and adopt a development plan for the entire district. All development plans adopted in Manitoba must be generally consistent with the Provincial Land Use Policies contained within the *Provincial Planning Regulation*. Any amendments to the Development Plan are subject to the provisions of *The Planning Act* and the *Provincial Planning Regulation*.

## 1.3 REGIONAL GROWTH AND SERVICING PLAN

The Manitoba government established the Capital Planning Region to enhance economic and social development by improving and co-ordinating sustainable land use and development between the 18 member municipalities, which include the RM of Macdonald and the Municipality of Ritchot. The first step to achieving these goals is the development of a long-term regional growth and servicing plan.

The regional growth and servicing plan will be a 30-year regional plan that is the blueprint for a resilient, sustainable and globally competitive Capital Planning Region. The plan will provide the pathway for the region to grow and prosper while maintaining the autonomy and local character that makes each of the 18 municipalities in the Capital Planning Region distinct. Once the regional plan is adopted, member municipalities of the Capital Planning Region will have up to three years to ensure local by-laws are consistent with the regional plan. Accordingly, the policies within this Development Plan have been drafted with the intent to provide policy direction for each specific land use designation within the Planning District and anticipated requirements of the regional plan.

## 1.4 PLAN INTERPRETATION

The Development Plan sets the policy direction for the land within the Planning District using text and maps. The maps illustrate the land use designations for the Macdonald-Ritchot Planning District and are as follows:

- Map 1: Macdonald-Ritchot Planning District Land Use Map
- Map 2: La Salle Land Use Map (Map 2)
- Map 3: Oak Bluff Land Use Map (Map 3)
- Map 4: Sanford Land Use Map (Map 4)
- Map 5: Starbuck Land Use Map (Map 5)
- Map 6: Île des Chênes Land Use Map (Map 6)
- Map 7: Ste. Agathe Land Use Map (Map 7)
- Map 8: St. Adolphe Land Use Map (Map 8)
- Map 9: Brunkild Land Use Map (Map 9)
- Map 10: Domain Land Use Map (Map 10)
- Map 11: Grande Pointe Land Use Map (Map 11)
- Map 12: McGillivray Boulevard Land Use Map (Map 12)
- Map 13: Livestock Management Areas: Rural Municipality of Macdonald (Map 13)
- Map 14: Livestock Management Areas: Municipality of Ritchot (Map 14)
- Map 15: Red River Valley Designated Flood Area (Map 15)
- Map 16: Crown Lands in the Rural Municipality of Macdonald (Map 16)
- Map 17: Crown Lands in the Municipality of Ritchot (Map 17)

The maps should not be used as a means of accurately locating boundaries but should be considered primarily for serving the purpose of providing a general spatial relationship among the various land use districts. Resolution of exact boundary limits will occur at a more detailed planning level, such as through secondary plans, subdivision design, and the zoning by-law.

Individual policies of the Development Plan should be interpreted within the overall spirit and intent of all other objectives and policies of the Development Plan. Examples of general land use classifications in the land use policy area of the Development Plan are used for explanatory purposes and to guide the preparation of each municipal zoning by-law. Specific permitted and conditional use regulations shall be established in the zoning by-law.

The policies contained within this plan contain various degrees of compliance, which will be interpreted as follows:

- **Encourage / Consider:** When used in a policy, it is provided as a guideline or suggestion toward implementing the original intent of the policy.

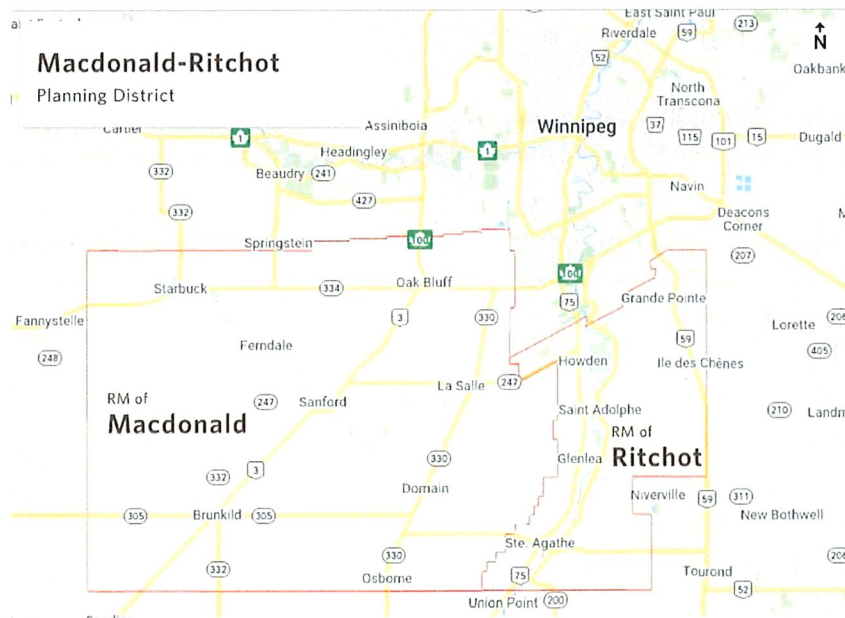
- **Should:** When used in policy, the intent is that the policy is to be complied with. However, the policy may be deviated from to address unique circumstances that will otherwise render compliance impractical or to introduce an acceptable alternate means to achieve the general intent of the policy.
- **Shall:** When used in policy, the policy is considered mandatory.

Unless the context clearly indicates the contrary, where a policy in the Development Plan involves two or more items, conditions, provisions or events connected by the conjunctions and, or, or either-or, the conjunctions shall be interpreted as follows:

- And indicates that all the connected items, conditions, provisions or events shall apply;
- Or indicates that all connected items, conditions, provisions or events may apply singly or in combination; and
- Either-or indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

## 1.5 CONTEXT

The Development Plan recognizes the distinct context of the Macdonald-Ritchot Planning District (the Planning District), comprised of the Rural Municipality of Macdonald (Macdonald) and the Municipality of Ritchot (Ritchot). Refer to Figure 1 for a map of the Planning District in the regional setting.



**Figure 1: Regional Setting of the Macdonald-Ritchot Planning District**

The context described in the following sections was informed by a background study which reviewed the Planning District's physical environment and natural resources (including the related Integrated Watershed Management Plans), population trends, economy and labour force, services and

infrastructure, and land use patterns. The context was also shaped by the feedback received from stakeholders throughout the Development Plan process including elected officials, administration, members of the public, and provincial agencies and departments.

Additional characteristics of the Planning District are profiled in the *Macdonald-Ritchot Planning District Background Study*, which has been used extensively in the preparation of the Development Plan.

## 1.6 DEVELOPMENT PLAN STRUCTURE

This Development Plan contains a total of six interrelated parts. Each part is comprised of various sections which cover specific administrative or development related topics. A description of each part contained within the Development Plan is as follows:

**PART ONE: Introduction** provides introductory information on the Development Plan, its context, and its structure.

**PART TWO: Planning Vision and Principles** provides the overarching vision, planning principles and goals of the Development Plan.

**PART THREE: General Policies** provides general land use policies that apply throughout the District, regardless of the land use designation. These include general land use, transportation, servicing and utilities, natural environment, water, hazard lands, and heritage resources policies.

**PART FOUR: Land Use Policies** provides specific policies for designated areas within the Planning District. These include Agricultural, Rural Centre, Rural Centre Hold, Settlement, Settlement Hold, Enterprise Centre, Enterprise Centre Hold and Environmental policies. This section also includes policies for specific land uses like livestock operations, or industrial activities that require a higher degree of land use control.

**PART FIVE: Administration** deals with the means of implementing the plan and provides additional administrative information relating to other by-laws, regulations, and tools, and how they interact with the Development Plan.

**PART SIX: Maps** provides land use maps which denote the location of designated land use policy areas identified in Part Four of this Development Plan.

## 2.0 PLANNING VISION AND PRINCIPLES

### 2.1 COMMUNITY VISION

A vision statement captures what the community members most value about their community, and the shared image of what they want their community to become. In support of the Development Plan, the Planning District completed a visioning process in June 2021. The following statement was refined throughout the planning process and is based on feedback from Council, residents and key stakeholders within the community:

***The Macdonald-Ritchot Planning District will ensure a strong sense of community by promoting its distinct urban and rural character and rich heritage, and protecting its natural environment and agricultural land base, and supporting opportunities for efficient and compatible growth.***

### 2.2 PLANNING PRINCIPLES

The following principles are another result of the Development Plan process and were derived from engagement with the Planning District community. The following five principles expand on the community vision and provide direction and guidance for the objectives and policies of this plan.

#### **FORMING COMPLETE COMMUNITIES**

The Development Plan encourages housing, employment and transportation options for all ages, abilities and incomes. It supports development that ensures all residents have access to appropriate health, community, recreation and vital services and provides for a mix of land uses that are compatible with one another. Community growth, both greenfield and infill development, should align with servicing to maximize the Planning District's infrastructure investment. Greenfield areas means larger parcels that may comprise one parcel under single ownership or a grouping of parcels forming an aggregate area of vacant land. Infill means smaller parcels of land within established neighbourhoods and can include vacant or underutilized lots within existing built-up areas. Infill does not include larger parcels within established neighbourhoods that would otherwise meet the definition of greenfield areas.

The four Rural Centres of the Planning District: La Salle and Oak Bluff in Macdonald, and Île des Chênes and St. Adolphe in Ritchot are intended to be the principal growth areas.

#### **PROTECTING AGRICULTURAL VALUES**

The Development Plan will help to manage growth to protect agricultural lands. Growth will be directed to existing Rural Centres and Settlements, thereby preserving large agricultural parcels. The Development Plan will also support a strong and varied agricultural economy, allowing for the development of specialized or intensive agricultural operations that can respond to local, national or international demands.

#### **PRESERVING THE RURAL CHARACTER**

The Development Plan should preserve the rural character of its communities and preserve the Planning District's historic attributes.

Settlements are intended to provide choice to residents with larger lot sizes. There are seven Settlements identified in the Development Plan: Brunkild, Domain, Sanford and Starbuck in Macdonald; and Grande Pointe, Île des Chênes West, and Ste. Agathe in Ritchot.

#### **PLANNING FOR TRANSPORTATION**

The Development Plan should plan for safe, efficient and high functioning transportation facilities for all modes of transportation, including roads, pathways, trails and railways through the Planning District. The Development Plan should also avoid creating hazardous situation or conflicts between the transportation system and adjacent land uses.

#### **PROMOTING CLIMATE RESILIENCE**

The Development Plan should identify and protect people, built and natural assets and reduce negative impacts on the natural environment. This can be accomplished by managing drainage and flood protection on a watershed basis and by the construction and maintenance of infrastructure to standards that are future-ready.

## 3.0 GENERAL POLICIES

Part Three of this Development Plan outlines the overarching objectives and policies respecting all land use in the Planning District. In addition to the policies contained in Part Four which apply to specific land use areas, the objectives and policies contained herein should be reviewed with respect to all proposed development. Policies in support of climate change resilience are woven throughout the plan.

### 3.1 LAND USE

#### 3.1.1 *Land Use Objectives*

- a. To encourage and promote development initiatives that contribute to the physical, social and economic vitality of the Planning District in a manner that is consistent with the principles and guidelines of sustainable, low carbon development and climate change resilience.
- b. To support the development of complete communities with a range of housing types, recreational opportunities, employment opportunities and rural character.
- c. To ensure development is congruent with surrounding land uses and does not occur on lands that are unsuitable for what is being proposed.
- d. To protect and support the agricultural economy within the Planning District.
- e. To protect and support the natural resources within the Planning District.
- f. To protect local and regional investments in public and private infrastructure, including utilities and transportation networks, to maintain cost-effective operations of new, upgraded or extended infrastructure services.
- g. To maximize the use of existing municipal infrastructure by directing development to serviced areas.
- h. To support a development review process that includes careful considerations of the short and long-term costs and benefits that may result from proposed developments.
- i. To support the use of development agreements as a tool for promoting sustainability and climate resilience.
- j. To work cooperatively and collaboratively within the Planning District to minimize land use conflicts and support development and servicing initiatives.

#### 3.1.2 *Land Use Policies*

1. La Salle and Oak Bluff in Macdonald and, St. Adolphe and Île des Chênes in Ritchot shall continue to develop as complete communities with a mix of residential, commercial, industrial, and recreational uses to provide residents with the ability to live, work and play.
2. Settlements such as Brunkild, Domain, Sanford and Starbuck in Macdonald and Grande Pointe, Île des Chênes West, and Ste. Agathe in Ritchot shall offer residents alternative housing options.
3. No subdivision of land shall be allowed unless it conforms to the general intent and provisions of the Development Plan.
4. The Planning District encourages diverse land uses to promote and accommodate all modes and users.
5. Major residential, commercial or industrial area subdivisions, as determined by each municipality, shall only be considered in areas that are designated for the land use in the development plan maps

and/or where secondary plans have been prepared and adopted by Macdonald or Ritchot. Concept plans shall be prepared by developers for any major subdivisions.

6. All new developments shall be evaluated based on:
  - a. Protecting the viability of rural centres;
  - b. The cost and feasibility of providing municipal and community services, including utilities, police and fire protection;
  - c. Local and regional impacts with respect to traffic volumes, movement, and patterns, as well as pedestrian safety;
  - d. Storm drainage provisions and groundwater conditions;
  - e. Ability to integrate sustainable, low carbon features and reduce climate change risks and vulnerabilities;
  - f. The availability and convenience of public open space and recreational facilities;
  - g. Ability to mitigate any incompatible uses; and
  - h. The protection and/or enhancement of existing treed or natural areas.
7. In reviewing development applications, the Planning District supports the most appropriate use and development of land and other resources by:
  - a. Protecting the viability of Rural Centres and Settlements;
  - b. Discouraging urban-related uses in rural areas that would compete with uses in the Rural Centres and Settlements; and
  - c. Protecting and strengthening the agricultural industry where appropriate.
8. Prior to development approval, a development proponent is required to provide information that is satisfactory to the Planning District in order to establish:
  - a. That the proposed land use(s) will be developed in such a manner that will eliminate or minimize conflicts with adjacent land uses;
  - b. That consideration has been given to the current supply and projected demand for the type of development being proposed;
  - c. That the land is physically suited for the purpose intended and in particular that the soil and drainage conditions are adequate for the proposed development;
  - d. Where applicable, that the development represents a logical extension of the existing developed area;
  - e. That appropriate arrangements have been made for the provision of water supply, sewage disposal, and storm drainage as well as any other necessary infrastructure or services;
  - f. That the proposed land use(s) will be developed in such a manner that will minimize any increase in greenhouse gas emissions and climate change risks;
  - g. That the land has legal access to a public road; and
  - h. That the land is not subject to an environmental hazard or that appropriate remedial measures have been or will be taken to protect public health, safety and property.
9. With respect to subdivisions, concept plans, and secondary plans, the municipality shall utilize best efforts to liaise with the local school division to determine if public education facilities are required. Council and/or the approving authority may require the owner of land that is subject to a proposed subdivision to provide land for school purposes or pay money in lieu of land in accordance with *The Planning Act* and any associated regulations.

10. Where a parcel of land is being subdivided for development, council may require an area to be dedicated as Public Reserve, or provide money in lieu, in accordance with the provisions of *The Planning Act*.
11. The Planning District encourages each municipality to ensure that appropriate arrangements have been made for back-up power for critical infrastructure or services.
12. The Planning District encourages each municipality to promote energy efficient new buildings in existing and new development areas.
13. The Planning District encourages each municipality to promote energy efficient retrofits on existing buildings.
14. The Planning District encourages each municipality to use development agreements to achieve sustainability and climate change resiliency goals like:
  - a. Determining requirements for green and/or open spaces in Rural Centres and Settlements, including setting vegetation density or greenspace targets and promoting drought resistant and native plant species.
  - b. Implementing requirements for sustainable and resilient building design standards.
  - c. Setting requirements for active transportation and pedestrian-friendly infrastructure such as bikeways and sidewalks.

## 3.2 REGIONAL PLANNING AND DEVELOPMENT

As part of the Capital Planning Region, the Planning District is collaborating with other municipal governments to build a strong community for all.

### 3.2.1 Regional Planning and Development Objectives

- a. To improve coordination of land use planning and development with infrastructure investment across the region;
- b. To provide improved regional data collection and mapping; and
- c. To collaborate with partners where it has strategic benefit.

### 3.2.2 Regional Planning and Development Policies

1. The Planning District supports cooperative approaches to development and infrastructure services between the Planning District and the Capital Planning Region.
2. The Planning District will collaborate with the Capital Planning Region to share the benefits of growth and improve the region's competitive position.
3. The Planning District shall support efficiencies and accessibility to data, in collaboration with the Capital Planning Region.
4. The Planning District will support regional service sharing where it is logical and beneficial.

## 3.3 TRANSPORTATION

The Planning District is served by a well-developed transportation system, including a network of local roads, Provincial Trunk Highways (PTH), and Provincial Roads (PR). It is also serviced by the Canadian Pacific Railway, the Canadian National Railway, the Central Manitoba Railway, the Crow Wing Trail, and various trails and pathways throughout the Planning District.

Using the 2018 Highway Inventory from Manitoba Transportation and Infrastructure, it was determined that there are 27 unique roadways under the authority of Manitoba Transportation and Infrastructure in the Planning District. Functional classification of provincial highways in Macdonald and Ritchot was provided in the 2018 Roadway Inventory from Manitoba Transportation and Infrastructure. The Expressways include PTH 100, PTH 75, and PTH 59; Primary Arterials include PTH 2 and PTH 3; PR 332 is a Secondary Arterial; and the remaining highways are Collectors. PTH 2, PTH 3, PTH 59, PTH 75, PTH 100 and a small portion of PR 330 from PTH 100 to PR 247 are also RTAC roads that can be used for heavy trucks.

### *3.3.1 Transportation Objectives*

- a. To establish safe, efficient, integrated and high functioning transportation facilities for all modes of transportation, including roads, pathways (cycling and pedestrian), trails, and railways throughout the municipality that meets the needs of all users.
- b. To facilitate goods movement to, from and through the Planning District.
- c. Avoid creating hazardous situations or conflicts between the transportation system and adjacent land uses and protect the various users of the transportation system.
- d. To ensure that developments are efficiently served by a road system and do not have a detrimental impact on the existing and planned provincial highway system.
- e. To discourage the proliferation of scattered, development along the provincial highway system which would interfere with its main function as a regional transportation network.
- f. Protect areas planned for future highway system upgrading and systems enhancement from development that would restrict proposed improvements, reduce future transportation options or add to the cost of construction.
- g. To ensure development adjacent to rail lines considers traffic and safety impacts.
- h. To increase electric vehicle charging infrastructure along roadways and in parking spaces.
- i. To encourage regional transit and car sharing programs to reduce vehicular traffic.
- j. To promote active transportation by including trails and pathways for alternative transportation, recreation and tourism purposes.

### *3.3.2 Transportation Policies*

1. Development that may adversely impact the operation of the provincial highway network should not be permitted unless appropriate mitigative measures are incorporated in the development to the satisfaction of Manitoba Transportation and Infrastructure.
2. Developments requiring access to provincial roads and trunk highways are subject to provincial approval and costs for required road improvements should be the responsibility of the developer.
3. Land shall be protected for future municipal roads and any future highway system enhancements, such as interchanges, highway realignments, or new corridors, as well as for future highway upgrading/widening, intersection improvements of the existing provincial highway system. Subdivision/development will not be allowed in areas designated for highway widening or expansion unless suitable arrangements between the landowner and the province, and/or the municipality, can be made to accommodate future widening or expansion.
4. Strip development or development that contributes to the evolution of a row of lots that requires direct access to the provincial highway will not be permitted.

