

EASTERN INTERLAKE PLANNING DISTRICT

**DEVELOPMENT PLAN**

**BY-LAW 02-2010**

APPROVED FEBRUARY 3<sup>RD</sup>, 2011

Eastern Interlake Planning District

**BY-LAW NO. 02-2010**

A By-Law of the Eastern Interlake 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 the Minister of Local Government approved the Eastern Interlake Planning District Development Plan on December 9, 2010;

NOW, THEREFORE, the Board of the Eastern Interlake 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 Eastern Interlake Planning District Development Plan; and
3. The Development Plan shall take force and effect on the date of third reading of this By-Law.

DONE AND PASSED this 3<sup>rd</sup> day of February, <sup>2011 Feb.</sup> 2010 A.D.

BY-LAW No. 02-2010 is hereby approved pursuant to clause 5(1)(b) of THE PLANNING ACT on 9<sup>th</sup> day of December, 2010

[Signature]  
Minister of Local Government

[Signature]  
Chairman

[Signature]  
Administrator

Read a First Time this 4<sup>th</sup> day of February A.D. 2010

Read a Second Time this 20<sup>th</sup> day of May A.D. 2010

Read a Third Time this 3<sup>rd</sup> day of February A.D. 2010 <sup>2011 Feb.</sup>

# Eastern Interlake Planning District Development Plan

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## Part 1: Introduction

### 1.1 Area Covered by Development Plan

This Development Plan applies to the Eastern Interlake Planning District. The District is illustrated on Map 1, Eastern Interlake Planning District.

### 1.2 Legal Authority

*The Planning Act* of Manitoba provides the legal basis upon which Development Plans are enacted by Manitoba Planning Districts and municipalities. Development Plans are a mandatory document for municipalities.

Section 40(1) of *The Planning Act* directs that:

“The board of a Planning District must prepare a Development Plan for the entire District.”

Section 45 of *The Act* provides that a District Development Plan must be adopted by By-Law of the District Board and provision is made in Section 46(1) that between first and second reading, the Board:

“...must hold a public hearing to receive representations from any person on the proposed Development Plan...”

### 1.3 Purpose of Development Plan

The purpose of a Development Plan is to provide the legally adopted statement of the District Board’s policies toward land use management and development. It serves primarily a legal purpose but also provides a valuable reference document to the public on land use matters within the District.

This Development Plan establishes the guidelines for land use planning and development activities. It contains statements of the goals and objectives regarding land use and defines the policies by which land use compatibility and sustainability will be ensured. Each of the areas of the Provincial Land Use Policies has been addressed and subjected to modification to meet the specifics of the local environment and to reflect the priorities and objectives of the District.

The Development Plan also serves the purpose of providing policy direction to all other land use controls; including Zoning By-Laws, development agreements and subdivision approval requirements.

A companion document to the Development Plan is the “Eastern Interlake Planning District 2009 – Background Report”. This report summarizes the resource and socio-demographic research that the District Board prepared to assist with formulating the policies that now comprise the Development Plan By-Law.

Parts 2, 3, and 4 of the Plan present land use policies for lands within the District. Policies in all Parts of the plan are designed to be complementary and shall be interpreted within the context of overall By-Law.

Part 2 presents discussion and policies that have applicability to the District as a whole, e.g. Rural and Urban areas.

Part 3 contains policy statements which have particular relevance to the Rural areas of the District.

Part 4 contains policy statements which have particular relevance to the Urban Centres of the District.

Part 5 describes the various complementary measures and processes available to the District Board and member municipalities in successfully implementing the Plan.

In support of the Development Plan land use policies, a series of maps which identify the various land use designations are included in the By-Law. The boundaries of mapped land use designations in this plan should not be construed as being exact but should be considered as describing the general spatial relationships amongst the designations.

## **Part 2: General Issues, Objectives & Policies**

### **2.1 Introduction**

This part of the Development Plan sets the general tone of the Plan and outlines objectives and policies which apply throughout the District, to both rural and urban areas.

The Eastern Interlake Planning District covers a region whose overall landscape is quite uniform and is reflective of its glacial deposition history. Notwithstanding an internal uniformity, the District does exhibit a considerable degree of uniqueness in Manitoba as a whole. The influence of Lake Winnipeg, a rich natural resource base, and the relative proximity of the Province's demographic and economic centre of Winnipeg, have all contributed to produce a distinctive pattern of mixed land uses. These uses, many of which are Lake-oriented, include large viable agricultural areas, rural and urban manufacturing facilities, substantial residential developments, recreational lands, and vibrant regional Urban Centres.

The municipalities within the District have many common land use and development issues. The single greatest influence driving these commonalities is the proximity of the area to Lake Winnipeg. The lake has shaped both the natural environment and the manmade environment. The land and water regimes associated with the lake have provided a rich resource base with fertile soils, forestry opportunities and a large

costs. An existing recreational development of local, regional, or provincial significance shall be protected from land uses which may detract from the social and economic opportunities that the existing recreational development affords.

- Natural Feature and Heritage Resources – significant natural features and heritage resources, and areas required to sustain threatened or endangered plants and animals, shall be protected.
- Flooding and Erosion – the development of lands subject to significant flooding, erosion or bank instability should be sustainable, minimizing risks to health, the environment and land uses.
- Provincial Highways – lands in the vicinity of existing or proposed provincial highways shall be planned to complement the highway system's function as an important component of Manitoba's sustainable development policies; to minimize environmental impacts attributed to highway operations; and to protect the public investment in highways from development which may jeopardize their safe and economical operation or the implementation of improvements which enhance safe operation.
- Mineral Resources – economically valuable mineral and oil and gas resources shall be protected from land uses that would restrict mineral and oil and gas exploration and development. Ongoing and future development of the province's mineral and oil and gas resources shall be encouraged.”

The Development Plan policies which follow are supportive of the goals of the provincial land use policies. In addition to the issues of provincial interest, certain local issues have been singled out by the District Board as requiring special consideration. These include:

- Recognition of Lake Winnipeg as the District's greatest physical and economic asset and the need to develop land use policies that ensure the long term sustainability of this resource.
- Acknowledging the ongoing contribution that agricultural activities provide to the District's overall economy and safeguarding agriculture's longevity in an environmentally acceptable manner.
- Developing policies that recognize and guide the unique “not quite urban – not quite rural” residential land use pattern that has evolved in proximity to Lake Winnipeg in the southern half of the District.
- The need for a regional approach in planning, designing and financing municipal infrastructure (sewer and water) in the more intensely developed areas of the District.
- Special awareness and accommodation of the environmental sensitivity of the Lake Winnipeg shore lands, the tributary surface waterways, and the accompanying groundwater regime.
- Commitment to the principles of energy conservation and utilization of renewable energy systems in land use development wherever feasible.

uses should be located and developed in a manner which will minimize any incompatibility with neighbouring land uses.

2. Cooperation and liaison will be maintained with Manitoba Hydro, Manitoba TeleCom Services and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible and to minimize conflict with the orderly provision of municipal sewer, water and roadway services.
3. Existing public and private utilities shall be protected from incompatible land uses which may threaten or adversely affect their operation. Other cooperative and inter-municipal servicing initiatives will be encouraged, as appropriate and feasible throughout the District.

### **2.3.2 Energy Conservation**

The use of renewable and alternative energy systems may be promoted in accordance with the goals and policies of this plan and relevant Federal and Provincial requirements.

1. Energy conservation shall be encouraged through, community and site planning design and the use of energy-efficient materials and landscaping.
2. When development applications are reviewed, consideration may be given to energy conservation measures such as the solar orientation of streets and buildings, increased densities, and the use of landscaping and building materials.
3. The retention of forests and promotion of tree planting will be encouraged as a means of improving air quality and reducing energy use through shading, sheltering and screening.

### **2.3.3 Hazardous Uses Policies**

Facilities or developments, exclusive of railways and highways, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:

1. Wherever possible, these facilities should be separated from urban areas and buildings used for human occupation;
2. Hazardous facilities should not be located closer to dwellings or provincial highways than permitted or recommended by the appropriate Provincial government department;
3. With specific regard to anhydrous ammonia facilities, no such facilities shall be located within 100 metres of a provincial highway right-of-way; and
4. Where development of a potentially hazardous use is proposed, information may be required of the applicant relating to the nature of any potential discharges into the air,

4. Development proposals in flood plain hazard areas should be referred to the Department of Water Stewardship for review prior to approval by member municipalities.
5. Development proposals in these areas may require completion of engineering studies, including recommendations regarding preventative and mitigative measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures which restore or rehabilitate damage which may occur. Such studies will be at the expense of the applicant.

### **2.3.5 Water & Shore Land Policies**

1. Development will be encouraged in a manner which ensures that waterways, water bodies, shore land areas and drinking and groundwater resources are protected to the satisfaction of planning authorities. Such development must also be in accordance with the goals of the Province of Manitoba as provided in The Water Protection Act (including the Nutrient Management Regulation), The Water Rights Act (e.g. licensing provisions), and other related Acts and regulations thereunder. Development proponents are encouraged to review current provincial guidelines before submitting proposals to the Planning District. In addition, the District Board shall actively seek to work in concert with the goals of the Lake Winnipeg Stewardship Board, the Shoreline Erosion Technical Committee and the Eastern Interlake Conservation District as such goals may be published from time to time.
2. Waterways, water bodies, wetlands, riparian areas, aquatic habitat and shore lands in the district require protection to limit adverse impacts of development. The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, water body, shore land or related resource; the need for public access; environmental characteristics; and economic potential will all have a bearing on the review process and the method and degree of protection adopted. The Planning District shall consult and cooperate with the Eastern Interlake Conservation District in implementing this policy. The intent will be to manage development in such a way so as not to affect water quality, degrade the aquatic ecosystem, or remove/alter the riparian area habitat. Where the District Board determines that special studies will be required to ensure that the objectives of this policy are not endangered by a proposed development, such studies will be funded by the applicant. As well, proposed developments that are deemed to have the potential to impact waterways and water bodies may be referred to Manitoba Department of Water Stewardship and/or the Department of Fisheries and Oceans Canada for review.
3. The Planning District, in order to protect riparian areas, encourages the establishment and maintenance of native vegetation area located upslope from the ordinary high water mark and adjacent to all water bodies and waterways connected to the

- b) No portion of any lot ½ acre or less in size shall be below elevation 219.3 metres (719.5 feet) after development is completed. Larger lots shall contain an area around the building site not less than ½ acre in size which is at least at elevation 219.3 metres (719.5 feet).
  - c) Structures shall be located on land that is at least at elevation 220.1 metres (722.0 feet) or raised by fill to that elevation. Alternative methods of flood protection may be considered in consultation with Manitoba Water Stewardship.
  - d) Lot lines should be set back from the existing top of shoreline embankment a sufficient distance to allow for a stable slope plus 50 years of erosion.
  - e) Permanent structures, including roads, shall be set back from the existing top of shoreline embankment a sufficient distance to allow for a stable slope plus 50 years of erosion.
  - f) Access roads shall be at least at elevation 219.3 metres (719.5 feet), increasing to 220.1 metres (722.0 feet) if exposed to wave uprush.
  - g) Exceptions to the development setback line established in clauses d) and e) above may be considered if shoreline protection measures, designed by, and constructed under the supervision of, a qualified Geotechnical Engineer, can be feasibly undertaken (e.g. rock groins or riprap slope protection works) which would allow the limits to be reduced.
  - h) In considering development applications for lands adjacent to Lake Winnipeg, where such proposals may result in altering or modifying the shoreline, the Board may refer an application to the Shore land Erosion Technical Committee for comment and recommendation prior to the Board's consideration of approval.
8. The Planning District shall generally seek to participate in watershed management and source water protection initiatives relevant to land use development in the District.
9. Residents and other owners of on-site water supply and wastewater management systems shall be encouraged to properly construct, maintain and abandon/decommission these systems to minimize the potential for contamination of local surface water and groundwater resources.