5. The Planning District shall require internal road networks and clustered development, where feasible, and the use of service roads to avoid private approaches onto provincial roads and trunk highways for all types of development.
6. Proposed developments may require a Traffic Impact Study to determine future intersection improvements, turning lanes, acceleration/deceleration lanes, signage and signalization as necessary.
7. The Macdonald-Ritchot Planning District will work with its Capital Planning Region neighbours to explore a regional transit system and support a ride sharing program to help reduce the number of vehicles using the highways.
8. Expansion of existing development that is bordered on one side of a transportation corridor, such as a provincial highway should be kept to the developed side of the corridor so as to not jeopardize user safety and efficiency.
9. The Planning District shall plan for the accelerated weathering of municipal transportation infrastructure, including climate and weather risks to transportation access routes to ensure access strategies are in place for priority routes and emergency response personnel.
10. Appropriate setbacks and buffering shall be incorporated into developments that are adjacent to railways to mitigate risk related to derailment, hazardous materials, noise and vibration. Where development proposals are within the vicinity of a railway, a copy of the proposal shall be sent to the appropriate railway company for review and comment. The Federation of Canadian Municipalities guidelines entitled *New Development in Proximity to Railway Operations* may be utilized to assist in making site specific recommendations and decisions to reduce land-use incompatibilities.
11. Future developments adjacent to or near rail lines shall consider traffic and safety impacts at rail crossings. The developer will be responsible for any necessary improvements, as determined by the rail line.
12. Future development in the Oak Bluff area shall align with and accommodate Manitoba Transportation and Infrastructure's plans for service and local roads associated with the future realignment of PTH 3 and interchange at PTH 100 as per the South Perimeter Highway Design Study.
13. The Planning District is encouraged to work with its Provincial and Capital Planning Region partners to increase electric vehicle charging infrastructure along major routes.

### *3.3.3 Active Transportation Policies*

1. New developments shall incorporate Active Transportation (AT) facilities and connections to existing trails and pathways where appropriate. Particularly, developers should incorporate recreational trails connecting communities and build upon the existing Crow Wing Trail system through the community.
2. The Planning District encourages the improvement of existing active transportation infrastructure such as bike paths and sidewalks in Rural Centres.
3. The Planning District's trail system should be expanded and strategically linked to include scenic areas such as the river front for recreational use and active transportation.
4. Active transportation facilities should be planned in accordance with the Active Transportation Planning Guide for Manitoba Municipalities (2016) and the municipal Recreation Master Plan.

## 3.4 SERVICING AND UTILITIES

### 3.4.1 *Servicing and Utilities Objectives*

- a. To prioritize infrastructure investment for servicing communities.
- b. To explore opportunities for cost and service sharing with adjacent municipalities.
- c. To ensure that lots that are not serviced with wastewater collection are suitable for private on-site waste management systems.
- d. To encourage reduction in water usage.
- e. To protect land surrounding municipal water and wastewater facilities so that expansion of the facility is not limited in the future.
- f. To ensure coordination with utility companies on all future land development proposals impacting service changes or improvements.
- g. To ensure utilities are located in areas that provide efficient services while not negatively impacting adjacent land uses and the environment.
- h. To maximize the life span of landfill sites and solid waste transfer stations.

### 3.4.2 *Servicing and Utilities Policies*

- 1. All development in the Planning District shall meet provincial and municipal servicing requirements.
- 2. To capitalize on efficiencies, planning for new or expanded infrastructure shall occur in an integrated manner through the preparation of a municipal drinking water and wastewater plan.
- 3. The Planning District shall explore opportunities for cost and service sharing when infrastructure expansion and upgrades are required.
- 4. Infrastructure planning will be optimized through contiguous development and when the need for expansion or extension has been demonstrated.
- 5. Where municipal water and wastewater services are available, developments will be required to connect to these services.
- 6. Where piped water or sewer services are not available in larger settlement centres, development should be planned so as to be able to transition from large lot to a more efficient development pattern to ensure the economic extension of piped water and sewer services in the future.
- 7. The Planning District encourages each municipality to support a reduction in water consumption where possible.
- 8. The Planning District encourages each municipality to promote energy efficiency retrofits and emissions reduction measures where possible.
- 9. Existing public and private utilities infrastructure shall be protected from incompatible land uses that may adversely affect their operation.
- 10. Essential activities of government and public and private utilities shall be allowed in any land use designation. Such uses shall be located and developed in a manner that minimizes any conflict with adjacent land uses.
- 11. The Planning District will consult with the various utilities to help ensure the provision of their services in the most economical and efficient manner possible.
- 12. The Planning District will consult with the various utilities to help ensure that operations and services are suited to changing climate and weather conditions and extremes.

13. Areas surrounding municipal wastewater facilities shall be protected from non-compatible uses to ensure that land use conflicts do not arise. Appropriate mutual setbacks shall be identified in the zoning by-law.
14. Land surrounding municipal wastewater facilities shall be protected from development to ensure that expansion of the facilities is not impeded or hindered in the future.
15. Residential or industrial development serviced by on-site wastewater management systems must meet provincial requirements. Appropriate lot sizes shall be identified in the zoning by-law.
16. The Planning District shall support each municipality's efforts to reduce solid waste by encouraging waste reduction strategies.

## 3.5 PIPELINE INFRASTRUCTURE

The Planning District acknowledges the importance of planning for development in the vicinity of pipeline systems.

1. Planning applications or subdivision applications that involve land within a TC Pipeline or Facility Assessment Area as demonstrated on Map 1 shall be referred to the pipeline operator for review and comment.
2. No development shall occur on a pipeline right-of-way without prior written consent from the pipeline operator.
3. Development within thirty (30) metres of a pipeline (known as the Prescribed Area) shall require written consent shall require written consent from the pipeline operator and is the responsibility of the applicant to obtain prior to development.
4. Development proposed to cross a pipeline right-of-way shall require written consent from the pipeline operator and is the responsibility of the applicant to obtain prior to development.
5. Permanent Structures shall not be installed anywhere on the pipeline right-of-way and should be placed at least seven (7) metres from the edge of the right-of-way and twelve (12) metres from the edge of the pipeline.
6. Temporary Structures shall not be installed anywhere on the pipeline right-of-way and should be placed at least three (3) metres from the edge of the right-of-way and eight (8) metres from the edge of the pipeline.
7. To confirm the precise alignment of the pipelines, a locate request must be made prior to any ground disturbance.

## 3.6 NATURAL ENVIRONMENT

The ecosystems of the Planning District provide many functions necessary for health and well-being. Protection and enhancement of natural areas will improve water quality, increase recreational opportunities, mitigate flooding, decrease greenhouse gas emissions, and provide habitat for wildlife.

### 3.6.1 *Natural Environment Objectives*

- a. To protect natural areas and habitats from incompatible or potentially incompatible land use/activity, including where rare or endangered flora and fauna have received designation and protection under federal or provincial legislation.

- b. To minimize impacts of development on aquatic ecosystems, wetland environments and riparian areas.
- c. To ensure that all new developments are compatible with existing land uses and that the development potential of the land does not exceed the lands capability to support such activities and/or threaten the ecological integrity and/or sustainability of the subject land.
- d. To support and promote sustainable development and protection from environmental hazards.
- e. To identify, protect and enhance a contiguous natural assets network throughout the Planning District for ecosystem health to support climate resiliency and passive recreation.

### 3.6.2 *Natural Environment Policies*

1. Natural areas and habitats shall be protected from incompatible land use activity/development where:
  - a. Rare or endangered flora and fauna have received provincial designation and protection under either The Endangered Species and Ecosystems Act (Manitoba) or The Species at Risk Act (Canada);
  - b. Lands have been designated protected under the Protected Areas Initiative;
  - c. Lands have been identified as a sensitive wildlife area or aquatic habitat, or an ecologically significant area;
  - d. Private lands that have been voluntarily protected by landowners under The Conservation Agreements Act; and
  - e. Any lands adjacent to rivers and creeks and/or designated Environmental Area.
2. Developers shall ensure compliance with federal and provincial regulatory requirements including:
  - a. The federal Migratory Birds Convention Act regarding vegetation removal and the impact to migratory birds;
  - b. The federal Fisheries Act regarding the protection of fish and fish habitat for the aquatic systems within the Planning District; and
  - c. The provincial Water Protection Act and Fisheries Act regarding protection measures against invasive species.
3. Public access to natural areas shall be established, where feasible, to foster an appreciation for the enjoyment of the natural areas. Access should not lead to levels of activity or development which will exceed the capability of the area to sustain the environment and ecosystem integrity. Where private land holdings are involved, access to these areas will be subject to the approval of the landowner.
4. Areas that are of natural and/or environmental significance which are at risk due to human activity shall be designated as Environmental Area.
5. Wooded lands will be developed and conserved in a manner that respects their wildlife potential, particularly in the areas adjacent to protected areas or any other sensitive ecological area.
6. Development near forested areas shall be evaluated to reduce forest fire risk.
7. Wetland habitat, including riparian areas shall be protected from incompatible activity and development to ensure the benefits of water retention are maintained, such as sustainable waterfowl populations, flood and drought mitigation, and streambank erosion prevention. Private landowners may access wetland and riparian area programming through the Redboine and Seine Rat Roseau Watershed Districts.
8. New development or buildings along the rivers shall be setback a minimum of 30 metres to protect natural vegetation along waterways and streambanks.

9. Information shall be required relating to the nature of any discharges into the air, soil or water; the nature of outside storage requirements; the compatibility of the proposed development or facility expansion with adjacent land uses; and the nature of plans for buffering such activities from adjacent land uses.
10. The Planning District should work with regional municipalities and Manitoba to monitor and manage invasive species.
11. The Planning District may request recommendations from such government agencies as it deems necessary or other independent sources such as engineers, hydrogeologists or agronomists when a proposed use or development of land may have a detrimental effect on the environment, including soil, groundwater or surface water resources. If it is determined that a proposed use or development may have a detrimental effect, said use or development shall either not be allowed or shall be required to incorporate mitigating measures that will reduce the risk to acceptable levels.
12. Facilities or developments, excluding railways and highways, that manufacture, handle, store or distribute hazardous materials as defined in Manitoba Regulation No. 195/2015, or amendments thereto, will be governed by the following:
  - a. New facilities shall not locate:
    - (i) Within, or in proximity to Rural Centres and Settlement areas; or
    - (ii) In proximity to dwellings located outside the Rural Centres and Settlement areas.
  - b. The proposed expansion of an existing facility shall require Council approval, in addition to other approval requirements, as provided in the zoning by-law.
13. The Planning District encourages the identification of wetlands and their protection to aid in flood reduction.
14. The Planning District encourages planting and protection of diverse trees and vegetation within and beyond the Natural Environment Area that are resilient to future climate such as hot and dry conditions.

### 3.7 SURFACE WATER AND GROUNDWATER

Understanding the connection between landscape features, how we use land, and the quality and quantity of downstream water is critical to the long-term health and prosperity of residents in the Planning District.

The Planning District is drained by a hierarchy of interconnecting water courses including the La Salle, Seine, Morris, Rat, Marsh, and Red Rivers in addition to many smaller creeks (e.g., Tourond Creek, St. Adolphe Coulee) and drainage ditches. The entire drainage system can be seen in Map 3.2 of the Background Study and is classified using the Stahler Order method from first to eighth order.

Due to the saline nature of the aquifers in the Planning District, the use of groundwater as a major source of water for private domestic use, as well as for municipal, industrial, commercial and agricultural purposes is limited. Rather, surface water constitutes the primary potable water source with some well development into areas where sand and gravel aquifers are available. Groundwater discharge does contribute to the flow of local rivers, streams, wetlands, and marshes. Due to the relative shallowness of sand and gravel aquifers in the District, these aquifers are vulnerable to groundwater pollution. As such, protection of this water resource is an important objective for the District.

The objectives and policies of this section are intended to provide for the sustained viability of water resources within the municipality.

### 3.7.1 Surface Water and Groundwater Objectives

- a. To protect surface water and groundwater within the Planning District.

### 3.7.2 Surface Water and Groundwater Policies

1. Intensive development requiring significant water consumption shall be allowed only in areas where they will not cause a reduction in water supply for existing users and/or do not require unnecessary expansion of existing water treatment and distribution infrastructure. Development proposals, including irrigation and livestock operations, requiring more than 25,000 litres/day of self-supplied water, require a water rights license under the provisions of The Water Rights Act. All self-supplied industrial and community well distribution systems also require a water rights license.
2. Developments or activities that may cause pollution or negative impacts to drinking water sources or aquatic habitats under normal operating conditions will be directed away from major surface water bodies or waterways. Where this is not feasible or practical, developments may be considered adjacent to major surface water bodies provided that:
  - a. It can be proven through adequate engineering or hydrogeological investigation by a qualified engineer licensed to practice in Manitoba that the proposed activity will not cause pollution of the surface or groundwater supply;
  - b. Appropriate precautionary measures designed by a qualified engineer licensed to practice in Manitoba have been or will be taken to sufficiently mitigate the risk of endangering the quality of the water supply for domestic potable water supply purposes; and/or
  - c. Council has referred major developments proposed near water bodies and waterways to applicable provincial and federal authorities for review.
3. Surface and drinking water shall be protected by limiting or restricting certain developments in or near surface water or riparian water areas, including:
  - a. On-site wastewater systems; and
  - b. Intensive industrial, commercial or residential developments.
4. Surface and drinking water shall be protected by ensuring agricultural fertilizer or pesticide applications and livestock access are in compliance with provincial legislation.
5. Intensive and high-risk pollution activities, should be restricted in public drinking water Source Water Protection Zones as identified in the Macdonald-Ritchot Planning District Drinking Water and Wastewater Management Plan. This includes development activities with a high pollution risk including chemical fertilizer storage, disposal fields, fuel tanks, waste disposal grounds, and wastewater treatment facilities. In instances where restriction is not possible the following considerations should be met:
  - a. The proponent shall prove, through adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the public drinking water supply; and/or
  - b. Appropriate precautionary measures are taken to sufficiently mitigate risk of endangering the public drinking water supply.

## 3.8 HAZARD LANDS AND FLOOD MANAGEMENT

Designated flood areas (DFAs) are those areas that have been designed under Section 17 of The Water Resources Administration Act. The southeast portion of Macdonald and most of Ritchot are located within the Red River Valley Designated Flood Area (see Map 15 – Red River Valley Designated Flood Area).

The purpose of the DFA is to ensure that new, permanent structures constructed in this area include flood proofing measures such as being built to defined Flood Protection Levels (i.e. site-specific elevation) or ensuring that structures are protected by dikes constructed to those levels (Manitoba Transportation and Infrastructure, n.d.). A DFA Permit issued by the Hydrologic Forecasting and Water Management Division of Manitoba Infrastructure is required for any new structure developed in the designated areas.

Intermittent and sporadic flooding events can also occur in association with the La Salle and Seine Rivers and other drain orders within the Planning District due to heavy snowfall during winter seasons and severe rain events during the spring run-off period. The highest level of flood risk, outside of flooding of the Red River, is in association with the La Salle and Seine Rivers, which can experience high flood levels during seasons of extreme risk such as that which occurred in 2011 along the La Salle River in association with the flooding of the Assiniboine River. Given the added pressure and anticipated increase in precipitation due to climate change, flooding presents a major concern for residents living along the La Salle, Seine, and especially the Red River. Poor drainage and lack of wetlands throughout the Municipality can also contribute to higher than normal water tables and increased risk of flooding.

### *3.8.1 Hazard Lands and Flood Management Objectives*

- a. To prioritize flood protection and flood resiliency within the Planning District.
- b. To focus growth and development away from areas of flood risk.
- c. To restrict activities which would accelerate or promote environmental damages arising from causes such as erosion or bank instability.
- d. To protect riparian areas adjacent to natural waterways within the Planning District.
- e. To maintain the natural capability of streams and drains to convey flood flows.
- f. To direct growth away from wetland areas.
- g. To maintain the natural capability of wetlands for bioretention and exfiltration.
- h. To restrict activities which could negate the benefits derived from existing natural and artificial flood control works.
- i. To minimize loss of life, personal hardship and inconvenience, and adverse effects on public health and safety.

### *3.8.2 Hazard Land and Flood Management Policies*

1. Hazard lands are subject to flooding (which will likely increase in frequency by more than 10% by 2040-2070), water erosion, bank instability, landslides or subsidence and include the following areas:
  - a. Lands subject to flooding are all lands which would be flooded by a 1 in 200-year flood, or in areas having flood control works;
  - b. Lands subject to water erosion are all lands which would, within a 50-year period, be eroded or become unstable due to the action of water in an adjacent watercourse or waterbody; and
  - c. Land subject to other hazards such as landslides or subsidence are those lands where actual effects of such hazards have occurred or have been predicted to occur by an accredited source such as a provincial or federal government agency.
2. Development shall not be allowed in hazard lands unless the hazard can be eliminated or protected against prior to or during development.
3. Growth shall be directed away from wetland and low-lying areas.
4. Existing developments that are prone to flooding shall implement additional flood mitigation measures, if feasible.

5. Development of permanent structures upon lands located within the Ritchot Agricultural Policy Area and the Red River Valley Designated Flood Area and more specifically defined as all that land located between PTH #75 in the west and PR 200 in the east, south of the Winnipeg Floodway and north of PR 210 outside of the St. Adolphe flood protection dike, shall comply with the provincial flood protection requirements of Manitoba Regulation 59/2002, a regulation under *The Water Resources Administration Act*.
6. No further subdivision of land for residential purposes will be considered within the PTH 75 to PR 200 corridor north of PR 210.
7. Where development is allowed on hazard land, subject to policies in section 3.6.2, the following criteria shall be subsequently applied:
  - a. Development shall not adversely alter, obstruct, or increase water flow, flood velocity or flood stages and should only be allowed if the cumulative effects of all foreseeable development in the flood prone area is within limits specified in provincial regulations or local by-laws;
  - b. There shall be no added risk to life, health or safety;
  - c. All structures and services shall be protected against damage and shall be functional under hazard conditions;
  - d. Except where authorized, activities such as filling, excavation and clearing, which would otherwise accelerate or promote damages due to causes such as erosion or bank instability, shall be wholly prohibited; and
  - e. Potential damages to any allowed open space uses shall be minimal in hazard conditions.
  - f. An assessment of flood risk, stormwater management, soil erosion and soil stability must be completed.
8. Low impact uses such as green infrastructure and low impact development, haying, grazing, forestry or open space recreation shall be allowed on hazard lands.
9. Wherever possible, natural tree and vegetative cover shall be preserved in or near hazards lands to reduce runoff, erosion and assist in maintaining bank stability.
10. Wherever possible, proposed developments or buildings shall be located outside areas subject to ponding due to snowmelt or rain events, and riparian areas.
11. Wherever possible, existing and proposed developments should consider lot-level flood protection measures.
12. The Planning District should work with regional partners to develop and update flood prevention and response strategies including key evacuation routes.
13. Council may require proponents of development in hazard areas to complete engineering studies, including recommendations regarding preventative and mitigative measures which reduce risks to an acceptable level and remedial measures which restore or rehabilitate damage which may occur
14. In areas where the specific hazard has not been determined, buildings shall be set back from all waterways a minimum distance of 30 metres (98 feet), unless an engineering investigation shows that these setbacks may be reduced.
15. In areas where the specific hazard has not been identified, permanent structures should be 1.5 m (5 feet) above ordinary high water elevation with a minimum setback distance of 30.5 m (100 feet) from the top of the waterway embankment to allow for erosion and instability unless an engineering investigation indicates that these limits may be reduced.

16. Where a parcel of land is being subdivided for development, and contains, in the opinion of Council, land unsuitable for development by reason of hazards, an area shall be required to be dedicated as Public Reserve in accordance with the provisions of *The Planning Act*.
17. Development proposals in flood plain hazard areas shall be referred to the appropriate provincial authority for review prior to approval by the Planning District.

## 3.9 DRAINAGE

The Planning District is drained by a hierarchy of interconnecting water courses including the La Salle, Seine, Morris, Rat, Marsh, and Red Rivers. Many of the smaller creeks (e.g. Tourond Creek, St. Adolphe Coulee) and drainage ditches within the Planning District are typically active during the spring melt when the water table is much higher. The intent of this section is to ensure protection of the water courses to permit drainage as needed.

### 3.9.1 Drainage Objectives

- a. To ensure all development meets municipal and provincial drainage requirements.

### 3.9.2 Drainage Policies

1. The Planning District will adhere to provincial drainage guidelines and regulations and work cooperatively with the applicable provincial authorities and adjacent municipalities to address any regional drainage issues.
2. Development adjacent to or near water bodies must meet minimum setback distances as per approved watershed management plans under The Water Protection Act. Where no plan has been approved or makes reference to minimum setback requirements, minimum setback distance must be per the Provincial Planning Regulation. Drainage plans for undeveloped areas shall be required prior to development and shall be completed by a qualified engineer licensed to practice in Manitoba. Where development may increase storm flows into the provincial highway drainage system, the applicable provincial authority will be consulted. Permission from Manitoba Transportation and Infrastructure is required to drain any water into the highway drainage system. The cost of any required drainage improvements shall be the responsibility of the developer.
3. Pre-development run-off must equal post-development run-off, as verified by a drainage plan completed by a professional engineer.