### 2.3.6 Transportation Policies

- 1. Private aircraft landing strips should be located away from conflicting uses, such as settlement centres or rural residential development.

12. Where an area of development is bordered on one side by a major transportation corridor, a proposed right-of-way, or a facility such as a highway or rail line, new development should be directed to the same side to avoid the need for local traffic to cross the corridor or facility.
13. Municipal road allowances should normally be maintained for public access. Any clearing, cultivation, grazing or cropping of unimproved road allowances should be approved by the municipality.
14. The local road or street network associated with any type of proposed development should be designed to conform to both the existing and planned road and street system of the neighbouring areas.
15. Development which contributes to the evolution of a row of lots, each relying on direct access to the highway shall not be permitted. Exceptions may be considered where adjacent development has already developed to the extent that this Policy can not be fully applied.
16. Development that may have a detrimental impact on the safe operation of the provincial highway system shall not be allowed unless mitigation measures acceptable to the Province are incorporated into the development.
17. Subdivisions and/or development will not be permitted in areas designated for highway widening or expansion unless provisions acceptable to the Province are made to accommodate future widening or expansion.
18. Municipal roads may be improved at the discretion of Council by way of development agreement and cost-sharing of the improvement of unimproved road allowances or upgrading of existing improved roads may be required if the road is intended primarily for non-agricultural land uses.

### **2.3.7 Heritage Resources Policies**

The identification and protection of heritage resources shall be encouraged within the District.

1. Heritage resources should be protected where:
  - a) Buildings or landscapes have received municipal and/or provincial heritage designation;
  - b) Buildings or landscapes are in the process of receiving or are being considered for municipal and/or provincial heritage designation; and,
  - c) Buildings or landscapes have been developed and operate as heritage sites.
2. Existing heritage resources should be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.

sewer and water systems shall be taken into account when new or expanded land use development is being considered and/or municipal service investments are being contemplated.

## **Part 3: Rural Areas**

### **3.1 Introduction**

Part 3 of this plan provides direction through land use policies and guidelines that are applicable specifically to the designated rural areas of the District see Maps 2A and 2B, Rural Base Maps for a general view of this area.

Although the objectives and policies in Part 3 are directed only to the rural areas, they are intended to be complementary to the General Objectives and General Policies for the entire District as spelled out in Part 2 of this Development Plan.

From the perspective of acreage occupied, agricultural activities are the dominant use in the rural area. This is the case throughout the R.M. of Bifrost and in the area west of Provincial Trunk Highway No. 8 in the R.M. of Gimli. The EIPD agricultural land policies protect existing agricultural activities and wherever feasible provide policy support for enhancing those activities. In the policies below, two categories of land designated for agricultural uses are established. Areas designated A will generally allow the full unrestricted range of agricultural activities, while other areas, with greater potential for land use conflict, are designated RA. The latter designation precludes new or expanded livestock operations.

Designations for residential development in rural areas are also provided. The RR, Rural Residential, designation refers to the traditional large lot, self-serviced sites that typically have evolved from remnant parcels, abandoned farmsteads, etc. The designation, RS, Residential and Resort Serviced Area, will apply to areas identified for residential and related development that ultimately may expect to be serviced by sewer and/or water under the long-range infrastructure strategies of the member municipalities. The RS areas are established in recognition of the current and growing demand for residential development, primarily in the areas closer to the Lake, east of PTH No. 8 in the R.M. of Gimli. Concerns for environmental sensitivities and water-related public health issues dictate that higher density developments designed conceptually for servicing be encouraged in these areas. Areas designated RE; Recreation Resort may have similar land uses to the RS areas, but at a lower density and without piped services.

Additional policy issues addressed in this part reference rural commercial/industrial developments and natural and conservation areas.

### **3.2 Objectives**

The Development Plan objectives of the EIPD for the Rural Area are articulated below:

existing agricultural operations and the size of the proposed parcel is appropriate for the intended use.

5. Existing agricultural enterprises which operate within generally accepted practices of farm management and in conformance with the Farm Practices Guidelines and other relevant provincial regulations should be protected from new development which might unduly interfere with their continued operation.
6. **Livestock Operation Policies:** Within the land use responsibilities assigned to municipalities under *The Planning Act*, this Plan provides below a series of policies to guide both existing and proposed livestock operations. These policies are intended to be complementary to the Provincial Land Use Policies and provincial legislation governing the siting and setback of livestock operations, as well as the *Nutrient Management Regulation* under the *Water Protection Act*.
  - a) In the Agricultural Area (A), expansion or development of livestock operations of any size will be considered subject to the above noted Provincial "Siting and Setback of Livestock Operations" requirements.
  - b) New or expanding livestock production operations of 300 animal units (AU) or more will be conditional uses and subject to the procedures and requirements for conditional uses specified in *The Planning Act* and in the Bifrost and Gimli Zoning By-Laws. Development applications will be evaluated on the basis of recommendations of reviews conducted by the Provincial Technical Review Committee.
  - c) Livestock operations of less than 300 animal units in the A area will not be subject to land use application processes under authority of this Development Plan. Compliance with the provincial *Livestock Manure and Mortalities Management Regulation* and the above noted "Siting and Setback of Livestock Operations" would continue to be required.
  - d) Applications for new or expanding livestock operations of 300 AUs or more will be processed in accordance with the following:
    - 1) An application for the establishment or expansion of a livestock operation of 300 AUs or more shall be made to council. Upon receipt of an application, a copy shall be sent to the Minister and forwarded to the Technical Review Committee (TRC) for review as per Part 7, Division 2 of *The Planning Act*.
    - 2) After holding a public hearing, council will make an order:
      - a) Rejecting the application; or
      - b) Approving the application, with or without conditions, if the proposed livestock operation:
        - i) receives a favourable report from the TRC,
        - ii) will be compatible with the general nature of the surrounding area,
        - iii) will not be detrimental to the general health and welfare of the people living and working in the area or negatively

- a) A retiring farmer who has been actively farming for a substantial time period wishes to retain the farm residence for retirement purposes,
  - b) A bonafide farmstead, e.g., a farmstead that has existed for at least the past 5 years, has been rendered surplus due to the amalgamation of farm operations and the continued existence of the farmstead will not have a negative impact on the adjacent farm operation. The farmstead must contain a liveable residence and preferably, be located in a defined shelterbelt.
  - c) Where a residence is required for an individual who is actively involved in the farm operation.
  - d) Farmstead subdivisions should not include cultivated land, should be contained to an existing shelter belt, be efficiently and effectively serviced to a rural standard, accommodate sustainable on-site sewage disposal and include those buildings and facilities normally associated with a farming operation.
8. Single-lot subdivisions for non-farm rural residential purposes to accommodate remnant parcels of land and infill opportunities will be allowed in the Agricultural Area without a Development Plan amendment, provided that they abide by the criteria listed under Section 3.3.3.1 (a)-(h) Rural Non-farm Residential Policies, and in addition, adhere to the following:
- a) The subdivision of land in the Agricultural Area may be permitted where a remnant parcel of land is isolated by way of a creek, drain, road, or natural land feature and is of size or shape that makes farming difficult. The maximum site area allowed shall be specified in the Zoning By-Law. Subdivisions of this type must comply with the mutual separation distances for existing livestock operations. The proposed use should not restrict agricultural cropping practices such as working fields, spraying, harvesting crops, etc.
  - b) The proposed subdivision will not require services (e.g., roads, drainage, or other infrastructure services) beyond the municipal standard for their area.
  - c) The proposed subdivision should not be wasteful of agricultural land but should include all the land area isolated by the road, creek, or natural land feature, re-subdivision of said land will not be allowed.
  - d) In addition, the subdivision of land for non-farm rural residential purposes may be permitted if the proposed development qualifies as infill development between existing rural residential or farm residential dwellings in those instances where continued use for conventional agricultural activities is considered impractical.
9. As a measure to support those engaged in agricultural activities with other economic activities to improve the viability of the farm operation in a manner compatible with the rural area while maintaining agriculture as their principal activity, the following policies are provided:

conflicts in the future as adjoining parts of the District continue to evolve into a lake-oriented residential and recreational region. No new or expanded livestock operations or wind farms will be allowed in the RA areas. Member municipalities are encouraged however to utilize the provisions of s.89(2) and 91(1) of the Planning Act so as to allow the owners of current non-conforming livestock operations in RA areas to have enhanced flexibility to re-build, or re-start, their operations in the circumstances described in these sections of the legislation.

### **3.3.3 Rural Non-farm Residential Policies – applicable District wide, including areas designated as RR on Land Use Classification Maps**

In limited instances, it may be possible to accommodate new non-farm residential development in the Rural Area. The intent of policies underlying potential non-farm development in the Rural Area is to assist in meeting the occasional demand for small scale rural residential development, so long as that development meets requirements to minimize conflict with existing and potential future agricultural activities in the area. In applying these policies the Planning District will encourage the consideration of remnant parcels and infill opportunities.

The policies for Rural Residential development are as follows:

- 1) Developments shall be considered subject to the following:
  - a) Non-farm residential development shall be directed away from prime agricultural land, viable lower class lands and existing livestock operations wherever possible. Non-farm residential development shall be directed to areas where agriculture is less dominant due to a combination of a diversity of landscape features, a predominance of lower class land, a high degree of land fragmentation, and the existence of a mixture of land uses.
  - b) Where rural residential development is considered appropriate, it shall be encouraged to develop in a pattern which efficiently uses land, infrastructure and public services, while maintaining the rural character of the area. Lot sizes shall generally be in the 2-5 acre range in RR areas.
  - c) New rural residential development will be directed away from the periphery of the existing urban areas where such development might impede the orderly expansion of these centres.
  - d) New dwellings will be encouraged to locate where there is an adequate supply of potable water.
  - e) The location and size of building lots should reflect the capability of local soils to adequately support an approved on-site waste treatment.
  - f) In order to avoid the unwarranted fragmentation of land, a development proponent shall be required to demonstrate that there is sufficient demand for the proposed residential development.
  - g) Developments shall be sufficiently separated from existing livestock operations in accordance with the livestock operation policies of this plan, including those which may be specifically outlined in the Zoning By-Laws.

1. All development applications in the RS area must be accompanied by evidence of demonstrated demand for such development.
2. Development applications within the RS areas should be accompanied by conceptual plans illustrating how the proposal accommodates issues of open space, roadways, densities, land use compatibility and such other matters as the EIPD board or the local municipality may deem appropriate within the context of the overall policies of this Development Plan.
3. Consideration of existing and/or planned regional sewer and water systems shall be taken into account when new or expanded land use developments are being considered and/or municipal service investments are being contemplated.
4. Design of new development proposals must provide for the effective and cost efficient incorporation of sewer and water services into current systems, if any, and the regional system when such system becomes available.
5. Until such time as regional servicing is available, development proposals will be considered if they can demonstrate interim servicing capability that is to the satisfaction of the planning authorities. In considering such proposals, the planning authorities may seek comment and/or recommendations from appropriate provincial departments.
6. All sub-division applications, in the Residential Serviced Area shall be referred to the Eastern Interlake Conservation District for comment and recommendations.
7. Condominiums, trailer parks and group camps in the RS area shall be prescribed as conditional uses in subsequent Zoning By-Laws.
8. Mobile homes shall be located only on sites approved or designated in subsequent Zoning By-Laws to accommodate mobile homes.

### **3.3.5 Rural Settlement Centres Policies – applicable in areas identified as “Settlement Centres” on Rural Land Use Classification Maps**

In past decades there was an influx of Mennonite farmers in the northern area of the R.M. of Bifrost. Along with establishing their farms, these residents developed religious, educational and recreational facilities at Okno, Morweena and Mennville. Accompanying this development was a demand for small parcel residential development for those working in the facilities and for retiring farmers. The three settlement centres provided a settlement option to satisfy the cultural and religious preferences while maintaining a rural lifestyle. By directing and centralizing residential growth in these centres it was considered that pressure for fragmentation and conversion of productive farm lands would be reduced. This Development Plan provides guidance to these communities through the following policies:

In addition to the policies noted below, the siting policy statements provided previously for Rural Residential (See 3.3.3) shall also apply to rural commercial and industrial development uses. Proposals for individual lot Rural Commercial or Industrial development may require amendment to the Development Plan, designating them as a Rural Commercial / Industrial Area (RCI). Proposals for multi-lot Rural Commercial or Industrial development shall require such an amendment as a condition of approval.

1. Non-agriculture or resource related commercial or industrial development should only be considered in rural areas where no suitable sites exist in an Urban Centre, or where such developments:
  - i. are deemed hazardous or incompatible in an urban setting; or
  - ii. require larger site areas which are not available or appropriate in an Urban Centre.
2. Commercial and industrial development may be considered in rural areas where such development is directly related to the maintenance and/or development of agricultural activities.
3. Commercial and industrial developments in rural areas should be encouraged to locate at appropriate locations with safe and efficient access to major roadways and provincial highways. Direct access to the provincial highway system should be discouraged. Access should be via the municipal road system to the provincial system.
4. Commercial and industrial developments should be encouraged to provide enough land for potential expansion, while not wasting land.
  - a. New commercial and industrial developments will be encouraged to locate where there is an adequate supply of potable water.
5. A residence may be permitted in conjunction with a rural commercial or industrial use for the owner or custodian and may be part of the principal building or a separate detached building, as regulated in a Zoning By-Law

### **3.3.7 Recreation Resort Area Policies – applicable in areas designated as RE on Land Use Policy Classification Maps**

The intent of the policies contained in this section is to protect existing and future residential recreation-related developments by designating them as a Recreational Area (RE). The RE areas will share many of the land uses that exist in the RS areas, with the distinction being that developments in the RE area will generally be more scattered and of lower density. They will not be serviced by regional sewer and water systems at this time, although if development demand warrants, over the long term they may evolve through By-Law amendment into a RS designation. Land uses in the RE designation may

1. The EIPD and its member municipalities support the programs of the Eastern Interlake Conservation District and will coordinate their policies, regulations and actions with the Conservation District to conserve the natural resources of the area.
2. Natural areas and habitats should be protected from incompatible or potentially incompatible uses which may adversely affect the sustainability of the land or the resident flora and fauna where:
  - a) Rare or endangered flora and fauna have received provincial or federal designation and protection under the Manitoba Endangered Species Act or the federal Species at Risk Act, respectively;
  - b) Lands have been designated as Wildlife Management Areas, Provincial Park, Provincial Forest or Community Pasture;
  - c) Lands have been designated with Protected Areas status; and
  - d) Private or public lands have been voluntarily protected by landowners.
3. The identification and protection of natural areas and habitats will be encouraged within the District.
4. Public access to designated natural areas and to wildlife habitat will be encouraged to foster appreciation for and enjoyment of nature but such access should not lead to levels of activity which will exceed the capability of the area to sustain the use.
5. Proposed developments located near waterways and water bodies that have the potential to alter, disrupt or destroy aquatic habitat; including wetlands and riparian areas, may be referred to Manitoba Water Stewardship and/or Manitoba Conservation for review prior to consideration by the District.
6. Protection will be afforded to provincial, or locally, identified significant natural areas and sensitive environmental areas. Where the potential for human activities to stress these environmental areas is significant the EIPD may require designating these activities /developments as conditional uses in the local Zoning By-Laws.
7. While there is a desire to provide for conservation areas, there is also a concern that these areas should be balanced with other interests. Therefore, where privately initiated habitat conservation land leases or land transfers are proposed for consideration to Manitoba Conservation, Manitoba Habitat Heritage, or similarly mandated agencies, those agencies will be encouraged to consult with the Planning District and appropriate member municipality prior to approving the designation of a private habitat conservation area.
8. The clearing of trees from lands in the rural areas of the District will be at the discretion of the landowner. The Planning District Board encourages landowners who wish to clear trees from land for agricultural or other productive purposes to be mindful of potential related riparian impacts on the lands in question. The Board recommends that only Canada Land Inventory Class 1-4 agricultural lands be considered for tree clearing. It is also recommended that land owners interested in

Open space and dedicated parklands are also recognized by the EIPD Urban Centres as contributing to the quality of life of existing residents as well as providing a valuable marketing tool in attracting new residents.

The need for adequate and appropriately located areas for industrial land uses is another common issue shared by the centres.

A final shared issue is the desire to ensure land use compatibility of the developments at the fringe of the Urban Centres with the existing and proposed uses in the surrounding rural areas.

### **4.3 General Urban Objectives**

In addressing the general issues for the District's Urban Centres, the EIPD Board has adopted the following objectives:

1. To develop long range plans for the development and maintenance of municipal infrastructure systems.
2. To ensure that orderly development and growth can occur in a manner in which efficient and economical municipal servicing can be provided.
3. To minimize the creation of incompatible land uses and to encourage the re-location and/or mitigation of existing incompatible land uses.
4. To ensure the availability of an adequate supply of land to meet the present and future requirements of the various urban land uses.
5. To ensure that open spaces are developed to meet recreational needs and to enhance the environmental livability and attractiveness of the communities.
6. To strengthen the Central Business District of each Urban Centre in order to ensure the continued functioning of the communities as regional centres for commercial, business, cultural and social activities.
7. To encourage the provision of a wide range of housing types to meet the needs of the varied demographic sectors of the communities.

### **4.4 General Urban Policies**

The stated objectives shall be achieved through the application of the following development policies in this By-Law. The policies in this section apply to all Urban Centres in the District, as generally identified on Maps 7-14. Additional and complementary policies for individual centres follow in subsequent sections.

#### **4.4.1 Residential Policies (residential areas are designated 'R' in accompanying maps)**

grows and level of commercial activity increases, it may be more appropriate to relocate to a commercial area. Home-based businesses will be a Conditional Use in the respective Municipal Zoning By-Laws.

#### 4.4.2 Commercial Policies

Central Business Districts (CBDs), designated 'C' on accompanying maps. A healthy and attractive Central Business District will be encouraged in each of the District's Urban Centres. Policies will recognize and promote the CBD through the following:

- a) The CBD will be developed and maintained as the main commercial, business and cultural centre of the community.
- b) CBD land uses shall be developed in a compact and efficient manner.
- c) Development design will be encouraged to incorporate attractive streetscaping (following local municipal standards or guidelines where adopted), nodes of open space, and architectural styles that are complementary to the character of the area.
- d) Through landscaping programs and/or such concepts as "mini-parks", open space in CBDs shall be planned in a manner so as to enhance the attractiveness of the communities' main commercial district.
- e) Existing land uses that are incompatible with the CBD due to noise, site area, hazardous uses, etc., will be encouraged to relocate to appropriate areas.
- f) New commercial development will be encouraged to locate in those areas of the CBD which are currently vacant, or alternatively, to expand the CBD in a contiguous manner wherever feasible.
- g) Certain types of institutional developments will be encouraged within the CBD, including government offices, museums, social and cultural facilities.

Highway Commercial - Areas may be designated as Highway Commercial (designated 'H' on accompanying maps) for those uses that cater to the traveling public. These include, but may not be limited to, service stations, roadside restaurants and cafes, motels and hotels, and those commercial uses requiring large sites and/or convenient highway access.

Transportation policies as enunciated in Section 2.3.6 of this By-Law will apply where appropriate to the consideration of Highway Commercial development and in addition, Highway Commercial uses shall be located only in areas which:

- a) are adjacent to and well serviced with regard to major traffic corridors;

- b) Where deemed appropriate, a hierarchy of streets (e.g. Local, Collector, & Arterial) may be established to assist in developing an efficient vehicular traffic system.
- c) Rights-of-way for future street extensions should be designated and protected in order to provide for an efficient use of land and to ensure a proper alignment with the existing street system.
- d) Urban Centre streets and transportation systems and related developments shall also comply with Part 2.3.6 Transportation Policies of this Development Plan.

#### **4.4.5 Institutions, Open Space and Parks (designated as 'P' on accompanying maps)**

- a) Planning and development of open space and parks in the urban communities shall accommodate the respective needs of individual neighbourhoods, the community as a whole and the region served by the community.
- b) The use of the shore lands and riverbanks as part of an overall strategy for Open Space and Parks systems shall be encouraged through this By-Law; accompanying Zoning By-Laws; and where deemed appropriate and feasible, public-ownership. Uses along the shore lands and riverbanks must however reflect the guidance provided elsewhere in this Plan for the protection of these shore land and riverbank environs.
- c) Areas in concept plans shall be designated to accommodate present and future land requirements for schools, health care facilities, and community recreation facilities.
- d) The locations of institutions shall be guided by their compatibility with the surrounding neighbourhoods in terms of convenience to users, traffic, noise, architectural design and proposed landscaping.

#### **4.4.6 Fringe Area Development**

- a) Within the fringe areas of Urban Centres, the Planning District shall seek to identify lands as designated reserves for future development.
- b) Lands located at the periphery of the built-up areas shall not be developed in a manner that may unduly restrict the expansion of urban uses.
- c) In areas that are urbanizing or urbanized adjacent to existing incorporated communities, programs of inter-municipal cooperation, such as tax-sharing, joint-servicing, or boundary adjustments, will be encouraged so that orderly and efficient growth can be accommodated when demand warrants.

#### 4.4.9 Flood Prone Areas

See 2.3.4 Hazard Lands, Flooding & Erosion Policies and 2.3.5 Water & Shore Land Policies for guidance.

### 4.5 Urban Policies for Designated Urban Centres & Their Environs

The objectives and policies stated for the Urban Centres and their environs eventually involve the use of land. In working toward fulfillment of these objectives and policies it is useful to indicate the general pattern of land development anticipated. The land use classification maps, discussion and policies presented below for each Urban Centre are intended to be complementary to and interpreted in concert with Part 2.3 General Policies and Part 4.4 General Urban Policies of this plan.

#### 4.5.1 The Town of Arborg and Environs

Map 7 provides detail on the land use classifications within and around the Town of Arborg.

Over the 1991-2006 period, Arborg has been relatively static in terms of overall population totals and this circumstance is projected into the near future. As a result, the land use classifications within the Town boundaries remain nearly unchanged in this updated Development Plan.