## 3.10 HERITAGE RESOURCES

The Macdonald-Ritchot Planning District contains a total of 80 sites of historical and cultural significance including schools, churches, grain elevators, monuments, memorials and cemeteries. The objectives and policies of this section are intended to identify, protect and enhance heritage resources to ensure a significant and well-preserved legacy is passed down to future generations.

### 3.10.1 Heritage Objectives

- a. To protect known heritage resources in the Planning District from incompatible development and land uses that may threaten their integrity or operation.
- b. To identify and protect new heritage resources having cultural, architectural or archaeological significance from incompatible land uses that may threaten their integrity or operation.

- c. To increase public awareness, understanding and appreciation of the Planning District's heritage resources.

### 3.10.2 Heritage Policies

1. No development of land shall be allowed that will endanger any site or structure with historic significance as designated by applicable provincial authority.
2. Potential development or redevelopment of a provincially recognized heritage resource shall be considered only after consultation with the provincial authorities having jurisdiction and a heritage resource impact assessment at the cost of the development proponent to determine if the heritage resources would be endangered.
3. Sites with heritage potential will be considered for designation as a municipal heritage site under *The Heritage Resources Act*.
4. The Board encourages the identification of heritage resources in the Planning District to maximize interpretive and tourism potential.

## 4.0 LAND USE POLICIES

Part Four of this Development Plan provides objectives and policies for the land use policy areas within the Planning District. Each of these policy areas are illustrated on the land use maps contained in Part Six of this Development Plan.

### 4.1 AGRICULTURAL AREA

A significant portion of the Macdonald-Ritchot Planning District is covered by agricultural field. As the dominant land use in the municipality, the protection of the agricultural industry is necessary for the ongoing success of the municipality, and for the people who call it home. While it is recognized that non-agricultural development is present in agricultural areas, high quality agricultural lands must be protected from encroachment of incompatible uses.

The Development Plan restricts development on, and fragmentation of, prime and viable lower-class agricultural lands through the following Agricultural Area Policies and designation of the Agricultural Area. The Development Plan also provides consideration for livestock operations through its Livestock Operation Policies, including the designation of livestock operation areas including Livestock Management Areas, Livestock Mutual Separation Distance Management Areas, Limited Livestock Management Areas, and Restricted Livestock Management Areas. Designation of these areas for livestock operations aids in the protection of local agricultural and natural resources and promotes agriculture-based economic growth within the Planning District as well as good neighbor policies in association with settled/commercial areas.

Lands intended to provide for a range of agricultural uses shall be designated as Agricultural Area on Map 1 of this Development Plan.

#### 4.1.1 *Agricultural Area Objectives*

- a. To recognize agriculture as a major regional economic contributor.
- b. To preserve the Planning District's prime agricultural land and viable lower class agricultural land for a full range of agricultural uses including livestock operations, in accordance with all other policies of this Development Plan.
- c. To foster the sustainable growth and development of the agricultural industry in the Planning District.
- d. To allow for non-agricultural developments that cannot be suitably located in Rural Centres or Settlement designations, in a limited manner that minimizes the potential for land use conflict and supports the continued viability of the agricultural industry.
- e. To provide direction for livestock operations and ensure new or expanding operations are directed to areas that are planned to limit land use conflict and environmental impact.
- f. To ensure flexibility of farm operators to engage in a full range of agricultural and supplemental activities, including specialty crops and tourism-related agriculture operations.
- g. To ensure lands designated as Agricultural Area and related policies are aligned with the objectives of the Capital Planning Region.
- h. To help the agricultural industry prepare for climate risks such as flooding and drought, and support low carbon and sustainable farming practices.

#### 4.1.2 *Agricultural Area Policies*

1. To protect and preserve the Agricultural Area, growth shall be directed to the Rural Centres, Settlements and Enterprise Centres.
2. Lands designated as Agricultural Area shall allow for the full range of agricultural activities, including livestock operations subject to provincial legislation and regulations, and the municipal zoning by-laws.
3. The Planning District encourages sustainable farming practices that reduce emissions, organic waste, water usage, flood risk and runoff.
4. The following land uses shall be accommodated in the Agricultural Area:
  - a. General and specialized agricultural uses such as farming, pasturage, agriculture, apiculture, floriculture, aquaculture, horticulture, and agricultural product storage facilities and other bona fide agricultural practices shall be allowed provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
  - b. Livestock operations are subject to the provisions of Section 4.1.5 Livestock Operations of the Development Plan;
  - c. Agri-commercial or agri-industrial uses and small scale industrial, business and commercial operations that are used to diversify active farming operations.
  - d. Non-intensive, limited recreational and open space uses such as parks, nature trails, and agri-tourism that cannot be suitably accommodated in Rural Centre or Settlement areas (Such uses will be identified as a conditional use in the zoning by-law.);
  - e. Home occupations and/or home industries may be accommodated as accessory uses to a residential use, subject to compliance with the standards of the Zoning By-law. These businesses are generally modest in scale and investment and should not generate significant levels of traffic. If businesses grow to a level of activity more appropriate to an urban area, they should be re-located. The subdivision of accessory businesses from the parcel on which they are established shall not be permitted; and
  - f. Hobby farms that are accessory to existing rural residential dwellings.
5. Council shall consider the following criteria when considering proposed developments in the Agricultural Area:
  - a. The use shall not conflict with agriculture and, wherever possible, locate on lower class farmland;
  - b. The size of the site is appropriate to meet the needs of the use, without being wasteful of agricultural land;
  - c. The parcel has access to the municipal road system and does not negatively impact the provincial highway system. Where the development is proposed in the vicinity of a provincial highway, a copy of the proposal shall be circulated to the province for review and comments. Direct access to the provincial highway system is restricted and determined by Manitoba Transportation and Infrastructure;
  - d. If required, water, wastewater, and utilities can be economically provided;
  - e. Drainage is adequate on site; and
  - f. The storage, treatment and discharge of all effluent and emissions and disposal of all waste must meet the approval of the province and Municipality.

6. To limit agricultural land fragmentation and facilitate agricultural uses within the region, a minimum 80-acre agricultural parcel size shall be established. Variations shall be allowed in the following instances and where the end result is consistent with the overall Development Plan:
  - a. A public work has reduced the size of the parcel;
  - b. Lot boundary adjustments;
  - c. Title consolidations; or
  - d. Through a permitted subdivision as outlined in Section 4.1.3.
7. Where additional accessory housing is necessary to assist with an agricultural enterprise, such accommodation shall be provided on the existing farmstead as part of the farm unit if staff or family members living in the additional housing are significantly employed by the agricultural enterprise.
8. Where feasible, existing non-conforming small holdings shall be consolidated as a requirement of subdivision approval.
9. Existing agricultural enterprises which operate within generally accepted practices of farm management and in compliance with the Farm Practices Guidelines and other relevant provincial regulations should be protected from new development which might unduly interfere with their continued operation.
10. New private solid waste disposal sites shall be considered in the Agricultural Area as a conditional use, provided they comply with the following criteria:
  - a. Sites shall comply with the Waste Management Facilities Regulation MR 37/2016 under The Environment Act;
  - b. Sites shall not adversely affect the recreational amenities of the area;
  - c. Sites shall not be located in close proximity to residential areas and other non-compatible uses; and
  - d. In order to minimize human exposure to the undesirable effects, development in the vicinity of these facilities should be limited to open space, agricultural or industrial uses.

#### 4.1.3 *Agricultural Area Subdivision Policies*

1. To limit agricultural land fragmentation and facilitate agricultural uses, subdivision of land designated as Agricultural Area shall be restricted as per provincial regulation. Where subdivision is permitted by the approving authority, new residential development on residual parcels shall be restricted by Development Agreement if deemed necessary by the approving authority.
2. Subdivision of lands in the Agricultural Area will be limited to one subdivision per 80 acres or river lot of record that has not yet had a farmstead site subdivided out at the time of adoption of this development plan, subject to the following circumstances:
  - a. Where a specialized agricultural operation requires a smaller land holding. The proponent shall be required to submit a business plan that supports the proposal for a specialized agricultural operation prior to subdivision, particularly in those areas with potential for agri-tourism;
  - b. Where an existing bona fide farmstead site is no longer required as part of an agricultural operation or has become surplus;
  - c. Where subdivision of the existing farmstead site is necessary to allow the agricultural producer to continue to reside in the farm residence upon retirement;
  - d. Where a single lot subdivision is required for an individual who significantly participates in the farm operation on an ongoing basis and derives an income from it;

- e. Where a farm is incorporated and it is necessary to establish a separate residential site from the company holdings for business or mortgage purposes;
  - f. Where a parcel of land that has been physically isolated by such things as a transportation route or a water course, but only if the parcel is of a size, shape or nature that makes farming impractical;
  - g. Where a single-lot subdivision for a commercial or industrial use is proposed that is intended to:
    - i. Provide services, machinery, equipment, or goods specifically required by an agricultural operation; or
    - ii. Store or process products grown or raised by an agricultural operation.
3. All subdivisions of land within the Agricultural Area shall be subject to the following criteria:
- a. Proposed subdivisions shall accommodate the provision of water and wastewater services in accordance with provincial regulations;
  - b. The proposed subdivision shall, wherever possible, be directed away from prime or viable lower class agricultural land, livestock operations and other resource-related uses to avoid land use conflict. If applicable, the site shall be confined to the existing shelterbelt that forms part of a farmstead site and generally be between 2 to 10 acres in size;
  - c. The proposed site shall have direct and legal access to a developed all-weather road;
  - d. The site is or can be provided with municipal services with reasonable efficiency and without undue cost to the municipality;
  - e. The site shall not be subject to flooding or can be adequately flood-proofed;
  - f. The proposed subdivision shall not impede the orderly expansion of areas designated Rural Centre, Settlement or Enterprise Centre.
  - g. The proposed subdivision can be adequately protected from hazards associated with flooding, erosion or inadequate drainage;
  - h. The proposed subdivision shall comply with the minimum mutual separation distances for livestock operations, industrial areas, waste disposal grounds, or other incompatible land uses, as outlined in the Zoning By-law.
4. Development of permanent structures upon lands located within the Macdonald-Ritchot Planning District Development Plan's Agricultural Area and the Red River Valley designated Flood Area and more specifically defined as all that land located between PTH #75 in the west and PR 200 in the east, south of the Winnipeg Floodway and north of PR 210 outside of the St. Adolphe flood protection dike, shall comply with the provincial flood protection requirements of Manitoba Regulation 59/2002, a regulation under The Water Resources Administration Act. No further subdivision of land for rural residential purposes will be considered within the PTH 75 to PR 200 corridor north of PR 210.

#### 4.1.4 *Agricultural Area Industrial Policies*

- 1. On-farm manufacturing and fabrication enterprises which compliment the agricultural economy and are compatible with adjoining land uses and can be supported by municipal infrastructure capacity shall be considered within the Agricultural Area as a conditional use under the zoning by-law.
- 2. The Zoning By-law will establish performance standards and siting criteria to guide the development and operation of rural and on-farm enterprises.

3. All proposals for rural and on-farm enterprises within the Agricultural Area will be evaluated in terms of their environmental, economic and social impacts.
4. Rural and on-farm enterprises may, as a condition of approval, be required to mitigate possible effects upon municipal road and drainage infrastructure, surface water run off, air quality and noise levels.
5. Where rural and on-farm enterprises are associated with environmental or other concerns, which can not be mitigated to the satisfaction of Council or where in the opinion of Council there is a danger to public health or safety, the development of an on-farm enterprise shall be rejected.
6. Specific industrial uses related to agriculture shall be permitted in the Agricultural Area, such as storage of agricultural chemicals, grain transfer elevators, soil or landscape contractor operations, and agricultural research centres.

#### 4.1.5 Livestock Operation Policies

Map 13: RM of Macdonald Livestock Management Areas and Map 14: Municipality of Ritchot Livestock Management Areas identify the areas within the Planning District that correspond to the policies on livestock in this section. For the purposes of this Development Plan, livestock operations are permanent or semi-permanent facilities or non-grazing areas where at least 10 animal units (AUs) (measured cumulative across species) of livestock are kept or raised either indoors or outdoors and includes all associated manure collection facilities.

1. Livestock operations shall not be located on Class 6, 7 or unimproved organic soil as described under the Canada Land Inventory. If detailed soil survey information is not available, the applicant shall be required to provide a detailed soil survey for the site, acceptable to provincial standards.
2. The Planning District has been divided into three areas for the purpose of guiding livestock operation development:
  - i. **General Livestock Area:** New or expanding livestock operations located within the General Livestock Area designation as defined on Maps 13 and 14 are a conditional use. Livestock operations of 300 AUs or greater also require provincial Technical Review, in accordance with *The Planning Act*.
  - ii. **Limited Livestock Area:** No new livestock operations shall be established within the Limited Livestock Area designation as defined on Maps 13 and 14. Existing livestock operations shall be considered to have conditional use approval. Expansion of existing livestock operations will require a new conditional use and where applicable, a provincial Technical Review, in accordance with *The Planning Act*.
  - iii. **Restricted Livestock Area:** No new livestock operation shall be established and no existing livestock operations shall be expanded within the Restricted Livestock Area designation as defined on Maps 13 and 14.
3. Lawfully existing livestock operations within the General Livestock Area or Limited Livestock Area at the time of adoption of this Development Plan By-law shall be considered to have conditional use approval. Expansion of said livestock operations shall require separate conditional use approval and where applicable, undergo the provincial Technical Review, in accordance with *The Planning Act*.
4. Lawfully existing livestock operations within the Restricted Livestock Area designation at the time of adoption of this By-law shall be deemed “non-conforming uses” and may be maintained, but not expanded.

5. Applications for conditional use approval of new or expanding livestock operations involving less than 300 AU shall follow procedures for conditional uses in accordance with *The Planning Act*.
6. Applications for conditional use approval of new or expanding livestock operations involving 300 AU or greater shall be referred to the Technical Review Committee for provincial review and shall follow procedures in accordance with *The Planning Act*.
7. Councils may only approve applications for conditional use approval of livestock operations where:
  - a. In the case of applications involving livestock operations less than 300 AU in size, Council is satisfied that the proposed new or expanding livestock operation will be compatible with the general nature of the surrounding area, will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area, and is generally consistent with the applicable provisions of the development plan by-law, zoning bylaw and any secondary plan.
  - b. In the case of applications involving livestock operations 300 AU or greater in size:
    - i. the Technical Review Committee has determined, based on the available information, that the proposed new or expanding livestock operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, measures and safeguards; and
    - ii. the proposed site of the new or expanding livestock operation is located on soils having an agricultural capability of Class 1 through 5.
8. Councils may impose the following as conditions of approval on the conditional use order:
  - a. Measures to ensure conformity with the applicable provisions of the development plan, zoning by-law and any secondary plan by-law;
  - b. One or both of the following measures intended to reduce odours from livestock operations: a requirement that covers be placed on manure storage facilities and/or a requirement that shelter belts be established;
  - c. A requirement that the owner of the affected property enter into a development agreement in accordance with *The Planning Act*; and
  - d. For livestock operations involving 300 AU or greater, measures to implement recommendations made by the Technical Review Committee.
9. *The Planning Act* provides restrictions on non-conforming uses in relation to resumption of operation after discontinuance of more than 12 months or re-building after damages. The zoning by-laws of the member municipalities may provide regulation to lessen the impact of said restrictions on existing livestock operations that are deemed non-conforming uses, in accordance with *The Planning Act*.
10. All new or expanding livestock operations shall satisfy the mutual separation distance requirements between livestock operations and Rural Centre, Settlement and Enterprise Centre designations as established in the applicable zoning by-laws.
11. The zoning by-laws of the member municipalities shall require the same minimum separation distances for siting livestock operations as established in The Provincial Land Use Policies Regulation.
12. Proposed and residual lots resulting from subdivisions of parcels containing livestock operations shall be of such dimensions so as to maintain minimum property boundary setbacks as required by the Livestock Manure and Mortalities Management Regulation, MR 42/98, under The Environment Act.

13. Each new or expanding livestock operation shall have access to the land to accommodate the application of manure produced on site in accordance with the Livestock Manure and Mortalities Management Regulation, MR 42/98, under The Environment Act.
14. Any new or expanding animal housing and manure facilities for a livestock operation which subject to flooding shall be constructed to a flood protection level of 0.6 metres higher than the 200-year flood plain elevation, as determined by Environment, Climate and Parks
15. New and expanding animal housing and manure facilities shall maintain a minimum setback of 100 metres from all major water bodies such as lakes, rivers, and from all surface watercourses such as wetlands, roadside ditches, and drains, as determined by the appropriate provincial government department. Alternative watering systems are available through Redboine and Seine Rat Roseau Watershed District programs.

## 4.2 RURAL CENTRE

There are multiple Rural Centres throughout the Planning District and they are characterized by higher levels of municipal infrastructure, a diverse set of land uses, core services including health care and schools, as well as recreational uses and cultural facilities. Rural Centres are urban areas that provide a local level of service to serve their own community with potential to accommodate higher density mixed-use development, appropriate to the size and scale of the community. The Rural Centres include La Salle and Oak Bluff in Macdonald and, St. Adolphe and Île des Chênes in Ritchot.

The anticipated housing mix for Macdonald and Ritchot in 2030, with the majority of the demand for single-detached dwellings, followed by a notable number of low-rise dwellings in Ritchot. However, no additional lands need to be designated to accommodate the projected growth.

In alignment with the guiding principle of climate resilience, the Rural Centres shall accommodate the majority of residential growth in the Planning District, with a mixture of commercial, industrial and regional services including key municipal recreation and school facilities. Infill and compact development will be supported.

Lands intended to provide for a range of uses and act as service centres for urban populations shall be designated as Rural Centre on Maps 2, 3, 6 and 8 of this Development Plan.

### 4.2.1 Rural Centre Objectives

- a. To accommodate and promote a variety of land uses including residential, commercial, industrial and recreational that are conveniently located, well-planned and supportive of the needs and interests of the community.
- b. To identify and increase opportunities for infill and compact patterns of development.
- c. To ensure residential development is contiguous and expands in a logical sequence related to the provision of municipal water and wastewater services.
- d. To promote a mix of housing types and densities in close proximity to services and recreational uses.
- e. To ensure the Rural Centres continue as service centres for both rural and local residents.
- f. To protect and promote the Rural Centres' central core and main street areas for commercial, civic and institutional uses.

- g. To provide for industrial development within suitable areas in the Rural Centres while minimizing or eliminating potential land use conflicts with non-industrial uses.
- h. To support green space within the Rural Centres and recognize the importance of trees for neighbourhood streets, public open spaces and residential and industrial developments.
- i. To support a variety of active recreational uses that serve both the local and regional community.
- j. To promote accessibility by minimizing physical barriers.
- k. To ensure lands designated as Rural Centre and related policies are aligned with the objectives of the Capital Planning Region.

#### 4.2.2 *General Rural Centre Policies*

1. Rural Centre designations may have residential, commercial, industrial, institutional and recreational uses.
2. Agricultural uses shall be permitted on an interim basis within the Rural Centre designations until the land is developed for another use. Such lands shall be zoned accordingly in the Zoning By-law.
3. The location and intensity of use within Rural Centre designated lands shall be guided by the Zoning By-law.
4. Development within the Rural Centres shall respect the existing physical characteristics of buildings, streetscapes and open space patterns within the community.
5. Development within Rural Centres shall be contiguous with existing development and municipal services.
6. Setbacks and landscaping buffers shall be required to improve the transition between different land uses.
7. The Planning District will encourage new development to limit the size of impermeable surfaces on lots.

#### 4.2.3 *Rural Centre Residential Policies*

1. A variety of housing types and tenures shall be accommodated in Rural Centre designated lands, subject to the requirements outlined in the Zoning By-law and may include single-, two- and multi-unit dwellings, as well as secondary suites and manufactured housing types.
2. Infill development of vacant residential areas is encouraged in order to maximize efficiency of existing municipal services and promote a compact and efficient land use pattern.
3. Infill developments of vacant residential areas shall be consistent with the residential character of existing neighbourhoods in terms of size, scale and setbacks. This includes continuation of special landscaping or built form features that contribute to the unique character of the neighbourhood.
4. Proposals for residential uses involving five or more units shall require a concept plan. The concept plan should illustrate the general arrangement of buildings, yards, access, parking and landscaping as well as open spaces, drainage and other major features. The design of the access and building lots shall be integrated with existing right-of-ways and services, and must conform to recognized engineering and planning standards.
5. New developments shall:
  - a. Incorporate a phased approach for larger developments where appropriate;
  - b. Provide lands for new schools, associated sports fields and day care facilities as determined by consulting the Manitoba Public Schools Finance Board;

- c. Connect to existing neighbourhoods, surrounding streets and open spaces;
  - d. Provide active transportation facilities throughout the development and connecting to adjacent neighbourhoods;
  - e. Provide services and facilities that meet the needs of residents; and
  - f. Incorporate energy efficient, low carbon design features where possible.
6. New development shall be directed towards lands with adequate municipal servicing.
  7. New development in the Rural Centre designations shall be compact in nature and contiguous with existing development.
  8. New developments shall be required to connect to municipal services.
  9. Expansion of Rural Centres may be permitted if the area proposed for expansion is:
    - a. Contiguous with existing development;
    - b. Can be connected to municipal water and wastewater, where available; and
    - c. Supported by studies demonstrating need and demand for development of the area, such as a residential land supply and demand analysis.