In the environs adjacent to the Town in the municipality of Bifrost, several changes in classification have occurred. These changes primarily reflect the existing land use pattern in the area. The changes include expansions in the Highway Commercial area, Institution /Open Space/ Park areas, and large-lot Residential areas. In addition, the establishment of an RA buffer area around the Town boundaries reflects the Planning District and Provincial policies regarding the location of new livestock operations.

In applying the General Urban Policies in Arborg, the following shall be taken into account:

a) Residential Areas

- i) In addition to vacant serviced residential lands, areas designated for future residential development within the Town boundaries are:
  - the area in the east and northeast section of the Town, due to the close proximity of schools, recreational facilities and the feasibility of extending municipal services
  - the area in the west of the Town, south of the Icelandic River and the area in the west and northwest section of the Town
- ii) Lands designated for residential development just outside of the Town boundaries are also identified on Map 7.

for the CBD unless the Board deems such uses as fitting within the intent of this policy.

- iii) The area in the northwest section of the community shall provide for light industrial uses. This area is intended to accommodate light industrial uses due to the lack of direct highway access and to increase compatibility with surrounding land uses.

d) Streets and Transportation

- i) Concept plans may be required of development proponents to accommodate safe and efficient future street alignments in new residential areas.

e) Institutions, Parks and Open Space

- i) New areas in the south-east quadrant, within the R.M. of Bifrost, have been established to acknowledge the site of the Heritage Village Museum and the nearby development of new church facilities.
- ii) The shore land adjacent to the Icelandic River shall be protected in accordance with the policies of this plan and shore lands may be acquired and designated as open space where deemed desirable and economically feasible.

f) Municipal Services

- i) Recommendations as per engineering reports will be considered for future renewals and upgrades of the Town's water and sewer utility system.

#### 4.5.2 The Village of Riverton and Environs

Riverton has seen a declining population in recent years and few adjustments have therefore been made in this By-Law in the land use designations in and around the Village. Recognition is provided for Highway Commercial and Industrial land uses already in place on the west of the community, as well as larger lot residential developments to the south and east of the urbanized area. Land uses within Riverton and Environs will be guided as appropriate by Parts 2 and 3 of this By-Law and the General Urban Policies in this Part, as outlined on Map 8. Special attention will be paid to the following additional considerations:

a) Residential

The unserviced, subdivided area in the southwest portion of the Village has a low priority for development at this time, due to the supply of existing serviced lots.

(including the Gimli Business Park), institutional and park and open space uses, as well as scattered areas that remain in agricultural uses, or are currently undeveloped.

In the Gimli and Environs Urban Area, several changes in classification have occurred. These reflect historical and projected land use trends and development demand. The changes include expansions in the residential and commercial designated areas as well as bridging the area between the old townsite and the Business Park. In addition, the establishment of a Restricted Agriculture (RA) buffer area around the area reflects the Planning District Policy regarding prohibiting new livestock operations in the immediate vicinity of designated areas.

The policies below apply within the Gimli and Environs Urban Area. Areas designated for the various land uses are outlined on accompanying Maps 10-12.

a) Residential

In addition to the vacant serviced residential lands, areas designated for new residential development are:

- 1) the undeveloped portion of the Vesturland subdivision;
- 2) the major portion of the S.E. ¼ of Section 17-19-4E., immediately west of P.T.H. No.9; and
- 3) the major portion of the N.E. ¼ of Section 8-19-4E., immediately west of P.T.H. No. 9.

b) Commercial

Two categories of commercial designation exist, the Central Business District and Highway Commercial. These areas are identified on the maps and their land uses will be guided by the General Urban Policies in this Plan.

c) Industrial

Within the R.M. of Gimli, there are 2 land areas designated for Industrial uses. One area lies immediately north of the townsite and its single purpose is to encompass the stand-alone distillery property. The other area is referred to as the Gimli Business Park. Additional detail on this Park follows below.

The 1,500 acre Gimli Business Park is located west of the central urbanized area. The Park is a multi-use complex encompassing manufacturing industries, a landing strip, as well as, institutional, recreation, housing and conference facilities. It is a major employment centre for the District. The

5) Any proposed expansion of the Gimli Business Park should be in accordance with an overall land use concept plan.

d) Institutions, Parks and Open Space

Land uses in these areas will be guided by the General Urban Policies in this Plan. Further, the shore land adjacent to water bodies shall be protected in accordance with the policies of this Plan and shore lands may be acquired and designated as Open Space where deemed desirable and feasible.

e) Municipal Services

The provision of municipal services in the Gimli and Environs area will be guided by the General Urban Policies in this Plan and the following:

- 1) Consideration shall be given to upgrading deficiencies in the water supply and distribution system before significant urban expansion is contemplated.
- 2) Maintenance and further development of sewer and water services shall be planned within the context of the proposed regional sewer and water system.

#### **4.5.4 The Town of Winnipeg Beach and Environs**

In 2008 the Town of Winnipeg Beach joined the Eastern Interlake Planning District. This Development Plan will update and replace Winnipeg Beach By-Law 6/2000, which came into effect in April of 2004. In light of the recent vintage of By-Law 6/2000, many of the Objectives and Policies from that Plan are considered still valid and are brought forward into this EIPD plan, reformatted as necessary to fit the EIPD standard.

In addition to the guidance outlined in Part 2, General Issues and Policies, and the Urban Objectives and Policies in the preceding sections of Part 3, the issues and policies below will be taken into account in applying this Plan to the Winnipeg Beach jurisdiction.

**Issues:**

- 1) A limited vacant land inventory exists to accommodate future residential, commercial and industrial growth.
- 2) The provision of shared services such as water, sewer, and protective services on a regional basis with other area communities is desirable due to a limited financial base in the municipality.
- 3) Flood and erosion protection for residents and businesses adjacent to Lake Winnipeg and other water bodies are critical in this recreation-oriented community.
- 4) Managing community development within the area of the municipal sewage lagoons is problematic due to the location of the lagoons.

- 1) New commercial and commercial resort developments shall be designed to:
  - i) encourage safe pedestrian movement linking shopping, parking and recreation services with residential neighbourhoods, open space/park areas and Lake Winnipeg;
  - ii) protect significant tree stands, vegetation areas and shore lands; and
  - iii) accommodate appropriate transition space, such as berms, walls, fencing, landscaping, planting or a combination thereof, between incompatible land uses.

d) Highway Commercial Policies

- 1) Highway commercial developments shall be restricted to the PTH No. 9 corridor.
- 2) Permitted and conditional uses in the Highway Commercial District shall reflect the demand for a variety of land uses, including the existing residential uses within the District.

e) Recreation and Open Space Policies

The Town of Winnipeg Beach wishes to build on its heritage of being an integral social and economic component of Manitoba's recreation, leisure and tourism industry. While the Town has taken advantage of its location along Lake Winnipeg, the intent of the Recreation and Open Space Areas is to further emphasize and recognize the social and economic potential that recreation and leisure can play in the community in terms of improving its quality of life. The following policies and development criteria shall be used to guide and evaluate development proposals in the Recreation and Open Space Areas:

- 1) Recreation and Open Space Areas include such land uses as: parks, recreation facilities, community and government facilities, curling clubs, arenas, schools and accessory buildings or structures, golf courses, swimming pools and marinas. These uses shall be subject to design and other criteria that are included in the Winnipeg Beach Zoning By-Law.
- 2) All new major recreation and institutional facility developments shall:
  - i) be attractively designed and well landscaped;
  - ii) protect significant tree stands and vegetation areas;
  - iii) encourage safe pedestrian movement linking shopping and parking services with residential neighbourhoods and Lake Winnipeg;
  - iv) accommodate appropriate transition space, such as berms, walls,

- be structurally altered, increased in size, rebuilt or replaced with a new structure;
- ii) Intensification of the use of an existing single-family dwelling to a two-family or multi-dwelling will not be permitted;
  - iii) Existing commercial, industrial and recreational uses will be recognized as permitted uses and may continue as established;
  - iv) Existing commercial, industrial and recreational uses may only change the use, intensify, or diversify if approved through the development review process in Policy 7 of this Section.
- 5) The subdivision of land within the Restricted Development Area shall be evaluated and approved based on the following:
- i) The subdivision of land for the purpose of creating new or additional residential lots, or for the purpose of intensifying the residential use, will not be permitted; and
  - ii) The subdivision of land for public works, boundary alteration or the creation of new sites for uses and development approved in accordance with the policies herein may be permitted.
- 6) Notwithstanding the policies contained in this section, the subdivision of land for the purpose of creating additional residential lots and the construction of new single-family dwellings may be permitted in the Restricted Development Area south of Kernstead Road and west of PR 232 (Churchill Road).
- 7) Within the Restricted Development Area a development review will be required to ensure that any change in the use of land or buildings will be compatible with the sewage lagoons and in keeping with the policies and guidelines of this section. In determining the compatibility of a proposed use or development consideration shall be given to the type, size and intensity of the use or development and the separation distance from the lagoon. An application for approval of a proposed use or development will be treated as a Conditional Use and reviewed in accordance with the policies herein.
- 8) If the Municipal sewage lagoons and/or the method of sewage disposal are, in future, changed or modified in a manner so as to reduce or negate the separation distance the planning authority may review and adjust the area designation and policies accordingly.

#### General Policy on Building Setbacks

In addition to the policies provided earlier in this plan regarding hazard lands, shorelines and waterways, the Winnipeg Beach Zoning By-Law may provide additional setback requirements from waterways where such action is deemed warranted by Council.

Where conditional use applications for small scale industries and home based occupations occur within ½ mile of provincial highways, a copy of the conditional use notice and application will be circulated to the Department of Infrastructure and Transportation for their consideration.

#### **5.1.4 Variation Orders**

*The Planning Act* enables council to issue variation orders for the purpose of varying or altering the application of its Zoning By-Law. The various ways that a Zoning By-Law may be varied are outlined in *The Planning Act*. Council may attach conditions to a variation order in order to maintain the intent and purpose of the Development Plan or the Zoning By-Law.

#### **5.1.5 Development Permits**

New development generally requires a development permit issued by the municipal council.

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

#### **5.1.6 Subdivision Approvals**

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving the District approving authority, the municipal council, and other relevant entities (Part 8 of *The Planning 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 municipal council and the District approving authority.

Council and/or the District approving authority may attach conditions to a subdivision approval in accordance with Section 135 of *The Planning Act*.

#### **5.1.7 Development Agreements**

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

### **5.2.5 Capital Expenditure Program**

Councils should consult the Development Plan when revising their annual five (5) year capital expenditure program.

### **5.2.6 Strategic Plans for Economic Development**

As outlined in Section 258 of *The Municipal Act*, municipalities may adopt a strategic plan for economic development. Strategic plans should be consistent with the Development Plan. Communities should also take into account and build upon existing or proposed community vision statements and action plans prepared as part of the community round table process to ensure consistent objectives, policies and programs.

### **5.2.7 Municipal Cooperation**

Implementation of the Development Plan may benefit from or require cooperation between one or more municipalities. Sections 259, 260 and 295 of *The Municipal Act* provide for tax sharing agreements, service sharing agreements and cost sharing agreements between municipalities.