#### 4.2.4 Rural Centre Multi-Unit Residential Policies

1. Multi-unit residential development shall be supported in appropriate locations in the Rural Centre areas and could include a range of built forms from duplex, to townhouse, to low-rise apartments.
2. Multi-unit residential development (e.g. duplex, townhouse, low-rise apartments) located within residential neighbourhoods, shall be similar to the permitted form and massing of single-unit development.
3. Multi-unit residential development shall be directed to areas with convenient access to collector streets.

#### 4.2.5 Rural Centre Institutional Policies

1. Institutional facilities, including educational, health care and public cultural facilities, shall be located in Rural Centres.
2. Institutional facilities shall be located with easy access to collector streets.
3. Development or expansion of institutional uses will be encouraged to create site development plans in consultation with nearby neighbourhoods that will:
  - a. Establish development in a manner compatible with adjacent neighbourhoods;
  - b. Minimize traffic infiltration on existing neighbourhood streets;
  - c. Create visual and physical connections that integrate the project with adjacent streets and development areas of the community;
  - d. Incorporate features to optimize energy efficiency and sustainability features;
  - e. Identify the building envelopes for each building, site access and parking areas for the project; and
  - f. Identify pedestrian routes to be incorporated into the project.

#### 4.2.6 Rural Centre Commercial Policies

1. Commercial uses will be directed to appropriately zoned areas along core transportation corridors within the Rural Centre designation, with a focus on infill of existing commercial areas along the main

street. Core transportation corridors are PR 330 in La Salle, PTH 3 in Oak Bluff, Main Street in Île des Chênes, and PR 200 (Main Street) in St. Adolphe.

2. A strong “Main Street” identity shall be promoted by permitting a range of commercial uses as outlined in the municipal zoning by-law.
3. Revitalization and adaptive building reuse for commercial and mixed-use commercial is supported by the Planning District.
4. The Planning District supports compact, mixed-use commercial development in a manner considered compatible with surrounding uses. Mixed-use developments, being commercial uses on the ground floor with residential on the second floor will be considered. Appropriate urban design measures, such as landscaping, building layout and site design that is street-oriented and the use of a variety of materials to support the urban nature of development shall be considered as part of the approval process.
5. Multi-unit developments shall be permitted within the commercial areas of Rural Centres and shall be subject to the Rural Centre multi-unit residential policies.
6. Infill development on vacant commercial areas is recommended to maximize efficiency of existing municipal services and promote a compact and efficient land use pattern.
7. Infill developments of vacant commercial areas shall be consistent with the commercial character of existing areas in terms of size, scale and setbacks. Appropriate buffering may need to be utilized in order to mitigate any land use conflict between a proposed commercial use and an existing adjacent residential use.

#### 4.2.7 Rural Centre Industrial Policies

1. Industrial uses shall be directed to the Enterprise Centre Policy Areas.

#### 4.2.8 Rural Centre Environmental Policies

1. Recreational and park uses will be directed to appropriately zoned areas within the Rural Centre designation.
2. The maintenance and development of existing parks, recreation and open space areas is encouraged in such a way as to improve the visual appearance and aesthetic quality of the physical environment in the Rural Centres.
3. Parks and active transportation corridors shall be linked together where feasible.
4. Active transportation shall be provided and promoted through conveniently located and connected sidewalks, trails and pathways in park areas.

## 4.3 SETTLEMENT

Settlements are smaller urban areas that provide a local level of service to serve their community. Settlements, such as Brunkild, Domain, Sanford, and Starbuck in Macdonald and Grande Pointe, Île des Chênes West, and Ste. Agathe in Ritchot are important centres for rural residents. The Planning District’s Settlements should continue to provide a village living option that embraces rural lifestyles and provides access to services and amenities. Continued development is supported to maximize existing investments in municipal infrastructure.

Lands intended to provide for a range of uses and act as service centres for rural populations shall be designated as Settlements on Maps 4, 5, 6, 7, 9, 10, and 11 of this Development Plan.

#### 4.3.1 Settlement Objectives

- a. To maintain and strengthen the municipality's existing Settlements.
- b. To encourage high quality residential development in keeping with the existing character of the Planning District's Settlements, providing safe, functional and pleasant residential environments.
- c. To support compact patterns of residential development.
- d. To identify suitable areas for future development in keeping with the anticipated demand for land and efficient servicing strategies.

#### 4.3.2 Settlement Policies

1. An appropriate mix of residential, commercial, industrial, institutional and recreational uses, as defined in the Zoning By-law, shall be required within Settlement designations, in quantities reasonably related to demand and where such uses do not interfere with the primary residential character of the community.
2. Agricultural uses shall be permitted on an interim basis within the Settlement designations until the land is developed for another use. Such lands shall be zoned accordingly in the Zoning By-law.
3. The Planning District encourages a variety of housing types and tenures including inclusive housing strategies such as age-friendly, accessible, and affordable housing.
4. Developments within Settlement designations shall be connected to municipal services if services are available or become available in the future, within a time period as approved by Council and in accordance with provincial regulations. Proponents shall be required to contribute towards the cost of establishing new infrastructure needed to adequately service development.
5. Minimum lot sizes shall be established in the zoning by-law to permit effective on-site disposal of wastewater and to minimize the risk of groundwater pollution, in accordance with provincial regulations.
6. The Planning District encourages infill and revitalization of existing built-up areas as a means to accommodate new development in Settlement designations. Where suitable vacant land is not available, new development shall locate adjacent to built-up areas where public services can be efficiently and economically expanded.
7. Where large undeveloped areas, or multiple lot developments are being considered for future development, an overall concept plan shall be prepared for the area, in order to provide for an efficient and well-planned development. The concept plan should illustrate the general arrangement of future roadways, building lots, open spaces, drainage and other major features. The design of the roadways and building lots shall be integrated with existing right-of-ways and services, and must generally conform to recognized engineering and planning standards.
8. All new developments shall be evaluated based on:
  - a. The cost and feasibility of providing municipal services and utilities;
  - b. Local and regional impacts regarding pedestrian safety, traffic volumes and movement;
  - c. Drainage patterns including stormwater drainage and groundwater conditions;
  - d. The ability to incorporate efficient energy and water consumption, and manage climate risk;
  - e. The availability and convenience of public open space and recreational facilities; and
  - f. Buffers between incompatible uses.

9. Commercial lot sizes shall be of a sufficient size to provide adequate space for the needs of development, particularly with respect to exterior displays, storage and service areas, as regulated in the zoning by-law.
10. The expansion of Settlements may be permitted if the area proposed for expansion is:
  - a. Contiguous with existing development;
  - b. Can be connected to municipal water and wastewater, where available; and
  - c. Supported by studies demonstrating need and demand for development of the area, such as a residential land supply and demand analysis.

## 4.4 ENTERPRISE CENTRE

In order to meet the commercial and industrial needs of the residents, to provide for employment opportunities, and to foster the development of 'complete communities' where residents can 'live, work, and play', a diverse range of commercial and industrial opportunities within the Planning District are necessary

The McGillivray Boulevard Enterprise Centre adjacent to the City of Winnipeg provides the highest concentration of commercial and industrial uses in the Planning District.

The Ste. Agathe Enterprise Centre located on the west side of PTH #75 serves Manitoba's most important north-south connection to the continental transportation corridor linking Canada, USA and Mexico.

The various types of Enterprise Centres shall be zoned appropriately prior to development and in accordance with the Development Plan.

Lands intended to provide for a range of industrial uses shall be designated as Enterprise Centre on Maps 3, 4, 5, 6, 7, 11 and 12 of this Development Plan.

### 4.4.1 Enterprise Centre Objectives

- a. To promote the growth of commercial and industrial uses within the municipality that are compatible with surrounding land uses.
- b. To strengthen the Planning District's commercial and industrial development to maximize employment opportunities.
- c. To promote the majority of commercial development to locate in the Rural Centres of La Salle and Oak Bluff in Macdonald, and Île-des-Chênes in Ritchot, and the Settlements of Sanford and Starbuck in Macdonald, and Ste. Agathe in Ritchot.
- d. To ensure highway commercial uses are designed and located in a manner that does not compromise the safety of the transportation system.
- e. To collaborate with Manitoba Transportation and Infrastructure for the development of roadways serving the Enterprise Centres.
- f. To ensure that future industrial areas will be compatible with other development in the area, will be appropriately serviced with water, wastewater and transportation facilities, and will not create any unacceptable health or environmental risks.
- g. To ensure commercial and industrial uses are designed and built in an aesthetically pleasing manner.
- h. To encourage industry and commercial uses with similar characteristics to cluster together to avoid land use incompatibilities with adjacent land uses and to share the costs of servicing a site.

- i. To work with adjacent municipalities to promote the advantages of the Winnipeg Metropolitan Region.
- j. To ensure the application of complementary zoning and development with adjoining municipalities.
- k. To ensure Enterprise Centres have access to key inter-regional transportation routes.
- l. To provide flexibility and accommodate a wide range of commercial and industrial uses.

#### 4.4.2 Enterprise Centre Policies

1. To optimize the investment in infrastructure and services, industrial development shall be directed primarily to the priority Enterprise Centres, being the McGillivray Enterprise Centre area, Oak Bluff Enterprise Centre area, and Ste. Agathe Enterprise Centre area.
2. Proposed development shall be compatible with neighbouring land uses. The following factors should be considered:
  - a. Industrial uses shall be sufficiently setback from residential uses in the general vicinity to mitigate potential conflicts resulting from noise, dust, vibration, odour or vehicular traffic associated with the industrial activity;
  - b. Industrial uses should be protected from encroachment by non-compatible uses;
  - c. Uses that are incompatible or potentially incompatible with other land uses shall be developed where they will not endanger public health or safety;
  - d. The development should generally have direct access to a major road;
  - e. The development should be energy efficient and include low carbon building and electric vehicle infrastructure where feasible, and be designed to withstand future climate change impacts;
  - f. New development within existing employment areas should minimize access to municipal and provincial roadways through the use of internal road networks;
  - g. Risks resulting from hazardous storage or processing operations shall be prevented or appropriately mitigated so as to not endanger nearby residents or the groundwater;
  - h. Uses that produce excessive traffic volumes that may have detrimental impact on the safe and efficient operation of the transportation network shall not be allowed;
  - i. Factors such as noise and other potential nuisances shall be mitigated; and
  - j. Site designs shall consider aesthetic factors, particularly with regard to exterior processing or storage. Where the zoning by-law permits outdoor storage, the outside storage will:
    - i. Be confined to lots within the interior of the Enterprise Centre area and generally located within the rear yard; and
    - ii. Be well screened by fencing or landscaping.
3. Light industrial uses, being the manufacture or processing of products within an enclosed building and generating no or low levels of nuisance, and business parks uses, shall be accommodated in the Enterprise Centre areas, subject to appropriate zoning. These types of uses should be directed away from the central business district of the Rural Centres.
4. Heavy industrial use developments shall be directed to Enterprise Centres near RTAC roads, such as the McGillivray Boulevard Enterprise Centre and the Enterprise Centre in Ste. Agathe.
5. Intermodal (truck-train) developments shall be directed to appropriate Enterprise Centre areas, such as along PTH 2 west of PR 332 in Starbuck, PTH 3 south of PR 247 in Sanford, and near PTH 75 in Ste. Agathe.

6. Prior to approval of a commercial industrial use, the proponent shall prepare a site plan showing the conceptual design, landscaping, servicing requirements, potential land use conflicts, potential GHG emissions and climate change impacts, access and impact to the transportation network.
7. New development abutting residential areas shall be required to provide protective buffering through the use of separation, fencing, landscaping, building or site design to reduce impacts of noise, unsightly storage and lighting. In addition, parking and loading on sides adjoining residential areas may be prohibited.
8. The Planning District shall support the development of commercial clusters so that they are mutually favorable and can be effectively and efficiently serviced.
9. Unless approved by the appropriate provincial government agency, businesses that are dependent upon an abundant water supply which may affect the potable water supply shall not be allowed to locate in rural un-serviced industrial areas.
10. Developments shall not be allowed in areas subject to flooding, erosion, or bank instability unless detailed analysis of the specific site provided by a qualified engineer can prove the development to be safe from the aforementioned hazards.
11. In un-serviced subdivisions, lot sizes and soil conditions shall permit the effective functioning of onsite sewage disposal systems approved in accordance with provincial environmental regulations.
12. A development proponent shall be required to demonstrate to the municipality that there is sufficient demand to warrant the development.
13. If warranted, an engineering report addressing servicing issues and options, environmental concerns, including groundwater protection, drainage and other matters as determined by the municipality and provincial government agencies shall be required prior to the approval of any industrial use or new Enterprise Centre areas.
14. Future industrial land uses shall take into consideration municipal services, access to major transportation routes, as well as compatibility with adjacent uses.
15. In order to protect municipal services and to preserve the quality of the environment, new or expanded industrial uses shall ensure:
  - a. Water consumption in peak use periods will not unduly strain the water supply system
  - b. Emissions, in terms of dust, odour, gases, noise, vibration or light, will not disrupt adjacent uses nor diminish the quality of life or the environment; and
  - c. Any proposed alteration of the topography will not aggravate or cause flooding or drainage problems on other land.
16. The Planning District shall ensure that all aspects of The Water Rights Act have been complied with for commercial industrial projects and the municipality may request copies of water rights licenses.
17. Where feasible and appropriate, design standards shall be incorporated into development agreements as part of the re-zoning, subdivision, variance or conditional use processes to ensure aesthetically pleasing industrial development. This may include, but not be limited to, landscaping requirements, visually appealing building facades, fencing requirements, etc. Specific requirements shall be outlined in the zoning by-law.
18. Industrial uses which emit high levels of noise, dust, vibrations and odours such as, but not limited to, concrete batch plants, asphalt mixing plants, and automobile and equipment wrecking yards, shall be directed away or buffered from residential areas, individual homes and institutional uses. Specific buffer requirements will be outlined in the zoning by-law.

19. Traffic from Enterprise Centres shall be directed towards controlled access points with PTH 3, PTH 2 and PTH 100 in Macdonald, and PTH 75 and PTH 59 in Ritchot. Functional Design and Access Management Plans will guide development and access.
20. The Planning District shall continue collaboration with Manitoba Transportation and Infrastructure to plan and implement proposed access and future interchange requirements involving the Perimeter Highway, PTH 2 and PTH 3.
21. In Macdonald, access from the McGillivray Boulevard and Oak Bluff Enterprise Centres will be limited to those points identified in the PTH 3 Functional Design and Access Management study and as identified in the South Perimeter Highway Safety Plan and the South Perimeter Highway Design Study.
22. The McGillivray Enterprise Centre shall be planned to accommodate the future extensions of Bishop Grandin and Moray Street, in consultation with Municipal Relations and Manitoba Transportation and Infrastructure.
23. The transportation corridor for any future extensions of Bishop Grandin and Moray Street, including potential connection to PTH 3, shall be preserved.
24. The lands within the Ste. Agathe Enterprise Centre will principally serve industrial uses. Within the Ste. Agathe Enterprise Centre the existing wayside park will be maintained to serve the travelling public, as well as provide an open space buffer along the Enterprise Centre's access to PTH 75, as illustrated on the Ste. Agathe Settlement Map 7.
25. New Enterprise Centre lands shall only be designated:
  - a. Where such lands:
    - i. Contribute to the provincial and/or national interest; or,
    - ii. If serviced, are contiguous with existing development; or,
    - iii. If un-serviced, employment lands shall be clustered.
  - b. Where supported through studies identifying potential impacts of the expansion including, but not limited to:
    - i. Regional demographic, population, and employment projections;
    - ii. Regional supply and demand or market analysis for employment land, which may include consideration for development constraints;
    - iii. Traffic and transportation needs;
    - iv. Existing and future municipal servicing infrastructure;
    - v. An agricultural impact assessment; and,
    - vi. A natural asset assessment.

## 4.5 HOLD POLICY AREAS

There are three Hold Policy Areas: Rural Centre Hold, Settlement Hold and Enterprise Centre Hold. The intent of the Hold Policy Areas is to direct incremental growth in a manner that supports the Planning District's commitment to sustainable and logical growth, and to ensure sufficient lands are retained to provide adequate supply of land for the expansion of these centres beyond the time horizon of the Development Plan.

#### 4.5.1 Hold Policy Area Objectives

- a. To direct the future growth of Rural Centres, Settlements and Enterprise Centres.

#### 4.5.2 Hold Policy Area Policies

1. Hold Policy Areas will require an amendment to the Development Plan to permit development.
2. Where application is made to re-designate Hold Policy Areas to their respective designation, the following conditions apply:
  - a. A supply and demand study shall be completed to provide proof of demand to justify the creation of additional supply. Generally, a five-year supply of buildable lots shall be maintained within the Rural Centre, Settlement and Enterprise Centre areas.
  - b. A concept plan shall be completed showing the proposed subdivision design including lot sizes, roads, surface drainage, sewer and water lines, and open spaces. The concept plan should also indicate proposed phasing of development and linkages to existing development to ensure efficient and economical extension of municipal infrastructure and servicing.
  - c. Other conditions deemed necessary by the Planning District Board or municipal Council.
3. The Zoning By-law may establish hold zones to control development in the Hold Policy Area designations.

## 4.6 ENVIRONMENTAL AREA

Natural areas represent a small percentage of the overall land cover in the Planning District and preservation of these areas is important for providing habitat including food, shelter, and breeding areas for terrestrial rare species and wildlife inhabitants as well as providing connectivity between natural areas. In addition, preservation of the natural areas, especially riparian zones, aids in the protection of water quality and aquatic life associated with rivers and streams in the Planning District. This is key, as Macdonald relies on the La Salle River as its potable water supply. These natural areas also provide outdoor recreational opportunities for residents and visitors to the District.

Parklands and open space are also designated as Environmental Area within the Development Plan and provide both active and passive recreation. Parklands may include, but not necessarily be limited to, parks, trails, outdoor recreational facilities such as soccer fields and hockey rinks, skateboard park and boat launch.

Lands intended to protect natural areas and provide recreational and park opportunities shall be designated as Environmental Area on Maps 1 through 11 of this Development Plan.

#### 4.6.1 Environmental Objectives

- a. To encourage the protection of scarce or unique and scenic resources.
- b. To encourage recreational developments to cluster together so that they can be supportive of each other.
- c. To prevent overuse and consequent degradation of recreational resources.
- d. To avoid establishing recreational developments in prime farming areas.

- e. To promote the development of multi-use year-round parks and recreational facilities to maximize social and economic benefits.
- f. To separate non-compatible land uses with open space or landscaped buffers in order to minimize conflict.
- g. To identify and protect areas that are environmentally or ecologically sensitive.
- h. To prohibit development in areas where increased drainage or land clearing could have a negative impact on other areas and to preserve these areas in their natural state.