## **5.3 Interpretation**

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

“farmstead” means that portion of the land of an agricultural operation on which is located the residence of the operator;

“gas” means natural gas that

- (a) contains methane and other paraffinic hydrocarbons, and might contain nitrogen, carbon dioxide, hydrogen sulphide, helium or minor impurities,
- (b) is recovered or recoverable through a well from a reservoir, and includes any fluid hydrocarbon, before and after processing, that is not oil or condensate;

“groundwater” means all water under the surface of the ground, whether in solid or liquid form;

“group camp” means a property consisting of a tract of land and any tents, vehicles, buildings or other structures that may be pertinent to its use, and any part of which may be occupied by persons for the purpose of outdoor or indoor organized activities.

“heritage resource” means,

- (a) a heritage site,
- (b) a heritage object, and
- (c) any work or assembly of works of nature or of human endeavour that is of value for its archaeological, palaeontological, prehistoric, historic, cultural, natural, scientific or aesthetic features, and may be in the form of sites or objects or a combination thereof;

“highway commercial” – includes land uses such as service stations, roadside restaurants and cafes, motels and hotels and uses of like character that provide essential uses to the highway user.

“land use plan” means a basic planning statement, Development Plan, Zoning By-Law, conservation District management plan, Crown land plan, park plan, street or highway plan, utility plan, subdivision plan or any other plan adopted by a municipality, District, the Province or a Crown corporation that directs land use in a specified area;

“livestock” means animals or poultry not kept exclusively as pets, excluding bees.

“livestock operation” means a permanent or semi-permanent facility or non-grazing area where at least 10 animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart.

“metallic mineral” means a mineral deposit from which a metal or metals can be extracted;

“mine” means an opening or excavation in the ground that is established or maintained for the purpose of mining and includes:

- (a) a quarry,
- (b) machinery, plant, buildings, premises, stockpiles, storage facilities, waste dumps or tailings, whether below or above ground, that are used for, or in connection with mining,
- (c) a crusher, mill, concentrator, furnace, refinery, processing plant or place that is used for, or in connection with, washing, crushing, sifting, drying, oxidizing, reducing, leaching, roasting, smelting, refining, treating or conducting research on mineral bearing substances, and

“quarry minerals” means minerals (contained in either surface or subsurface deposits or both surface and subsurface deposits) obtained by quarrying including aggregate (sand, gravel, crushed rock) shale, kaolin, bentonite, gypsum, clay, silica-rich sand, peat, salt, coal, and rock or stone used for any purpose other than as a source of metal, asbestos, potash, oil and natural gas;

“recreational development” means a development of a recreational nature, including campground development, canoe routes, cottages, summer resorts, and trails;

“rehabilitate” means, in respect of a project site or an aggregate quarry, the actions taken for the purpose of:

- (a) protecting the environment against adverse effects resulting from operations at the site or quarry,
- (b) minimizing the detrimental impact on adjoining lands of operations at the site or quarry,
- (c) minimizing hazards to public safety resulting from operations at the site or quarry, and
- (d) leaving the site or quarry in a state that is compatible with adjoining land uses and that conforms, where applicable, to a land use plan and to the specifications, limits, terms and conditions of a license issued under The Environment Act in respect to the project;

“residential development” means dwellings used permanently or occasionally including cottages unless otherwise specified;

“renewable resources” includes living things such as fish, wildlife, trees and other plants, and surface and groundwater;

“resource-related use” means a use or development that is directly dependent on the land’s resource base including agricultural operations, mining, forestry, fishing and trapping;

“riparian area” means an area of land on the banks or in the vicinity of a water body, which due to the presence of water supports, or in the absence of human intervention would naturally support, an ecosystem that is distinctly different from that of adjacent upland areas;

“rural areas” means all areas other than Urban Centres;

“rural residential” means Non-farm, single family residential development in rural areas excluding cottages;

“shore land” means land within 300 m of the ordinary high water mark of a water body, or land within 90 m of the ordinary high water mark of a waterway;

“significant natural features” means landforms, flora and fauna that are unique to or characteristic of a region and are in danger of becoming scarce (for example, tall grass prairie in the Winnipeg area, Carberry Sandhills, and small prairie wetlands);

“sustainable use” means a level of use that a resource can permanently sustain without degradation;

## Appendix B

### List of Maps

Map 1 - Regional Setting

Map 2A - Rural Base Map – R.M. of Bifrost

Map 2B - Rural Base Map – R.M. of Gimli

Map 3A - Aggregate Resources – R.M. of Bifrost

Map 3B – Aggregate Resources – R.M. of Gimli

Map 4 - R.M. of Bifrost (North Half) - Land Use Classification

Map 5 - R.M. of Bifrost (South Half) - Land Use Classification

Map 6 - R. M. of Bifrost (Part 22-2E)

Map 7 - Town of Arborg and Environs - Land Use Classification

Map 8 - Village of Riverton and Environs - Land Use Classification

Map 9 – R.M. of Gimli – Land Use Classification

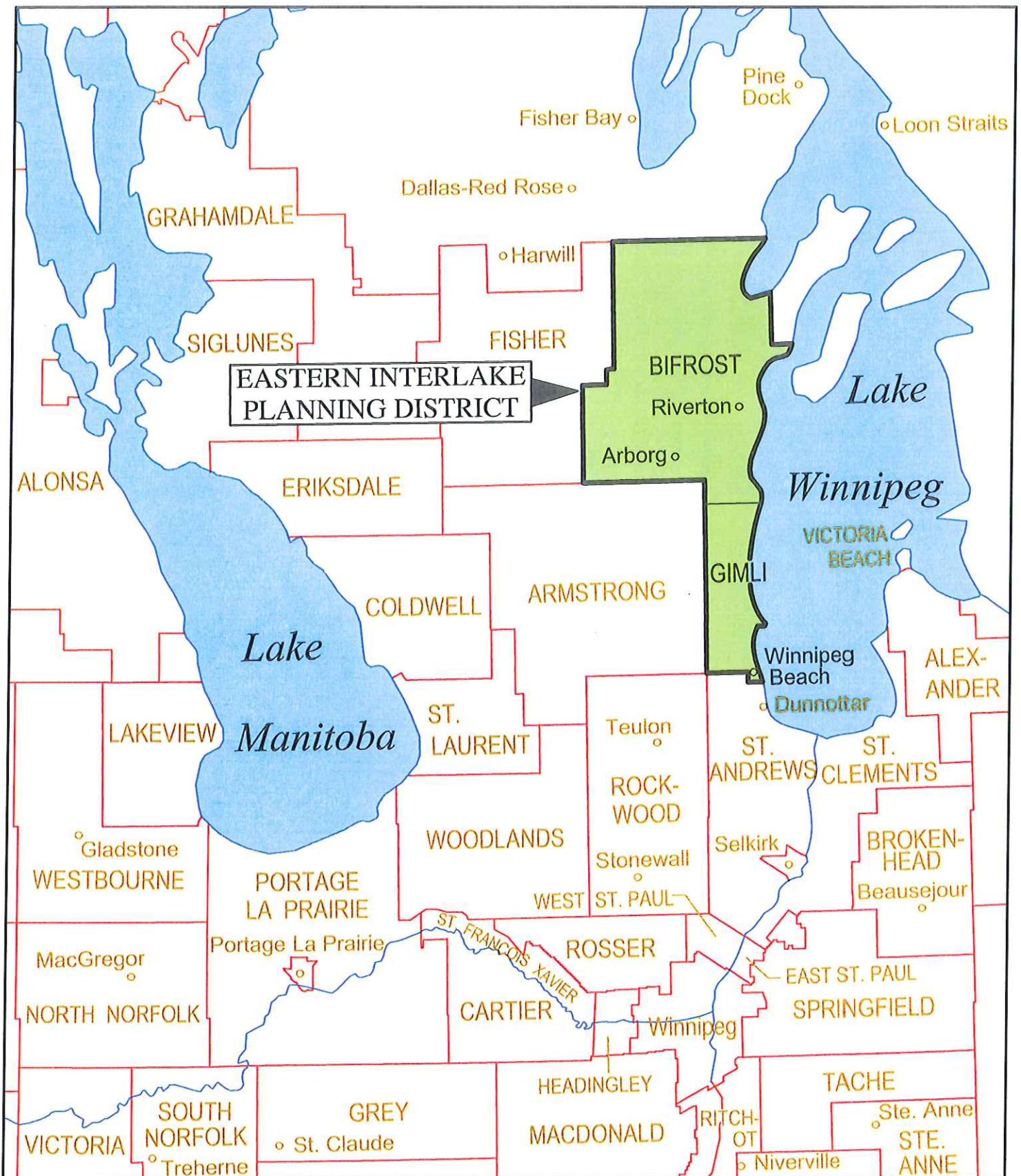
Map 10 – R.M. of Gimli (Urban Area A) – Land Use Classification

Map 11 – R.M. of Gimli (Urban Area B) – Land Use Classification

Map 12 – R.M. of Gimli (Urban Area C) – Land Use Classification

Map 13 – Town of Winnipeg Beach (North Half) – Land Use Classification

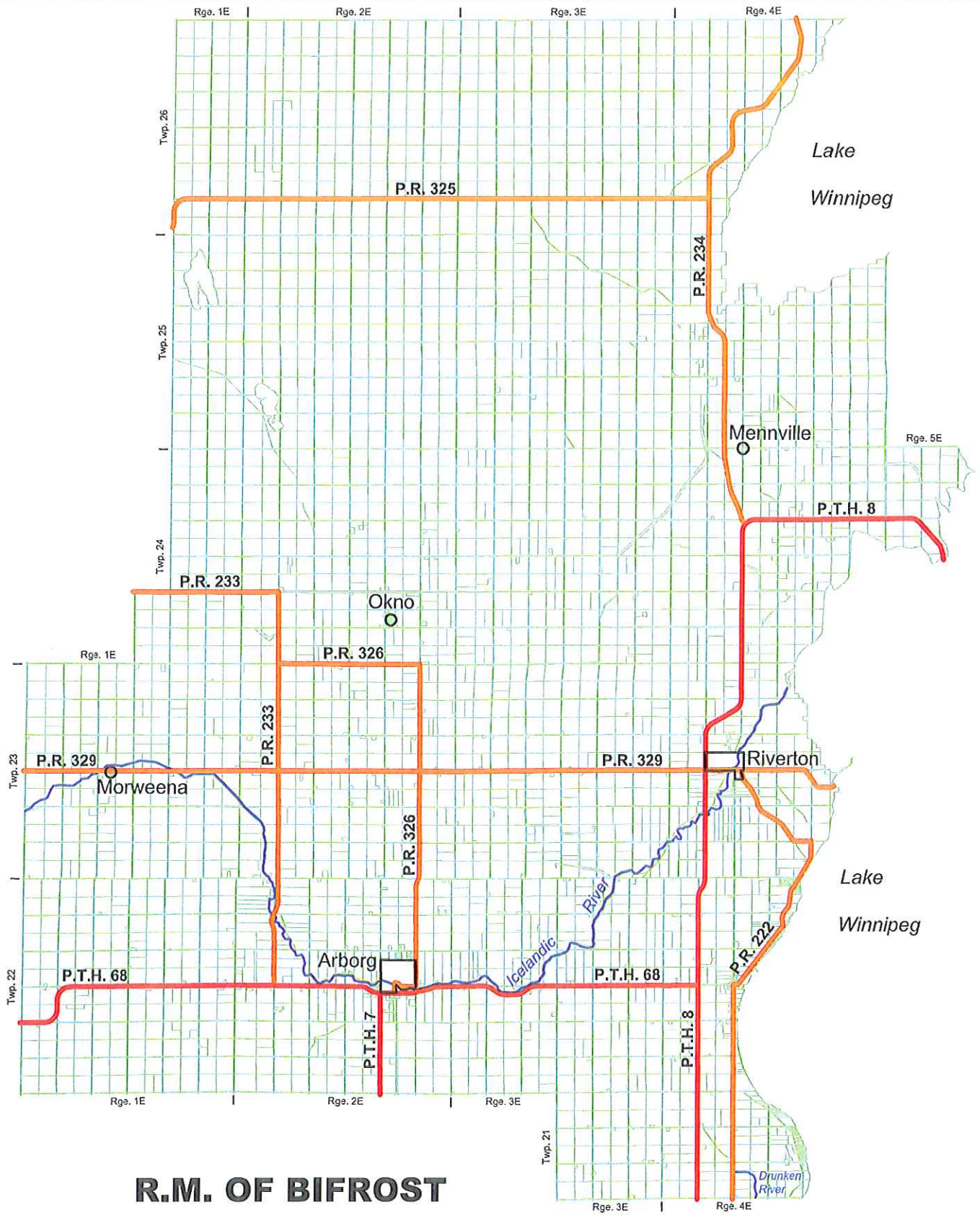
Map 14 – Town of Winnipeg Beach (South Half) – Land Use Classification



**EASTERN INTERLAKE PLANNING  
DISTRICT DEVELOPMENT PLAN  
MAP 1: REGIONAL SETTING**

Date - January, 2011

**Manitoba**  
Department of Local Government  
Community and Regional Planning Branch

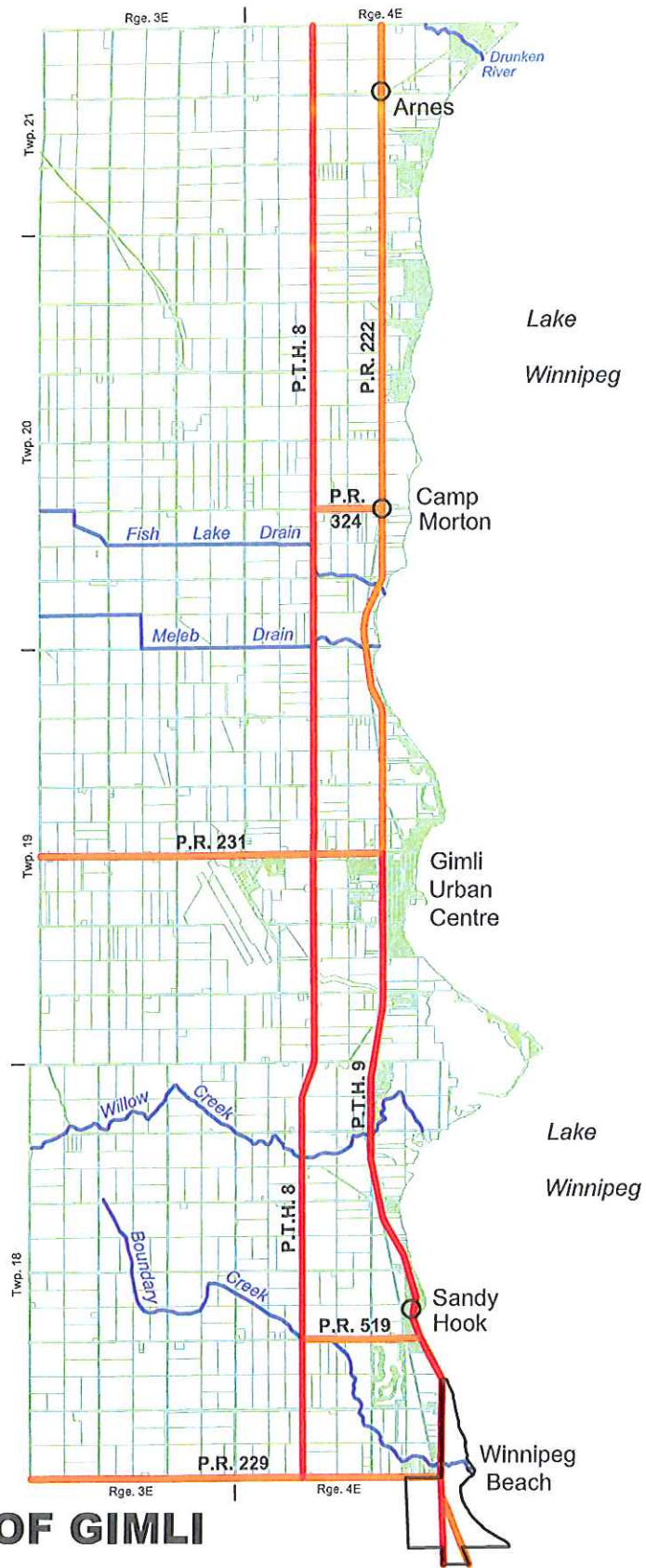


## R.M. OF BIFROST

# EASTERN INTERLAKE PLANNING DISTRICT DEVELOPMENT PLAN MAP 2A: RURAL BASE MAP

Date - January, 2011

**Manitoba**  
Department of Local Government  
Community and Regional Planning Branch

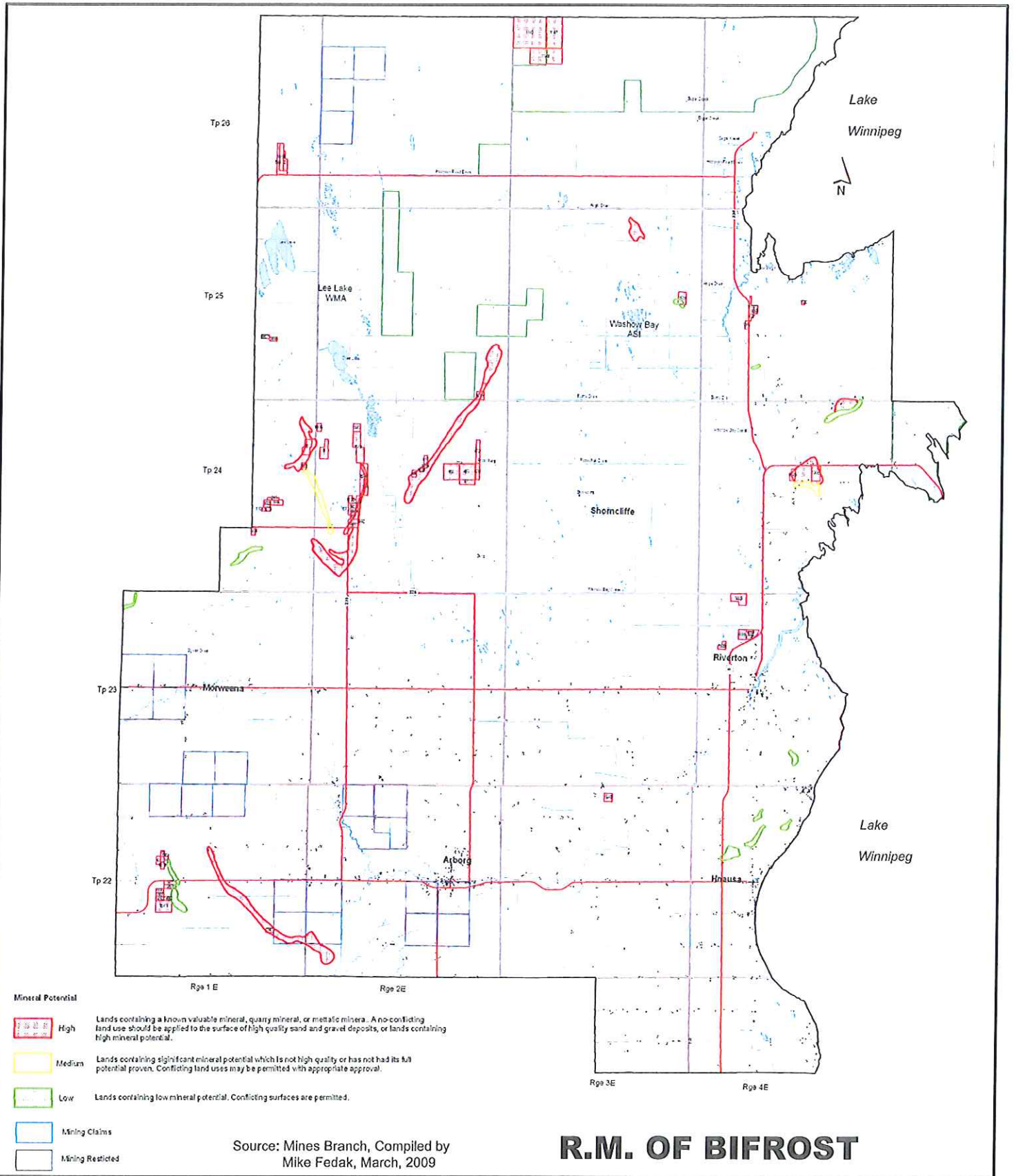


**R.M. OF GIMLI**

**EASTERN INTERLAKE PLANNING  
DISTRICT DEVELOPMENT PLAN  
MAP 2B: RURAL BASE MAP**

Date - January, 2011

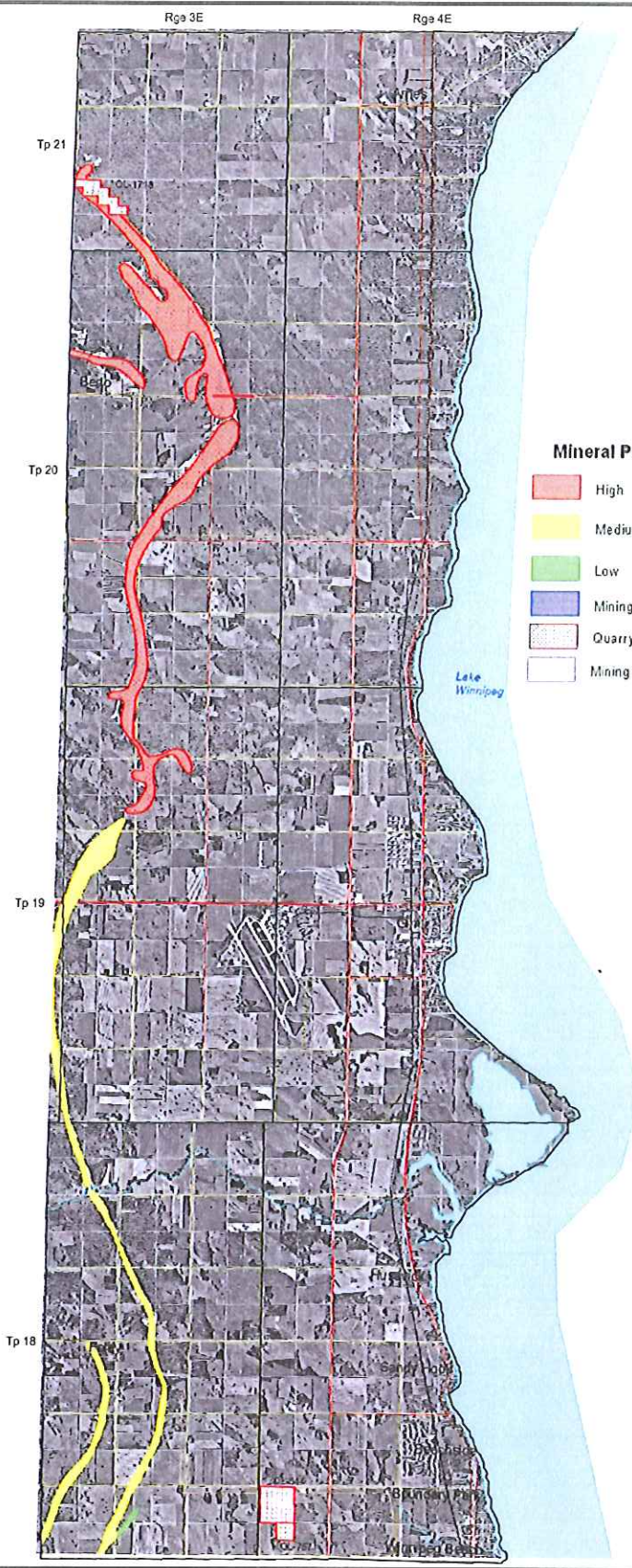
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**EASTERN INTERLAKE PLANNING  
DISTRICT DEVELOPMENT PLAN  
MAP 3A: AGGREGATE RESOURCES**