#### 4.6.2 *Environmental Policies*

4. New development and infrastructure shall be directed away from sensitive environmental areas.
5. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
  - a. Rare or endangered flora and fauna have received Provincial designation and protection under either the Manitoba Endangered Species Act or The Species at Risk Act;
  - b. Lands have received Provincial designation and protection under the Protected Area Initiative, such as the Jennifer and Tom Shay Ecological Reserve;
  - c. Lands have been identified as Wildlife Management Areas;
  - d. Private lands have been voluntarily protected by landowners, including lands adjacent to rivers and creeks flowing through the Planning District; and
  - e. Lands adjacent to rivers and creeks flowing through the Planning District.
6. The Planning District encourages collaboration with the region's Watershed Districts to designate sensitive habitats as Environmental Area, particularly areas that are sensitive to climate change impacts such as drought or flooding.
7. The Planning District encourages implementation and inter-municipal cooperation in application of environmental protection measures by engaging the region's Watershed Districts, Manitoba Conservation and Climate in the development review process.
8. Public access to natural areas and wildlife habitat shall be required, where feasible, to foster appreciation for and enjoyment of nature, but such access should not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity. In cases where private lands are involved, access to these areas will be subject to the approval of landowners.
9. Ensure rural developments are maintained in harmony with the environment where natural areas, including waterways and semipermanent to permanent wetlands, and wood lots are preserved as integral components of a quality rural environment.
10. Community/ regional parks, heritage sites, and outdoor recreation areas within the Planning District shall be designated as Environmental Policy Area.
11. Parklands shall be acquired, classified, protected and managed as per the municipal Recreation Master Plan.
12. Natural areas shall be preserved and shoreline modification and tree removal along limit shoreline modification and tree removal along La Salle River, Red River, Morris River, Rat River and the Seine River waterways shall be limited.
13. Where privately initiated habitat conservation land leases or land transfers are proposed, Manitoba Conservation and Climate shall consult with the Planning District affected prior to approving the designation of a private habitat conservation area.

## 5.0 ADMINISTRATION

### 5.1 ADOPTION, REVIEW AND AMENDMENTS

Adoption of the Development Plan by the Planning District Board will give it the force of law. Once adopted, no development or land use shall be carried out within the area affected by the Development Plan that is inconsistent with the policies set forth herein.

The Planning District Board must complete a detailed review of its Development Plan within five years of its adoption.

While the Development Plan is intended to direct future development to appropriate locations, and to provide standards and guidelines for development, it is recognized that there may be cases where the Plan does not accommodate a development that the community may wish to consider. In such cases, an amendment to the text of the Development Plan, and/or to any of the maps, will be required in order to accommodate the proposed development.

A change to the Development Plan should be thoughtfully considered since it represents a change to the accepted direction and vision for the community.

### 5.2 ZONING BY-LAWS

The goals, objectives and policies contained herein are generally implemented through zoning by-laws. Zoning by-laws set out specific requirements for land use and development, identify zoning districts for certain types of uses, and outline permitted and conditional uses and development standards for each land use zone. Zoning by-laws must be generally consistent with the Development Plan.

### 5.3 SECONDARY PLANS

Council may adopt, by by-law, a Secondary Plan to provide more guidance on development related issues. A Secondary Plan can address objectives and issues in any part of the municipality, without limitation, on matters regarding:

- Any part of the Development Plan;
- Subdivision design, road patterns, building standards, site servicing or other land use and development matters; or
- Heritage resources, sensitive lands, and other social factors such as economic development.

The Development Plan has outlined high level objectives and policy direction related to Oak Bluff, St. Adolphe East Dike, La Salle and Grande Pointe, each of which has a secondary plan

### 5.4 SUBDIVISION APPROVAL

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review by the provincial planning authority, the applicable municipal Council, certain provincial government departments and agencies, and the Redboine and Seine Rat Roseau Watershed Districts as water planning authorities under The Water Protection Act. This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the Development Plan. A

subdivision proposal cannot proceed without the approval of the applicable municipal Council and the provincial approving authority. Council and the provincial approving authority may attach conditions to a subdivision approval in accordance with *The Planning Act*.

## 5.5 CONDITIONAL USE APPROVAL

Within zoning by-laws, there are provisions for the approval of various types of development as conditional uses. The conditional use approval process provides Councils with the authority to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides Councils with the opportunity to establish conditions of approval, which could include requiring the applicant to enter into a development agreement with the municipality. In utilizing the conditional use process, Councils will have an opportunity to influence the location of certain types of development, and to implement measures to ensure that development occurs in a manner that is acceptable to the community.

## 5.6 VARIANCE APPROVAL

*The Planning Act* enables Councils to issue variation orders for the purpose of varying or altering the application of the zoning by-law. Councils may attach conditions of approval to a variation order, which could include requiring the applicant to enter into a development agreement with the municipality in order to maintain the intent and purpose of the Development Plan or zoning by-law.

## 5.7 DEVELOPMENT AGREEMENTS

Approval of subdivisions, zoning amendments, conditional uses or variations can be conditional on the applicant/owner entering into a development agreement with the municipality that protects the interests of both parties. A development agreement typically deals with the responsibilities of the applicant and the municipality in providing services to the land in question, the use of the land, the siting of buildings, the installation of services, and/or the provision of open space or park land.

## 5.8 DEVELOPMENT PERMITS

New development generally requires a development permit issued by the applicable municipality. Before a permit can be issued, proposals will be reviewed to determine conformance with this Development Plan and the applicable zoning by-law.

## 5.9 DEVELOPMENT OFFICER

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

## 5.10 ADOPTION OF OTHER BY-LAWS

Land development and land use proposals 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 by-laws, licensing by-laws, and the Manitoba Building Code. These by-laws and regulations not only complement the

applicable zoning by-law, but set out the terms, conditions, and procedures upon which building permits are issued. Through building by-laws and regulations, Council can establish minimum standards of construction, maintenance, and occupancy which new and renovated buildings must meet to protect the safety and health of the public.

## 5.11 SPECIAL STUDIES AND CONCEPT PLANS

Applicants may be required to undertake and submit special studies or concept plans as part of the approval process for certain development proposals. Engineering or other professional studies shall be required for development proposed for lands affected by natural hazards or climate change, potential for groundwater or surface water pollution, and general risk to health, the environment and property. Examples of plans that the Planning District may require include: drinking water management plans, wastewater management plans, infrastructure capacity assessments, geotechnical analysis, environmental assessment and impact analysis, soil suitability analysis, drainage plans, transportation assessments and impact analysis.

Detailed concept plans may also be required to identify the location, nature and timing of development in a manner that is consistent with the intent of the Development Plan. Concept Plans can provide information with regard to the following:

- Schematic layout of future roadways, with provisions for integration in a safe and efficient manner with other existing and anticipated roadways in the area, and in conformance with accepted engineering standards;
- Schematic arrangement of building lots and parking areas, with lot sizes that are appropriate for the nature of the anticipated development;
- Conceptual layout of buildings and landscaping;
- Location and size of proposed buffers, sidewalks, bicycle paths, parks and open spaces;
- Sufficiently detailed contour information to evaluate slope and drainage conditions;
- Schematic design of the various utility and service systems anticipated within the development area, such as hydro, natural gas, telecommunication, storm drainage, water supply and wastewater systems; and
- Where appropriate, an assessment of the impact of the proposed development on the environment and/or climate.

## 5.12 PUBLIC WORKS

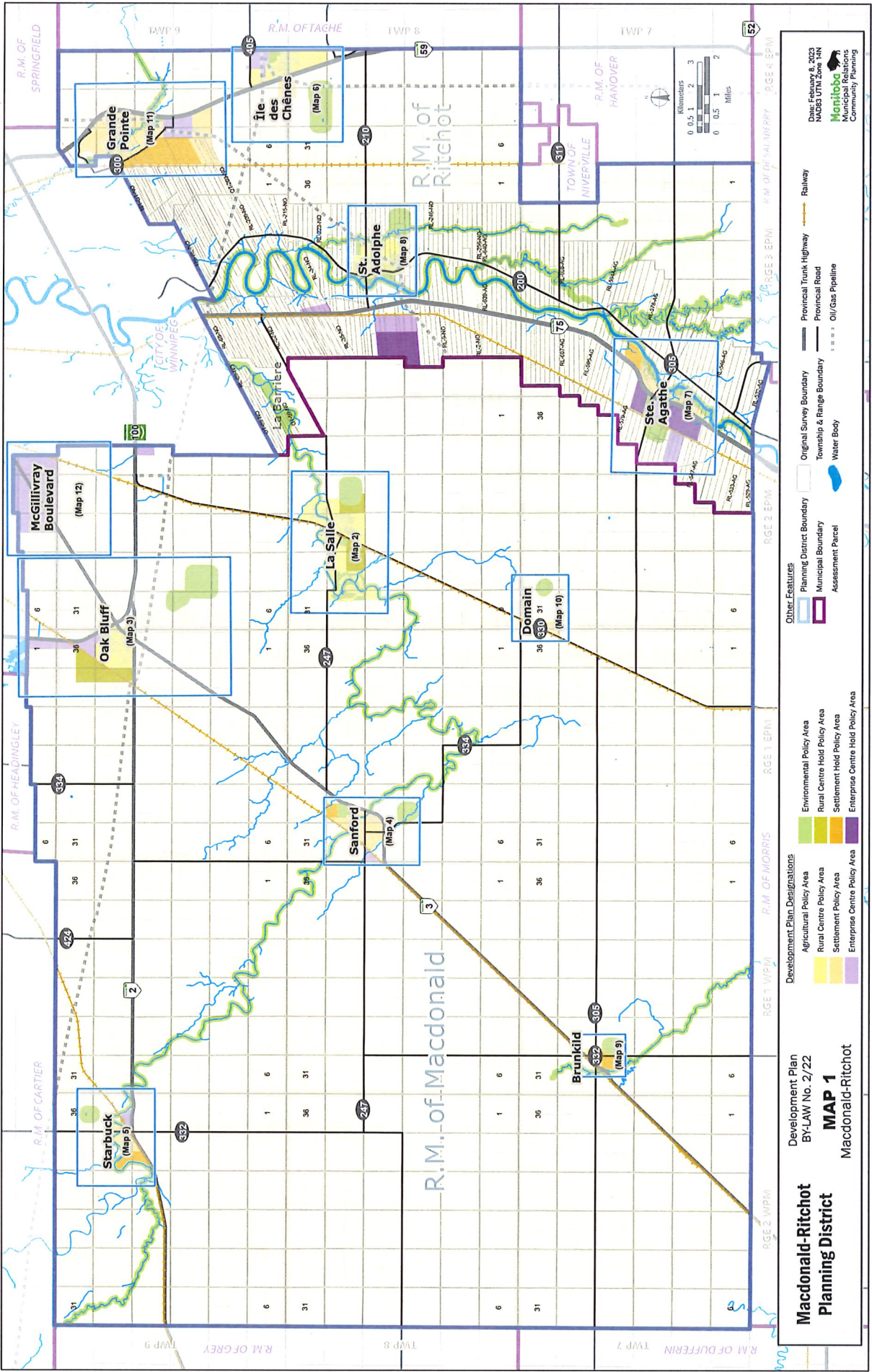
The capital works programs and public improvements of Macdonald and Ritchot should conform to the policies set out in the Development Plan. This is an important implementation tool since a municipality may influence the rate and direction of growth through the provision of municipal services to land.

## 5.13 CAPITAL EXPENDITURES

All levels of government, school boards, health authorities and all other agencies and stakeholders with a vested interest in the development of the Planning District should consult and ensure consistency with this Development Plan when revising capital expenditure programs.

## 6.0 MAPS

- Map 1: Macdonald-Ritchot Planning District Land Use Map
- Map 2: La Salle Land Use Map (Map 2)
- Map 3: Oak Bluff Land Use Map (Map 3)
- Map 4: Sanford Land Use Map (Map 4)
- Map 5: Starbuck Land Use Map (Map 5)
- Map 6: Île des Chênes Land Use Map (Map 6)
- Map 7: Ste. Agathe Land Use Map (Map 7)
- Map 8: St. Adolphe Land Use Map (Map 8)
- Map 9: Brunkild Land Use Map (Map 9)
- Map 10: Domain Land Use Map (Map 10)
- Map 11: Grande Pointe Land Use Map (Map 11)
- Map 12: McGillivray Boulevard Land Use Map (Map 12)
- Map 13: Livestock Management Areas: Rural Municipality of Macdonald (Map 13)
- Map 14: Livestock Management Areas: Municipality of Ritchot (Map 14)
- Map 15: Red River Valley Designated Flood Area (Map 15)
- Map 16: Crown Lands in the Rural Municipality of Macdonald (Map 16)
- Map 17: Crown Lands in the Municipality of Ritchot (Map 17)



**Macdonald-Ritchot**  
**Planning District**  
 Development Plan  
 BY-LAW No. 2/22  
**MAP 1**  
 Macdonald-Ritchot

- Development Plan Designations**
- Agricultural Policy Area
  - Rural Centre Policy Area
  - Settlement Policy Area
  - Enterprise Centre Policy Area
  - Environmental Policy Area
  - Rural Centre Hold Policy Area
  - Settlement Hold Policy Area
  - Enterprise Centre Hold Policy Area

- Other Features**
- Planning District Boundary
  - Original Survey Boundary
  - Township & Range Boundary
  - Assessment Parcel
  - Water Body
  - Railway
  - Provincial Trunk Highway
  - Provincial Road
  - Oil/Gas Pipeline

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**Macdonald-Ritchot  
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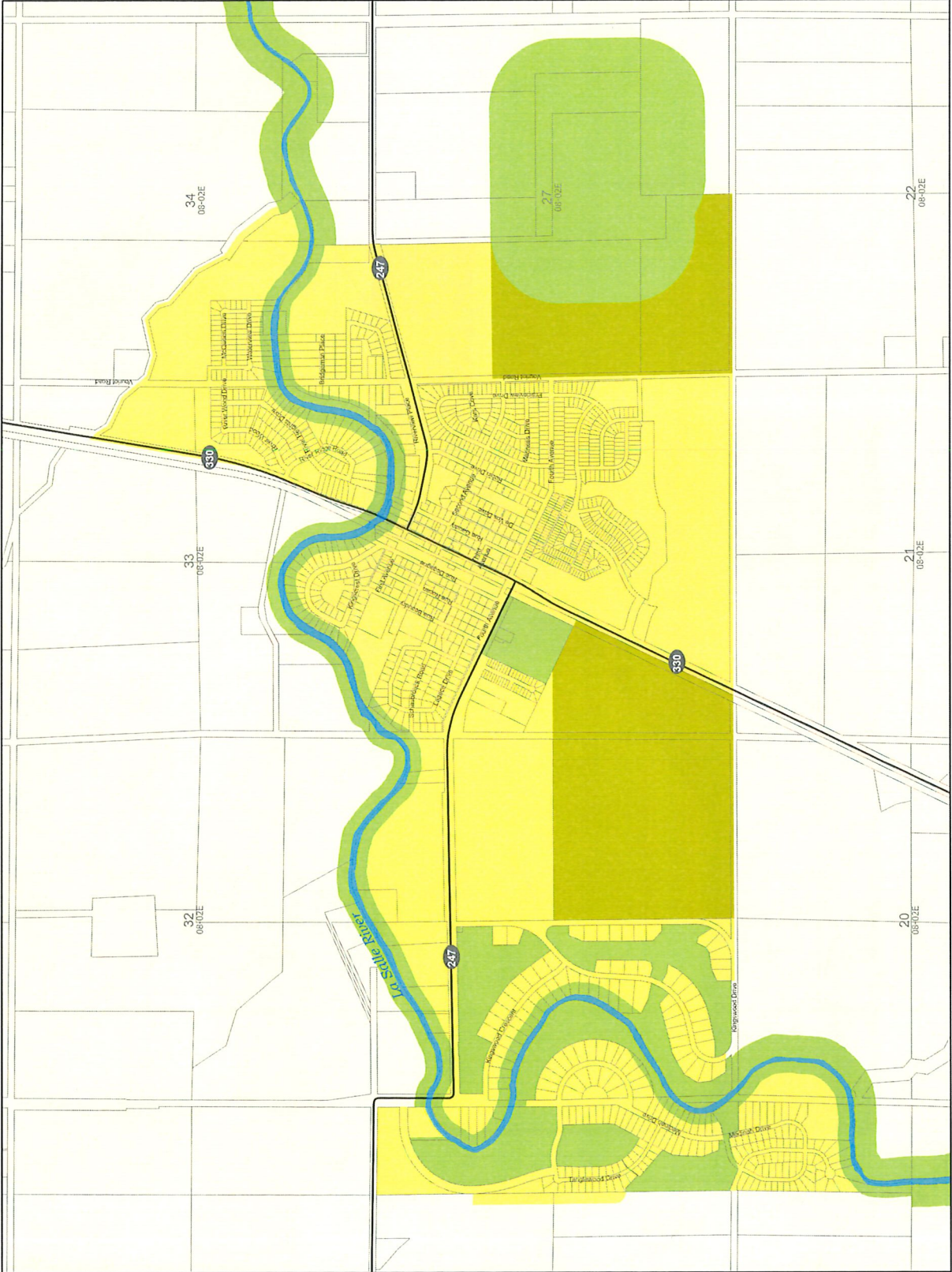
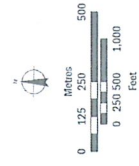
**MAP 2  
La Salle**

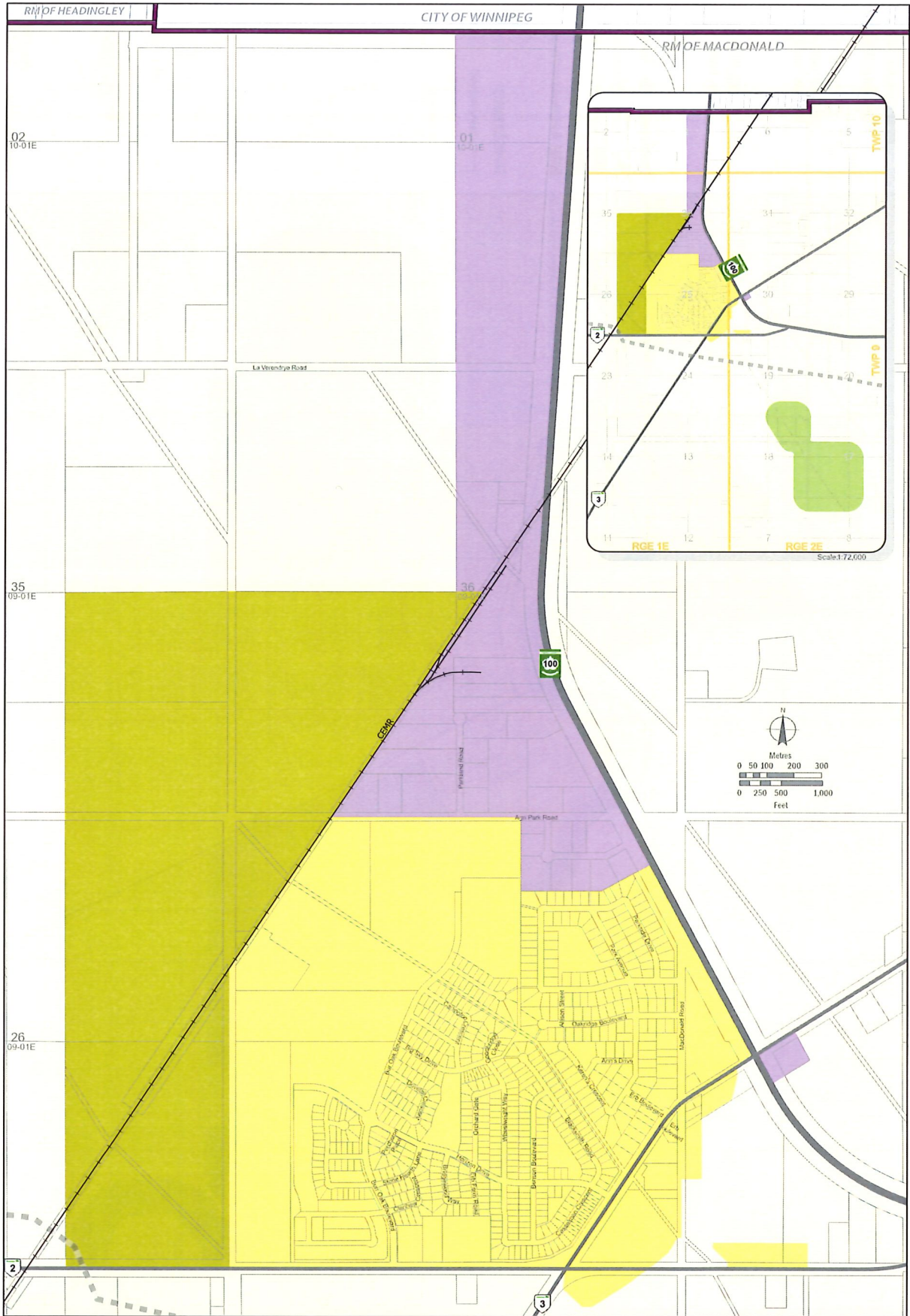
**Development Plan Designations**

- Agricultural Policy Area
- Rural Centre Policy Area
- Environmental Policy Area
- Rural Centre Hold Policy Area

**Other Features**

- Provincial Road
- Assessment Parcel
- Water Body





**Macdonald-Ritchot  
Planning District**

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**MAP 3  
Oak Bluff**

**Development Plan Designations**

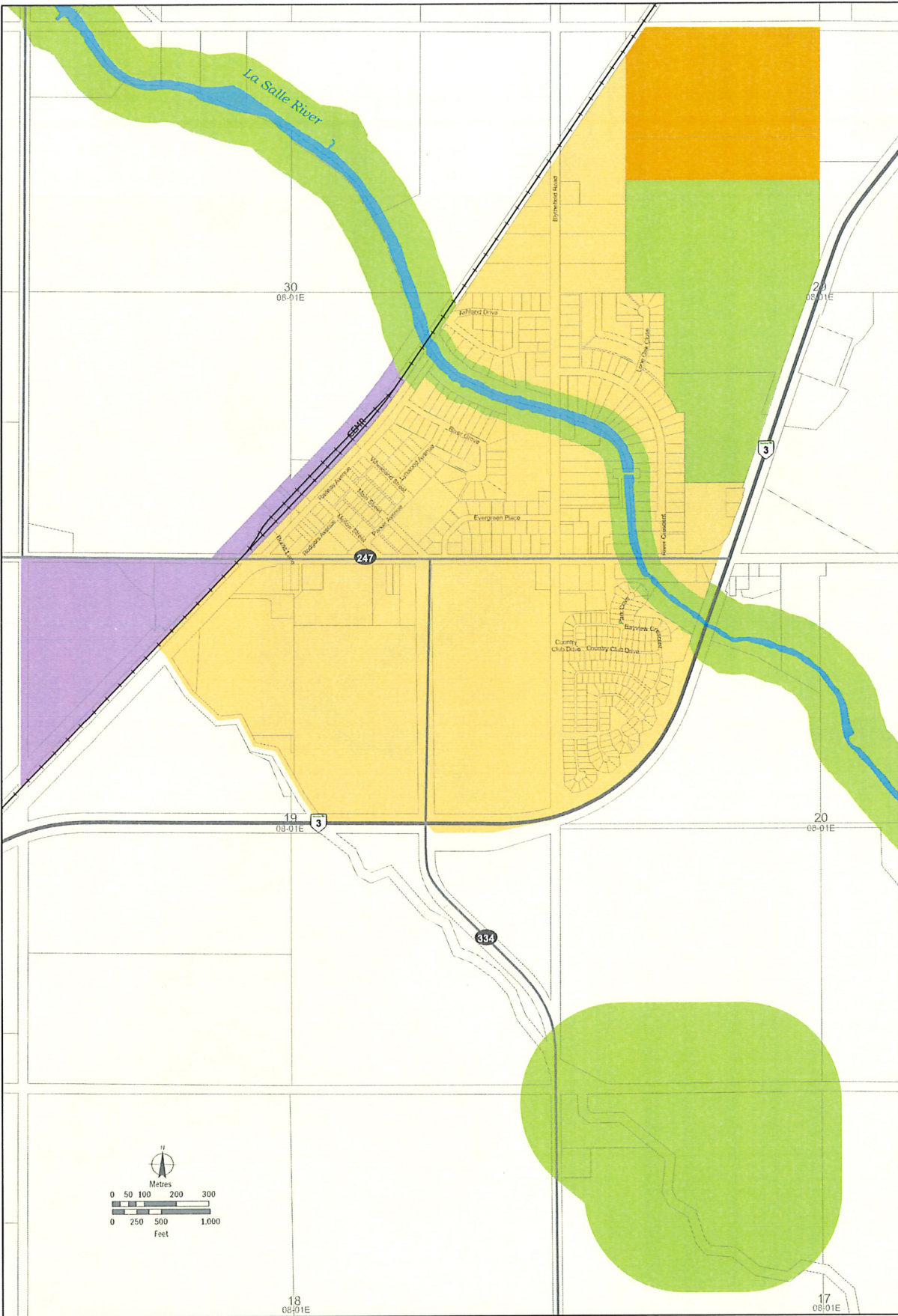
- Agricultural Policy Area
- Rural Centre Policy Area
- Enterprise Centre Policy Area
- Environmental Policy Area
- Rural Centre Hold Policy Area

**Other Features**

- Assessment Parcel
- Municipal Boundary
- Perimeter Highway
- Provincial Trunk Highway
- Oil/Gas Pipeline
- Railway

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**Macdonald-Ritchot  
Planning District**

Development Plan  
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**MAP 4  
Sanford**

**Development Plan Designations**

- Agricultural Policy Area
- Settlement Policy Area
- Enterprise Centre Policy Area
- Environmental Policy Area
- Settlement Hold Policy Area

**Other Features**

- Assessment Parcel
- Provincial Trunk Highway
- Provincial Road
- Railway
- Water Body

# Macdonald-Ritchot Planning District

Development Plan  
BY-LAW No. 2/22

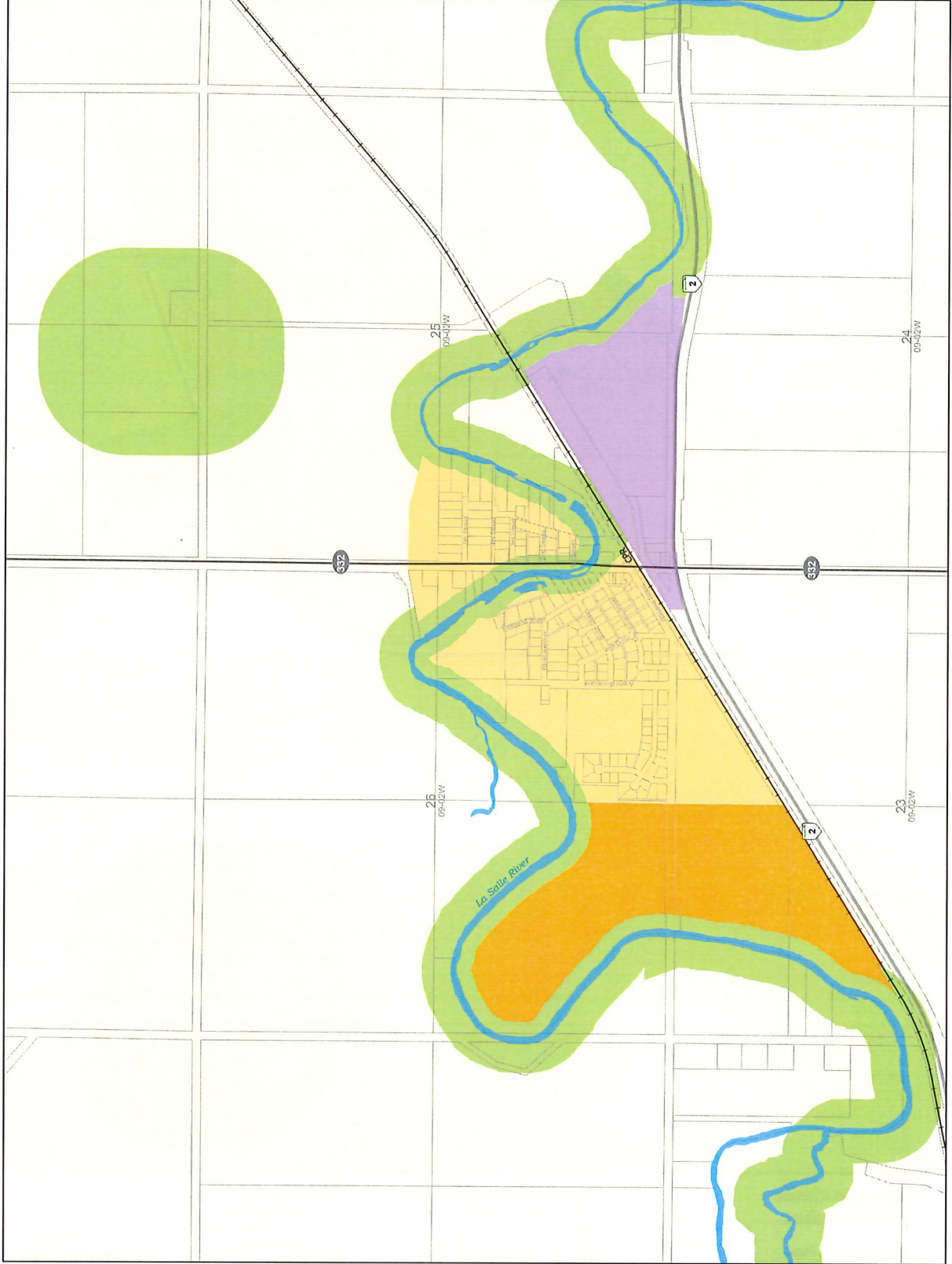
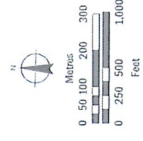
## MAP 5 Starbuck

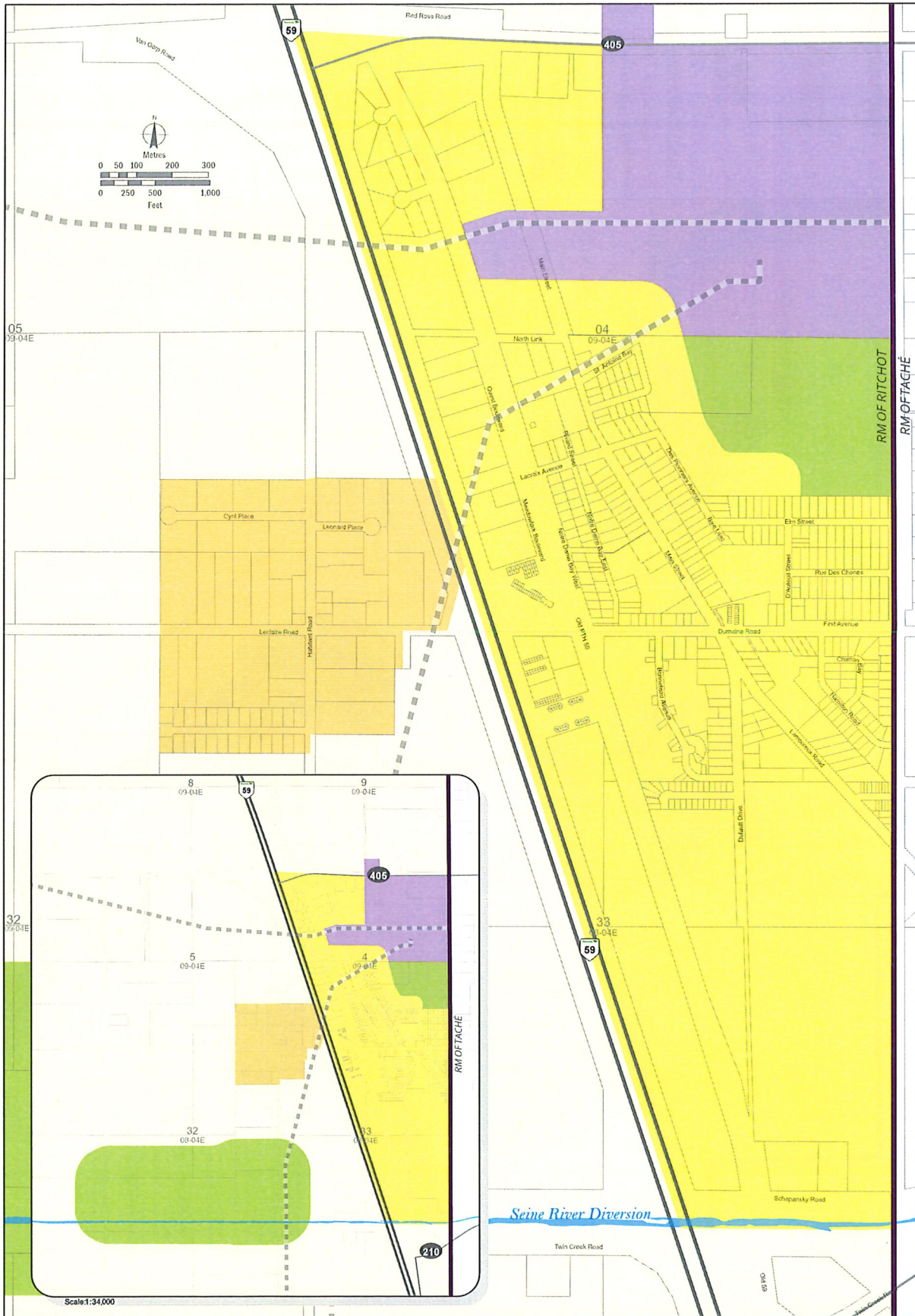
### Development Plan Designations

- Agricultural Policy Area
- Settlement Policy Area
- Enterprise Centre Policy Area
- Environmental Policy Area
- Settlement Hold Policy Area

### Other Features

- Provincial Road
- Provincial Trunk Highway
- Assessment Parcels
- Water Body
- Railway





**Macdonald-Ritchot  
Planning District**

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**MAP 6  
Île des Chênes**

**Development Plan Designations**

- Agricultural Policy Area
- Rural Centre Policy Area
- Settlement Policy Area
- Enterprise Centre Policy Area
- Environmental Policy Area

**Other Features**

- Assessment Parcel
- Municipal Boundary
- Provincial Trunk Highway
- Provincial Road
- Oil/Gas Pipeline
- Water Body

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# Macdonald-Ritchot Planning District

Development Plan  
BY-LAW No. 2/22

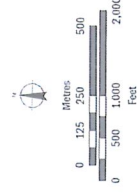
## MAP 7 Ste. Agathe

### Development Plan Designations

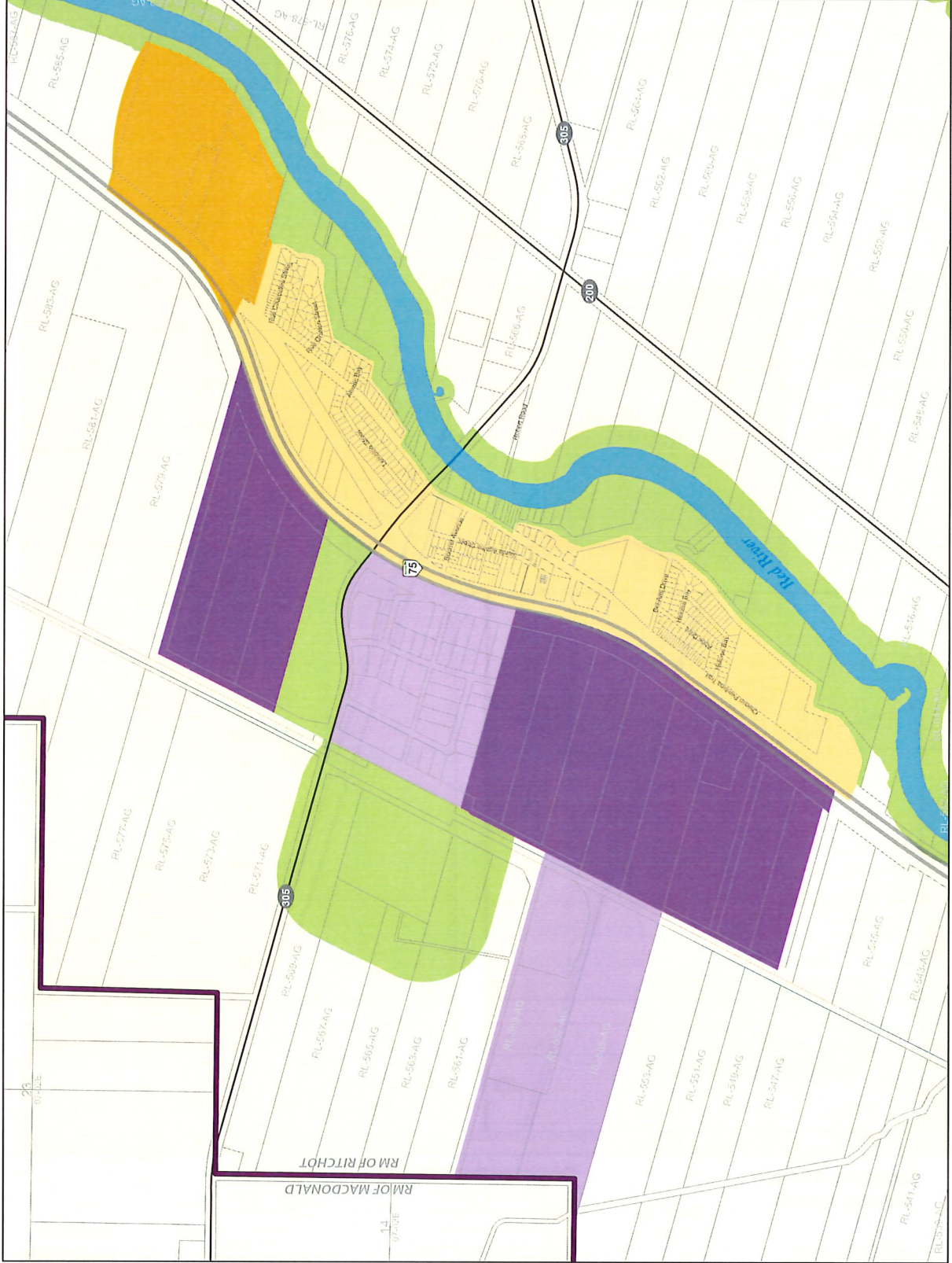
- Agricultural Policy Area
- Settlement Policy Area
- Enterprise Centre Policy Area
- Environmental Policy Area
- Settlement Hold Policy Area
- Enterprise Centre Hold Policy Area

### Other Features

- Municipal Boundary
- Assessment Parcels
- Provincial Road
- Provincial Trunk Highway
- Water Body



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# Macdonald-Ritchot Planning District

Development Plan  
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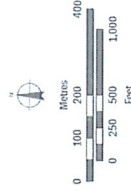
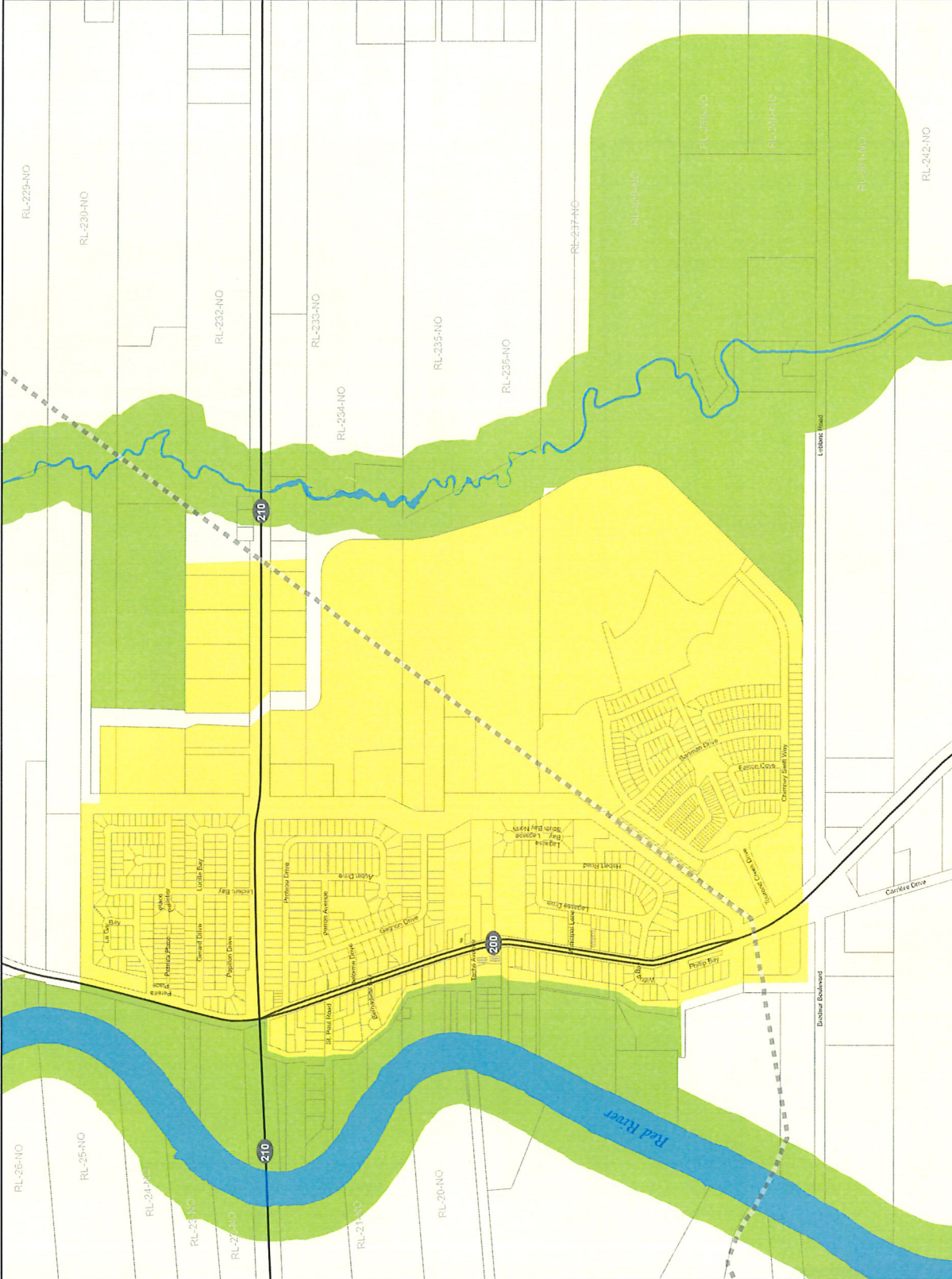
## MAP 8 St. Adolphe