Date - January, 2011

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**Mineral Potential**

- High** Lands containing a known valuable mineral, quarry mineral, or metallic mineral. A non-conflicting land use should be applied to the surface of high quality sand and gravel deposits, or lands containing high mineral potential.
- Medium** Lands containing significant mineral potential which is not high quality or has not had its full potential proven. Conflicting land uses may be permitted with appropriate approval.
- Low** Lands containing low mineral potential. Conflicting surface uses are permitted.
- Mining Claims**
- Quarry Leases**
- Mining Restricted**

Source: Mines Branch,  
Compiled by  
Mike Fedak  
March, 2009


**R.M. OF GIMLI**

**EASTERN INTERLAKE PLANNING  
DISTRICT DEVELOPMENT PLAN  
MAP 3B: AGGREGATE RESOURCES**



**Manitoba**  
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Community and Regional Planning Branch




Date - January, 2011



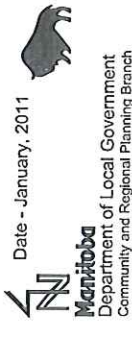
MAP 4

**R.M. OF  
BIFROST  
(North Half)**

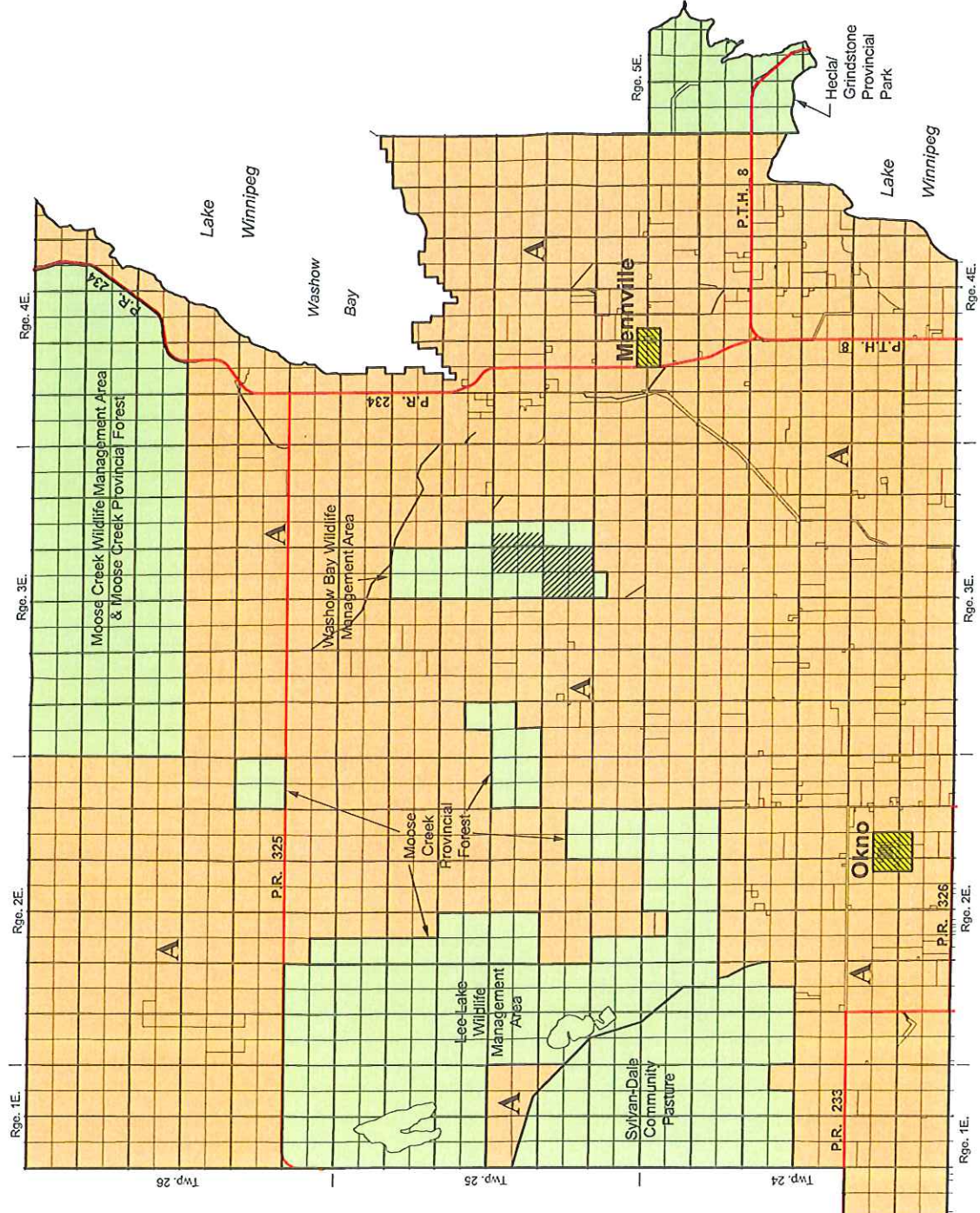
LAND USE  
CLASSIFICATION

- Legend:
-  Agricultural Area
  -  Designated Crown Land
  -  Designated Crown Land Protected Area
  -  Rural Settlement Centre

Date - January, 2011



Manitoba  
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Community and Regional Planning Branch








**MAP 5**


**R.M. OF  
BIFROST  
(South Half)**

LAND USE  
CLASSIFICATION

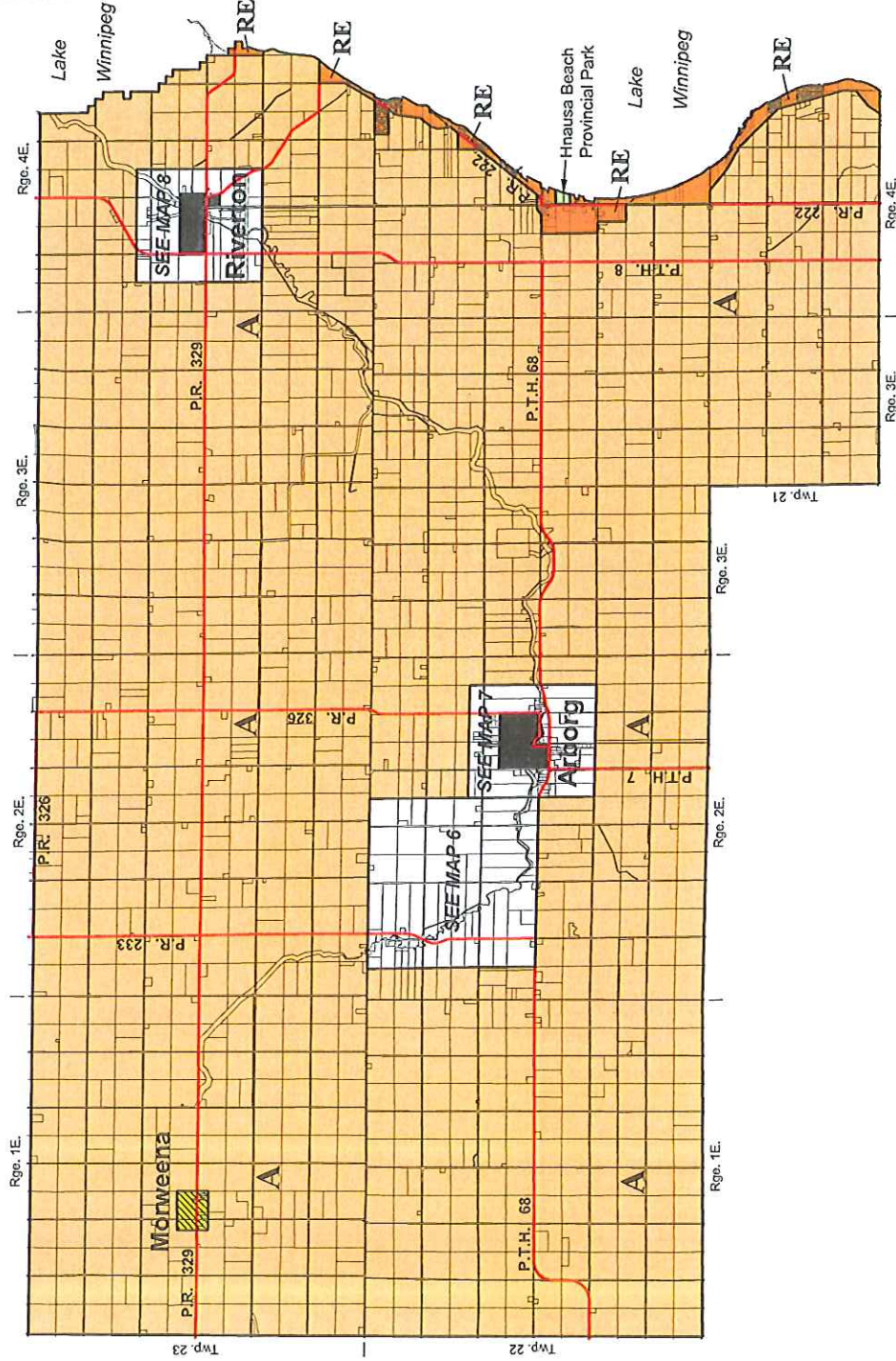
Legend:

-  Agricultural Area
-  Designated Crown Land
-  Recreation Resort Area
-  Rural Settlement Centre
-  Incorporated Urban Centre

Date - January, 2011



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MAP 6

R.M. OF  
BIFROST  
(Part 22-2E.)