### Development Plan Designations

- Agricultural Policy Area
- Rural Centre Policy Area
- Environmental Policy Area

### Other Features

- Provincial Road
- Oil/Gas Pipeline
- Assessment Parcels
- Water Body



# Macdonald-Ritchot Planning District

Development Plan  
BY-LAW No. 2/22

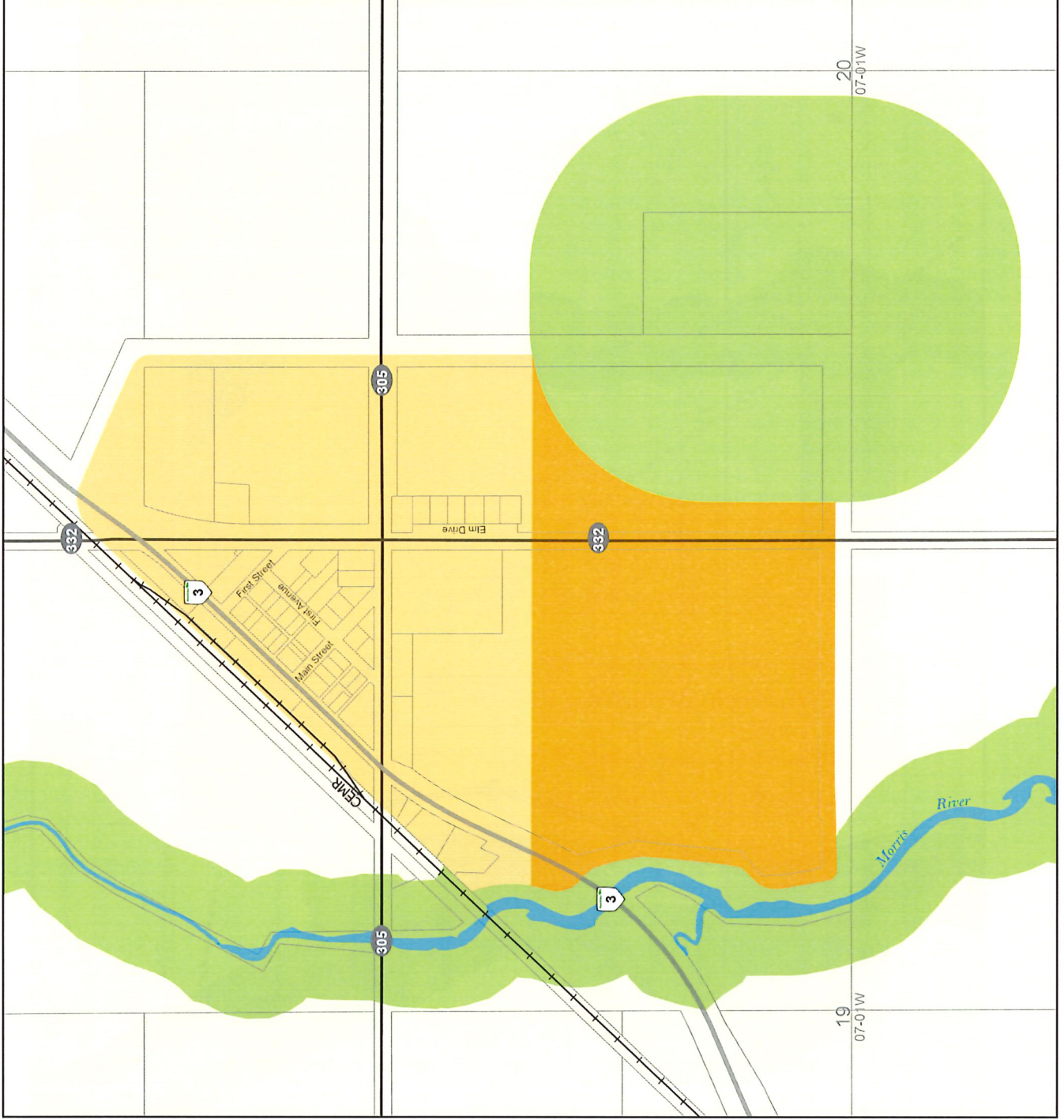
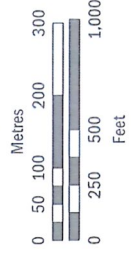
## MAP 9 Brunkild

### Development Plan Designations

- Agricultural Policy Area
- Settlement Policy Area
- Environmental Policy Area
- Settlement Hold Policy Area

### Other Features

- Assessment Parcels
- Provincial Road
- Provincial Trunk Highway
- Railway
- Water Body



# Macdonald-Ritchot Planning District

Development Plan  
BY-LAW No. 2/22

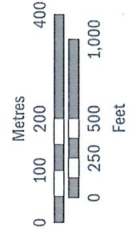
## MAP 10 Domain

### Development Plan Designations

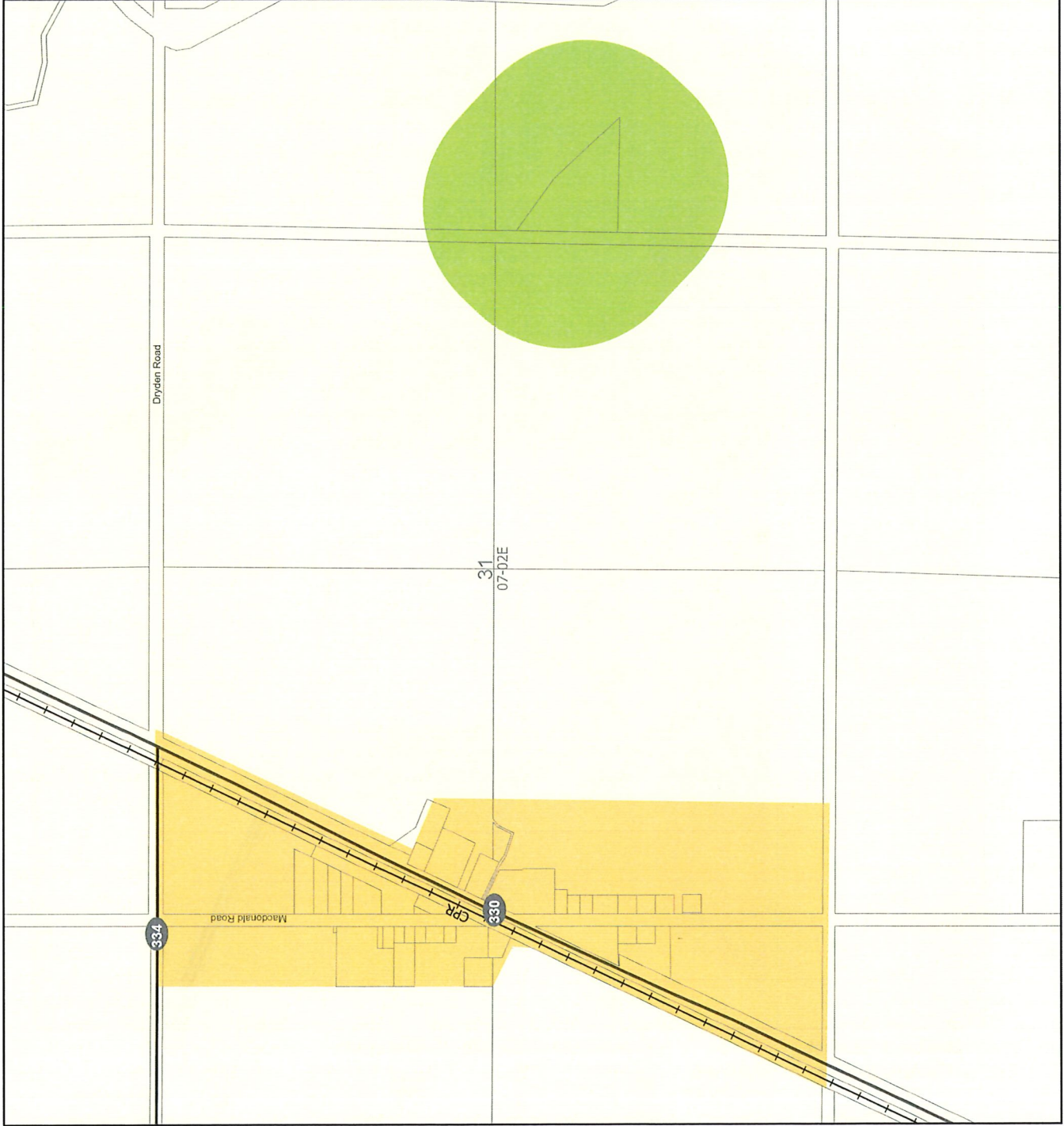
- Agricultural Policy Area
- Settlement Policy Area
- Environmental Policy Area

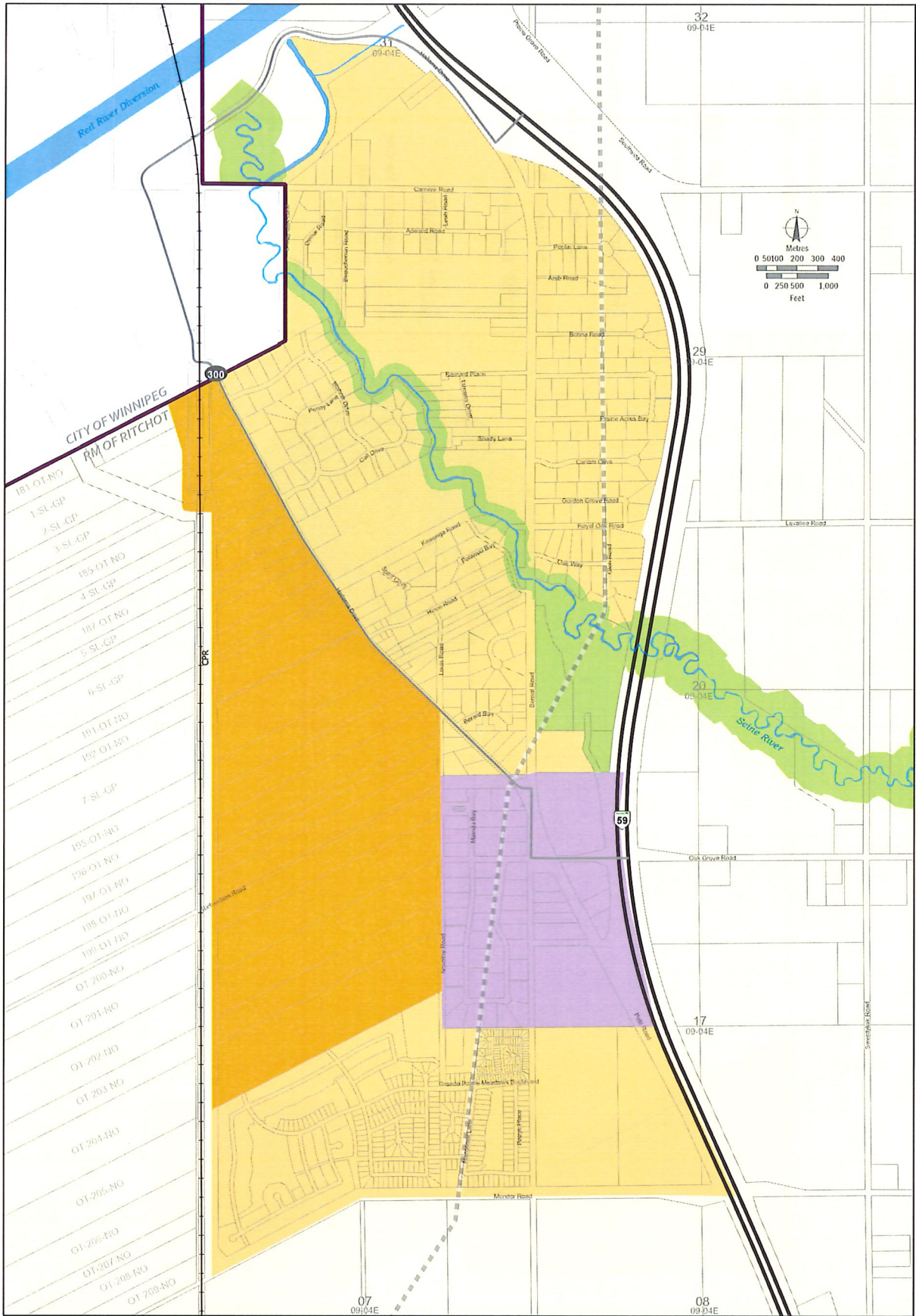
### Other Features

- Assessment Parcels
- Provincial Road
- Railway



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**Macdonald-Ritchot  
Planning District**

Development Plan  
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**MAP 11  
Grande Pointe**

**Development Plan Designations**

- Agricultural Policy Area
- Settlement Policy Area
- Enterprise Centre Policy Area
- Environmental Policy Area
- Settlement Hold Policy Area

**Other Features**

- Assessment Parcel
- Municipal Boundary
- Provincial Trunk Highway
- Provincial Road
- Oil/Gas Pipeline
- Railway
- Water Body

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# Macdonald-Ritchot Planning District

Development Plan  
BY-LAW No. 2/22

## MAP 12

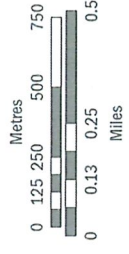
McGillivray Boulevard

### Development Plan Designations

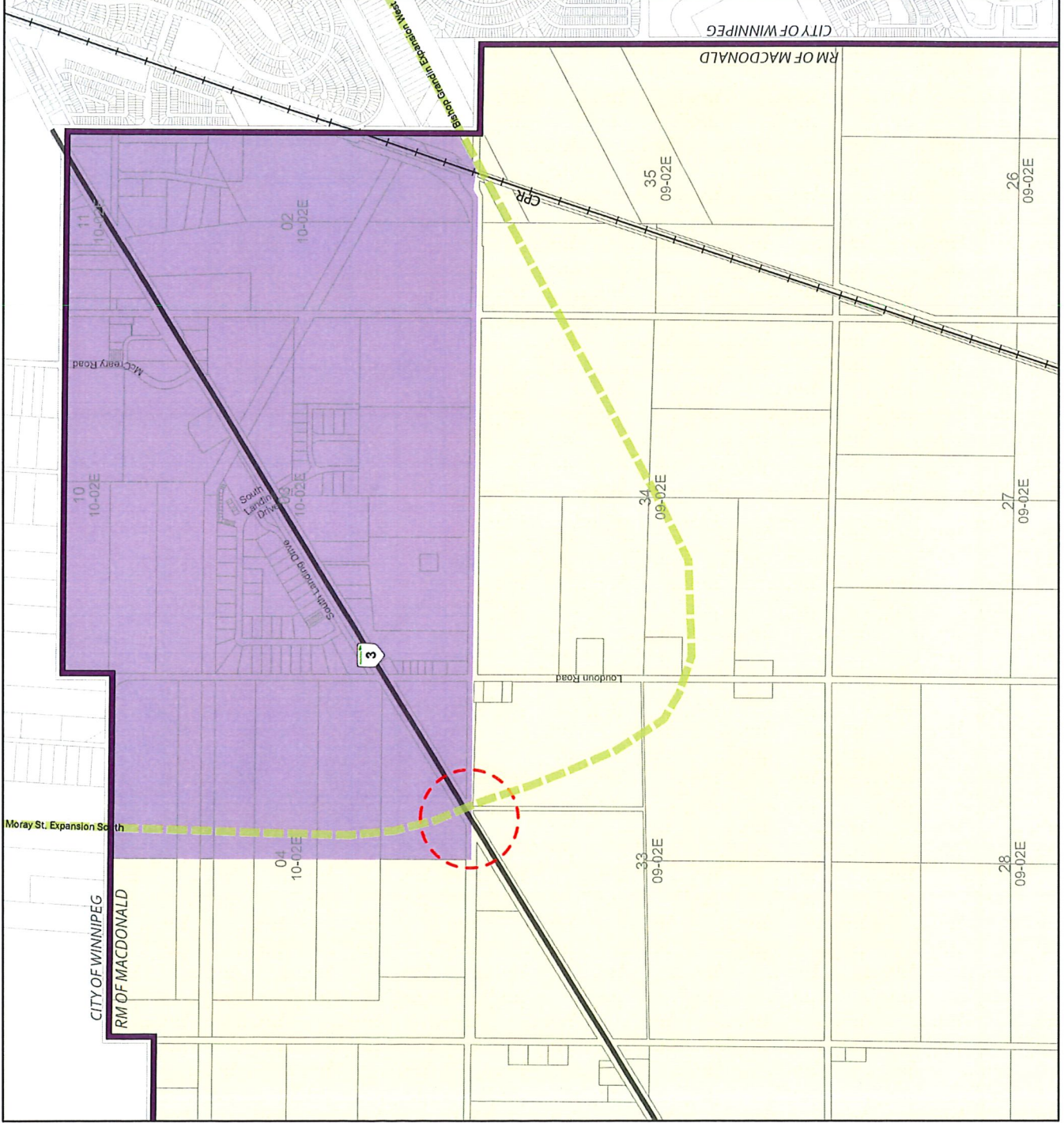
-  Agricultural Policy Area
-  Enterprise Centre Policy Area

### Other Features

-  Assessment Parcel
-  Municipal Boundary
-  PTH #3 Access Improvements
-  Conceptual Interchange
-  Provincial Trunk Highway
-  Railway



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# Macdonald-Ritchot Planning District

Development Plan  
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## MAP 13

Livestock Management Areas

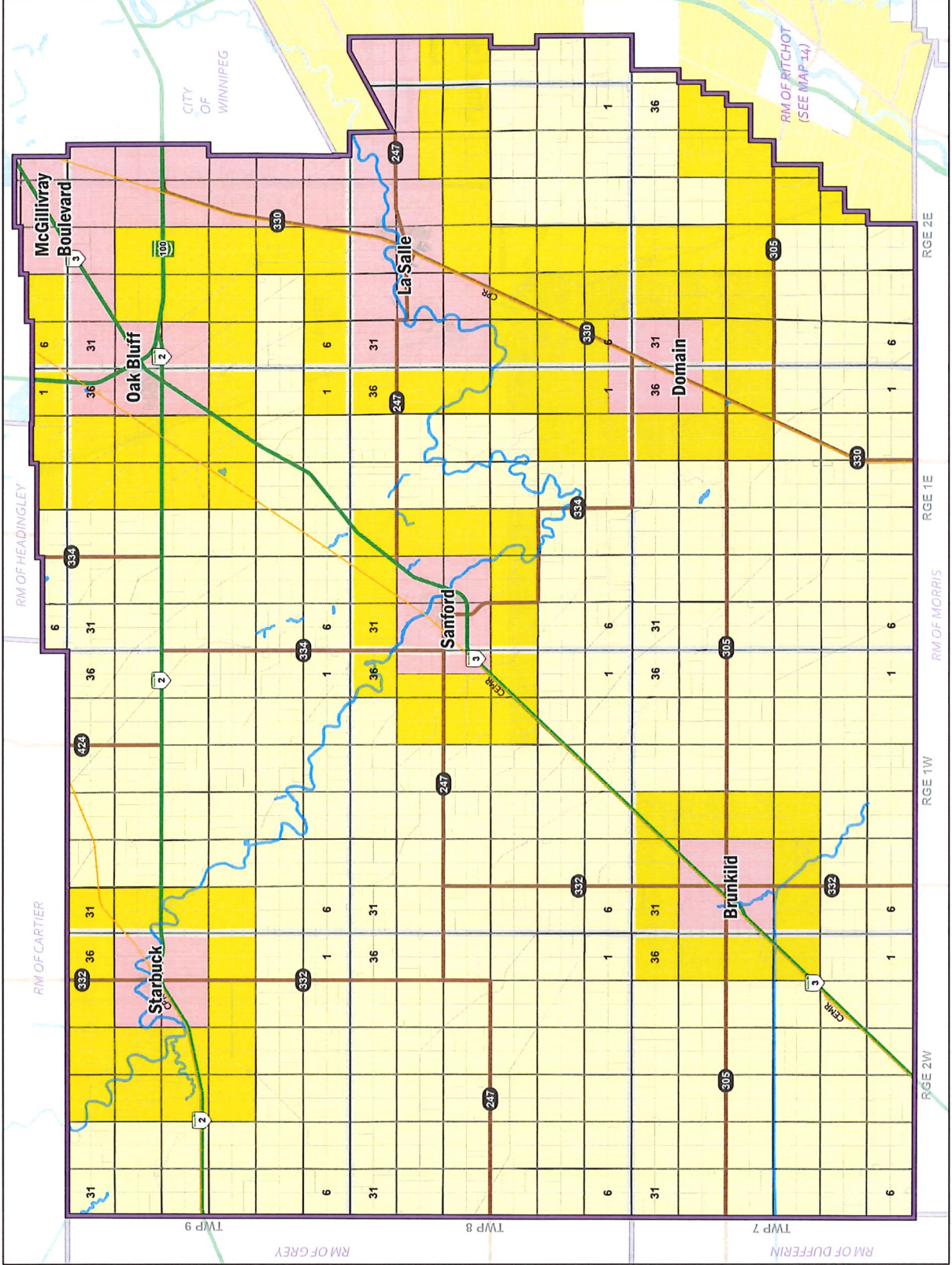
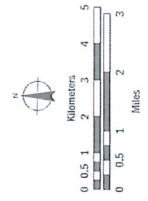
RM of Macdonald

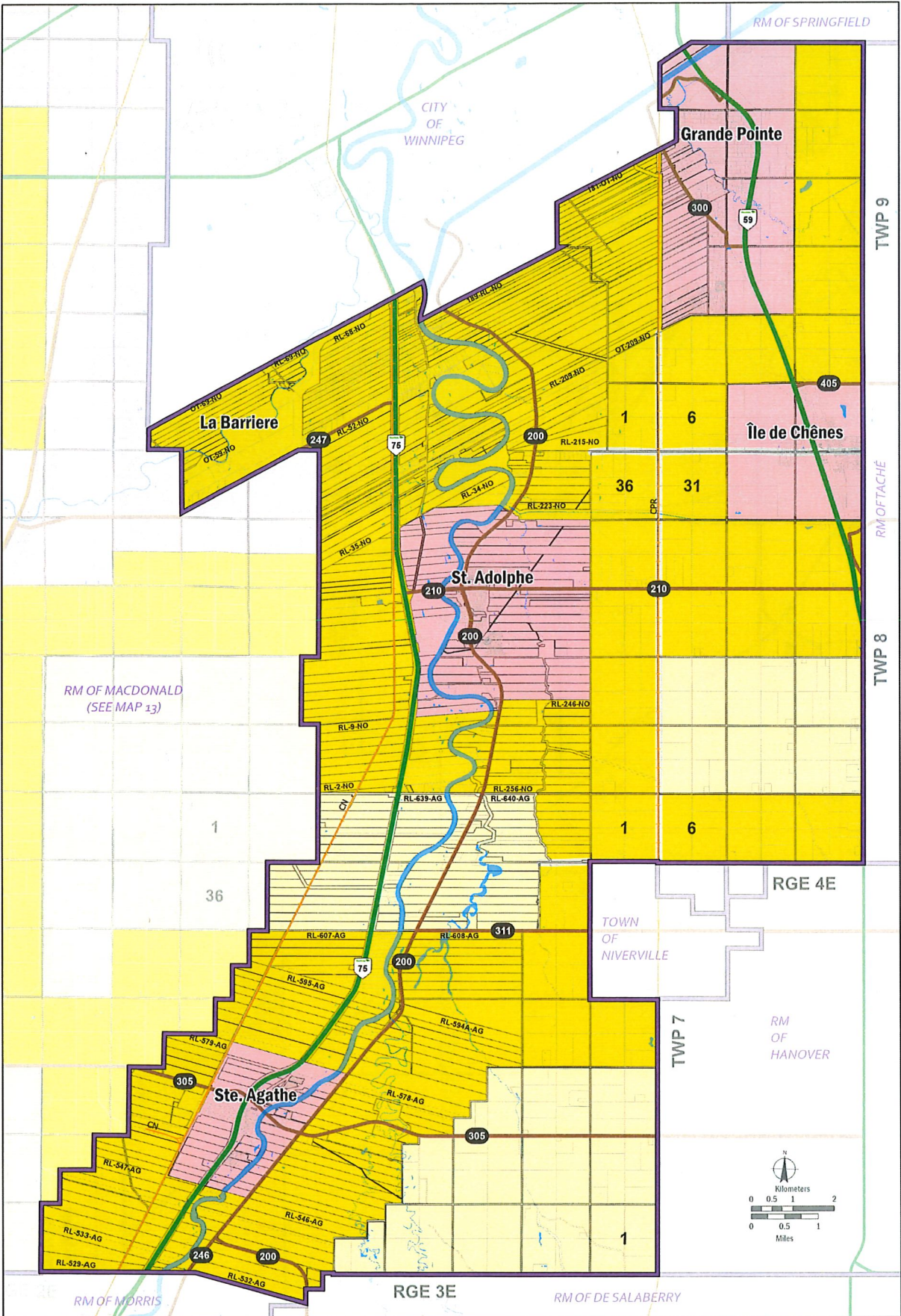
### Planning Policies

- Restricted Livestock Management Area
- Limited Livestock Management Area
- General Livestock Area

### Other Features

- Township & Range Boundary
- Original Survey Boundary
- Assessment Parcel
- Municipal Boundary
- Provincial Road
- Highway
- Railway
- Water Body





**Macdonald-Ritchot Planning District**

Development Plan  
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**MAP 14**  
Livestock Management Areas  
-  
RM of Ritchot

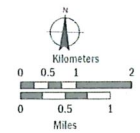
**Planning Policies**

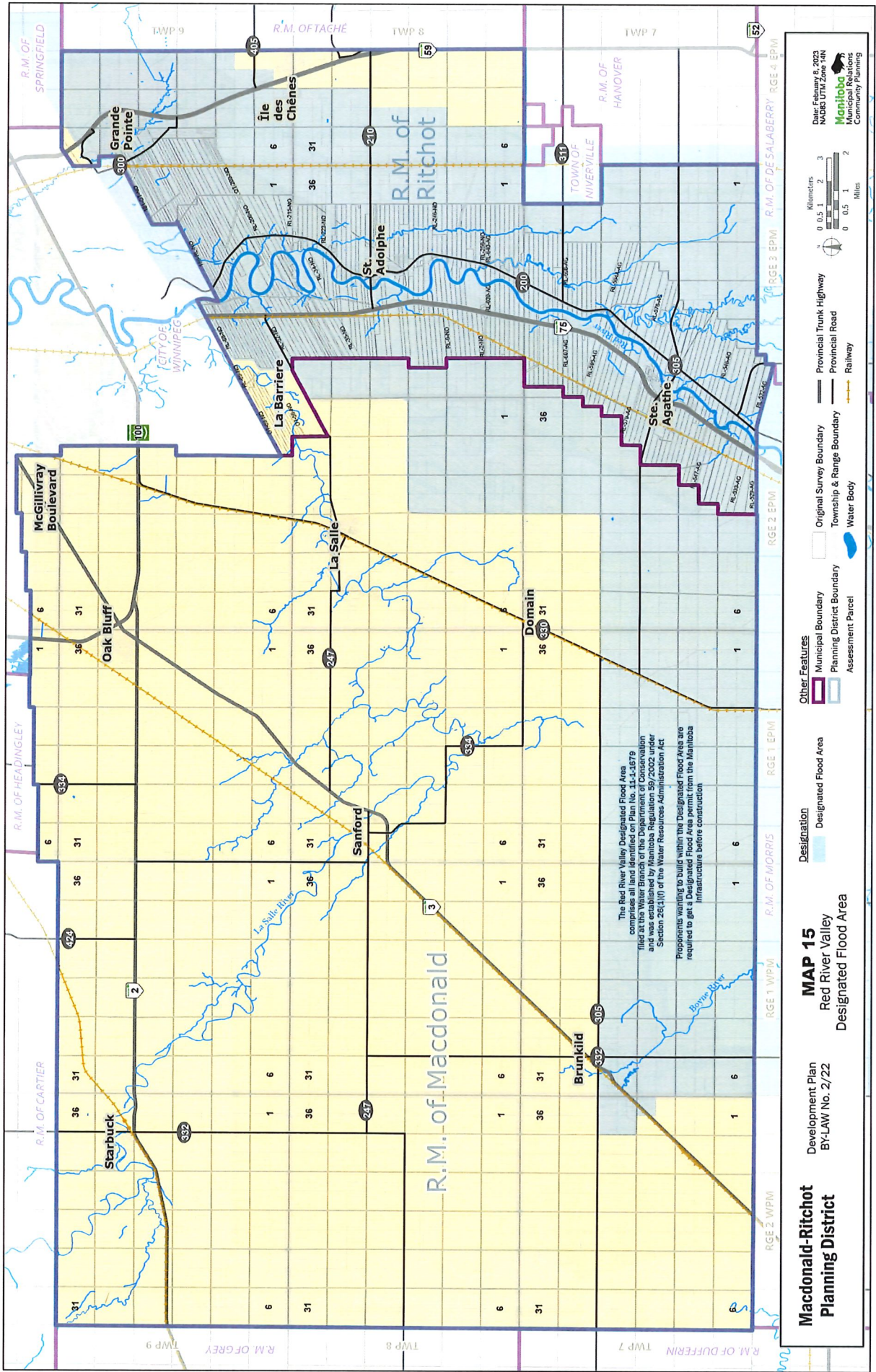
- Restricted Livestock Management Area
- Limited Livestock Management Area
- General Livestock Area

**Other Features**

- Township & Range Boundary
- Original Survey Boundary
- Assessment Parcel
- Municipal Boundary
- Water Body
- Provincial Road
- Highway
- Railway

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The Red River Valley Designated Flood Area  
 files identified on Plan No. 13-C-679  
 and was established by Manitoba Regulation 59/2002 under  
 Section 26(1)(f) of the Water Resources Administration Act  
 Proponents wanting to build within the Designated Flood Area are  
 required to get a Designated Flood Area permit from the Manitoba  
 Infrastructure before construction

**Macdonald-Ritchot Planning District**

**MAP 15**  
 Red River Valley  
 Designated Flood Area

Development Plan  
 BY-LAW No. 2/22

2022

**Other Features**

- Designation
  - Designated Flood Area
- Municipal Boundary
- Planning District Boundary
- Assessment Parcel
- Original Survey Boundary
- Township & Range Boundary
- Water Body
- Provincial Trunk Highway
- Provincial Road
- Railway

Scale: 0 0.5 1 2 3 Kilometers  
 0 0.5 1 2 Miles

Base File: 8\_2022  
 MABS UTM Zone 18N  
 Manitoba  
 Community Planning

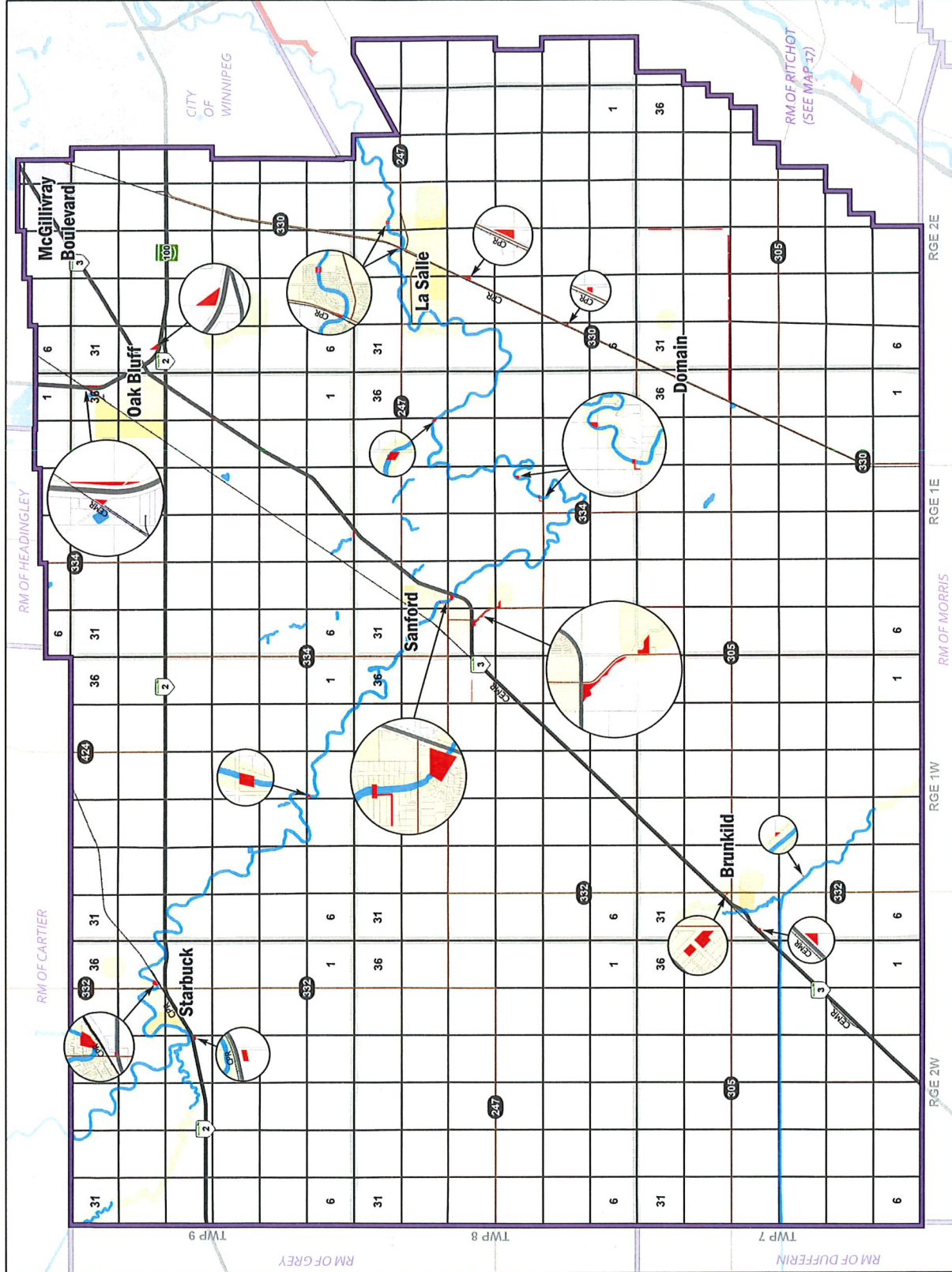
# Macdonald-Ritchot Planning District

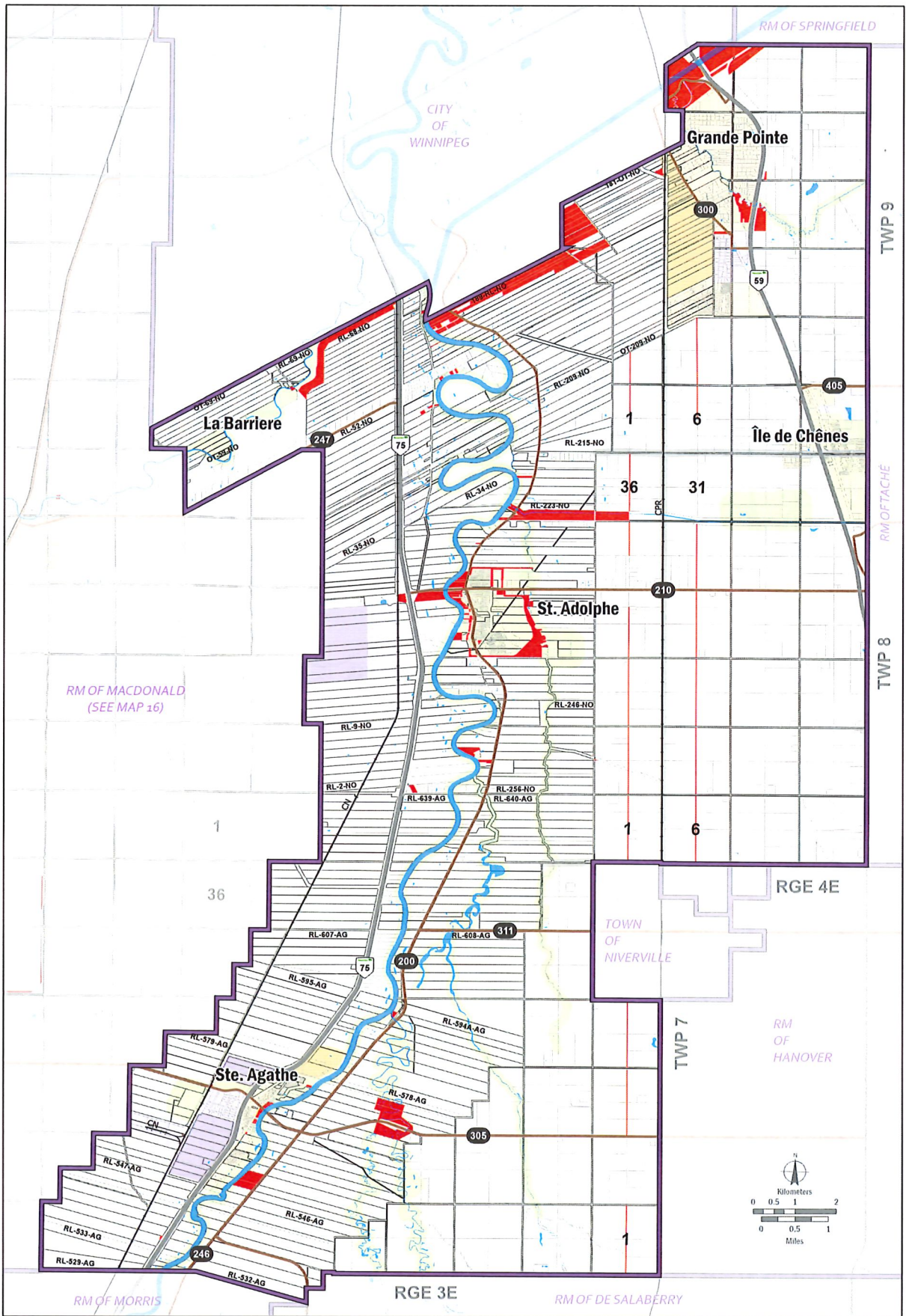
Development Plan  
BY-LAW No. 2/22

## MAP 16

Crown Lands  
in the  
RM of Macdonald

- Crown Land
- Other Features**
- Development Plan Designations**
  - AG - Agricultural Policy Area
  - RC - Rural Centre Policy Area
  - SE - Settlement Policy Area
  - EC - Enterprise Centre Policy Area
  - EV - Environmental Policy Area
  - Enterprise Centre Hold Policy Area
  - Rural Centre Hold Policy Area
  - Settlement Hold Policy Area
- Township & Range Boundary
- Original Survey Boundary
- Assessment Parcel
- Municipal Boundary
- Provincial Road
- Highway
- Railway
- Water Body





**Macdonald-Ritchot Planning District**  
Development Plan BY-LAW No. 2/22

**MAP 17**  
Crown Lands in the RM of Ritchot

Crown Land

**Other Features**

**Development Plan Designations**

- AG - Agricultural Policy Area
- RC - Rural Centre Policy Area
- SE - Settlement Policy Area
- EC - Enterprise Centre Policy Area
- EV - Environmental Policy Area
- Enterprise Centre Hold Policy Area
- Rural Centre Hold Policy Area
- Settlement Hold Policy Area

- Township & Range Boundary
- Provincial Road
- Highway
- Railway

- Original Survey Boundary
- Assessment Parcel
- Municipal Boundary
- Water Body

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**Manitoba**  
Municipal Relations  
Community Planning