LAND USE  
CLASSIFICATION

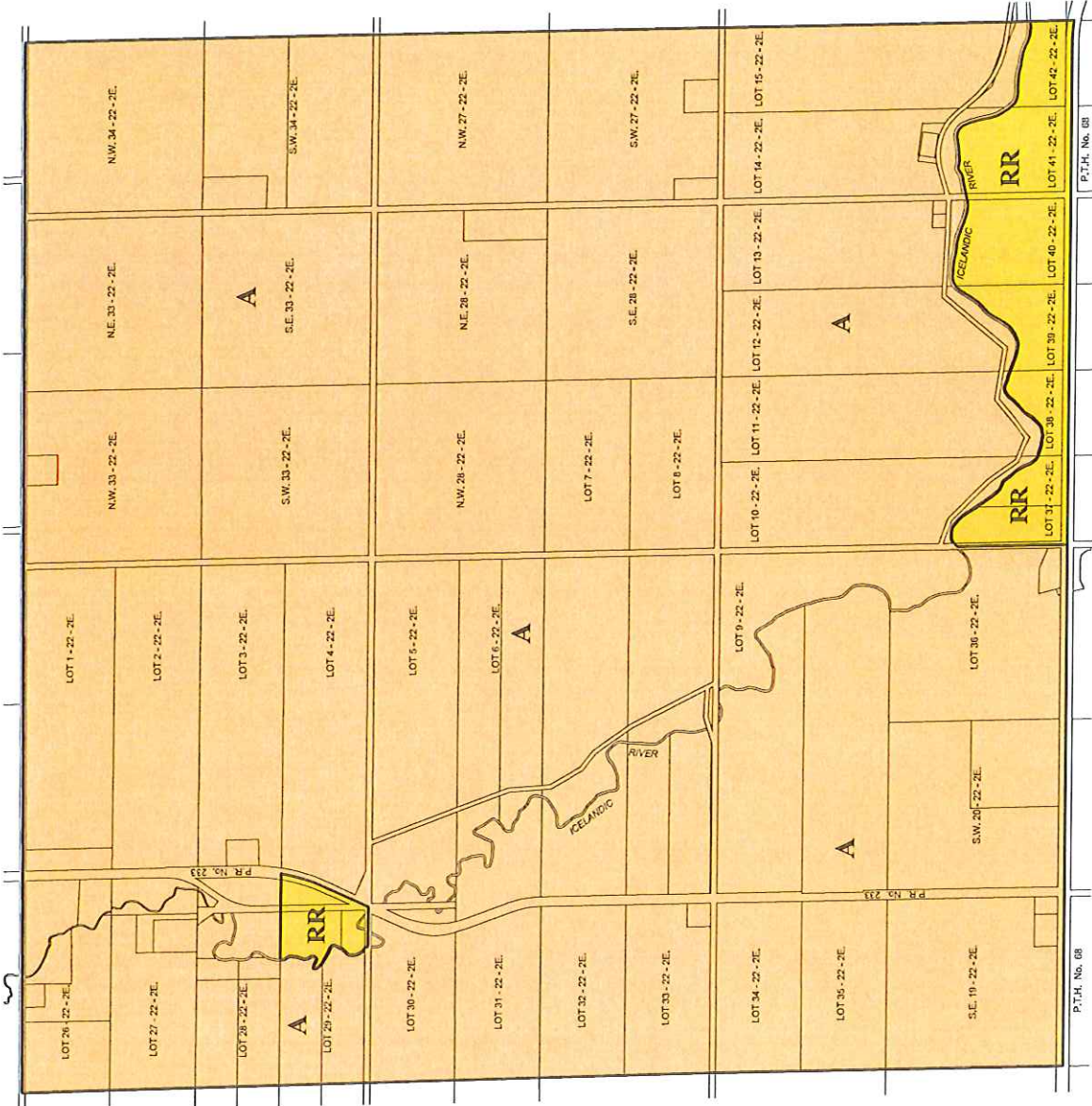
Legend:

- A Agricultural Area
- RR Rural Residential Area

Date - January, 2011



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MAP 7


**ARBORG &  
ENVIRONS**

LAND USE  
CLASSIFICATION

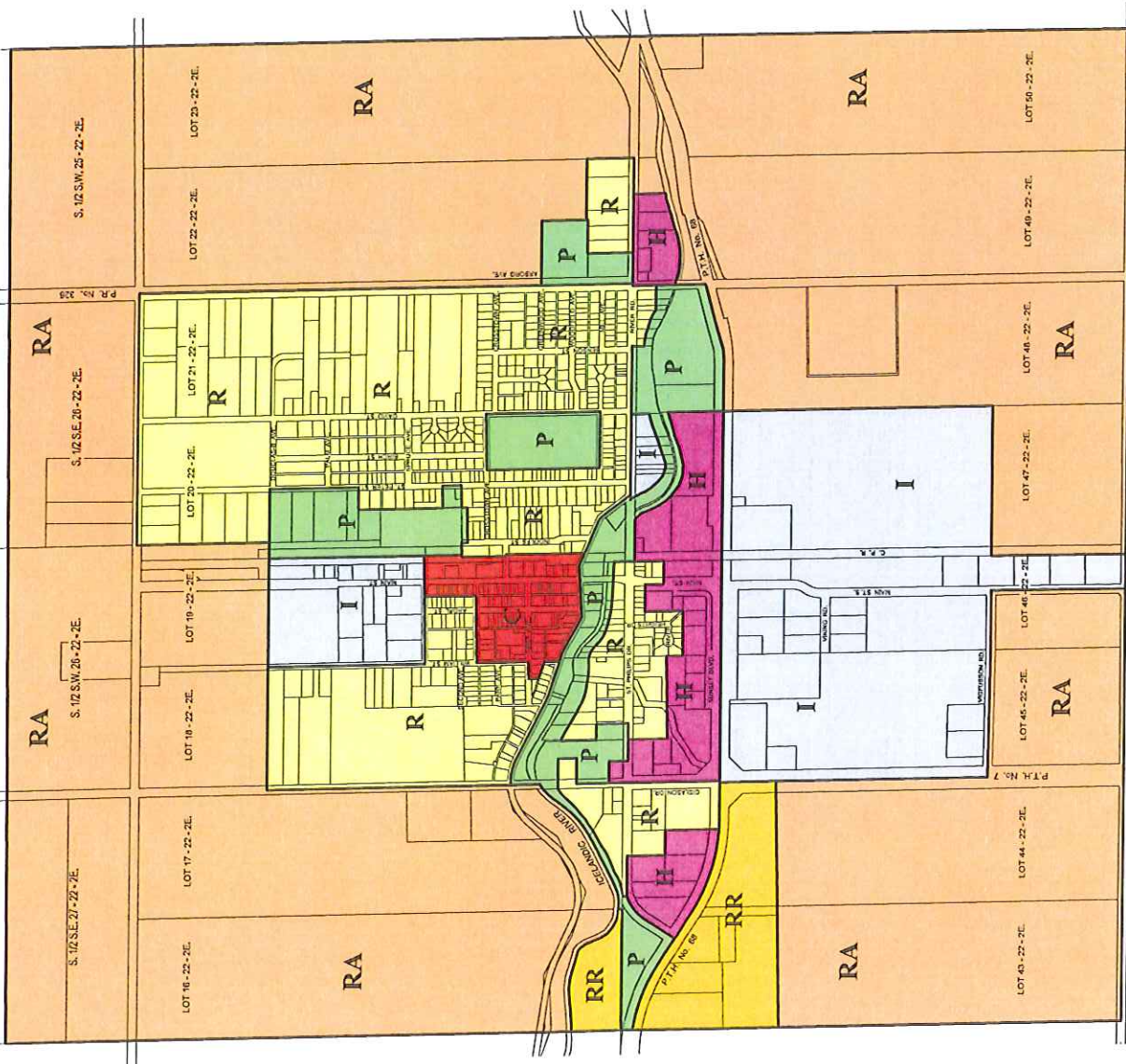
Legend:

- RA Restricted Agricultural Area
- C Commercial Area
- H Highway Commercial Area
- I Industrial Area
- P Parks, Institutions and Open Space Area
- R Residential Area
- RR Rural Residential Area

Date - January, 2011



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Community and Regional Planning Branch





EASTERN INTERLAKE PLANNING  
DISTRICT DEVELOPMENT PLAN


MAP 9

R.M. OF  
GIMLI

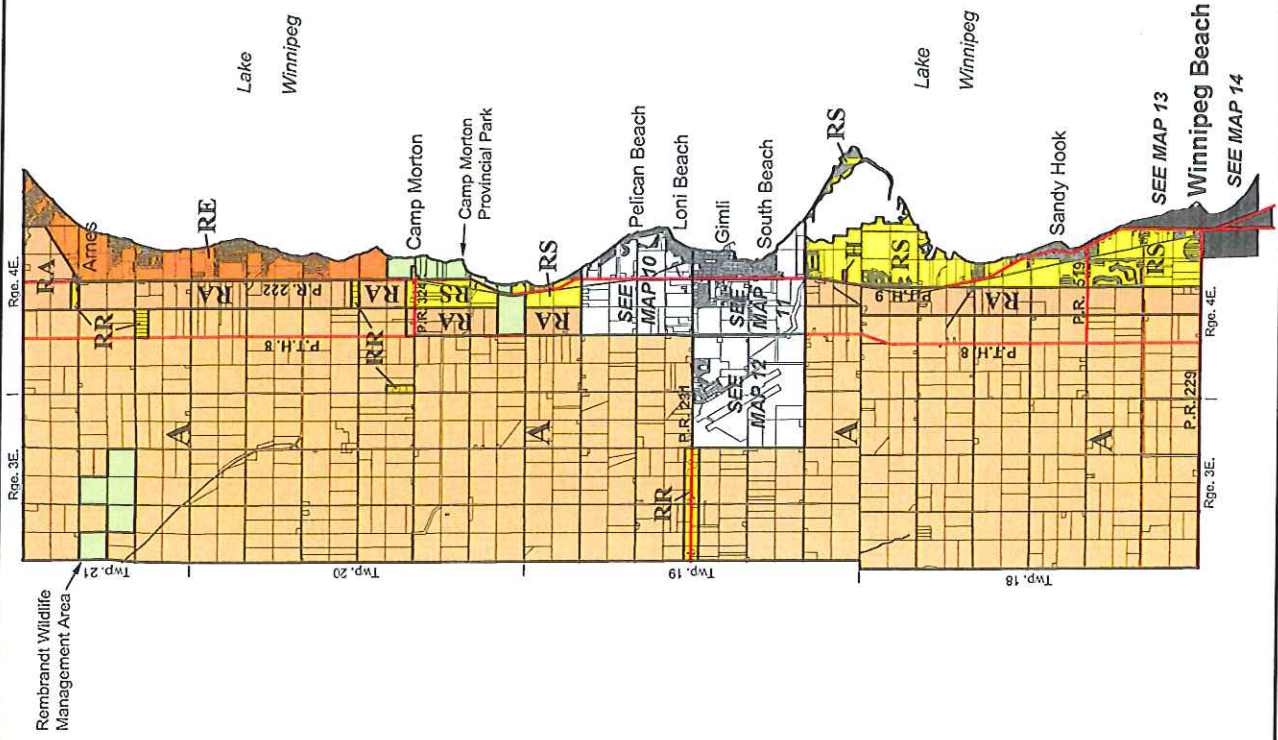
LAND USE  
CLASSIFICATION

Legend:

- A Agricultural Area
- RA Restricted Agricultural Area
- H Highway Commercial Area
- Designated Crown Land
- RS Residential and Resort Serviced Area
- RR Rural Residential Area
- RE Recreation Resort Area
- Incorporated Urban Centre



Date - January, 2011  
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MAP 11

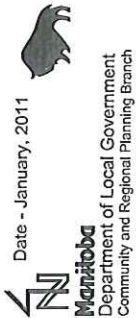
**R-M. of Gimli  
(Urban Area B)**

LAND USE  
CLASSIFICATION

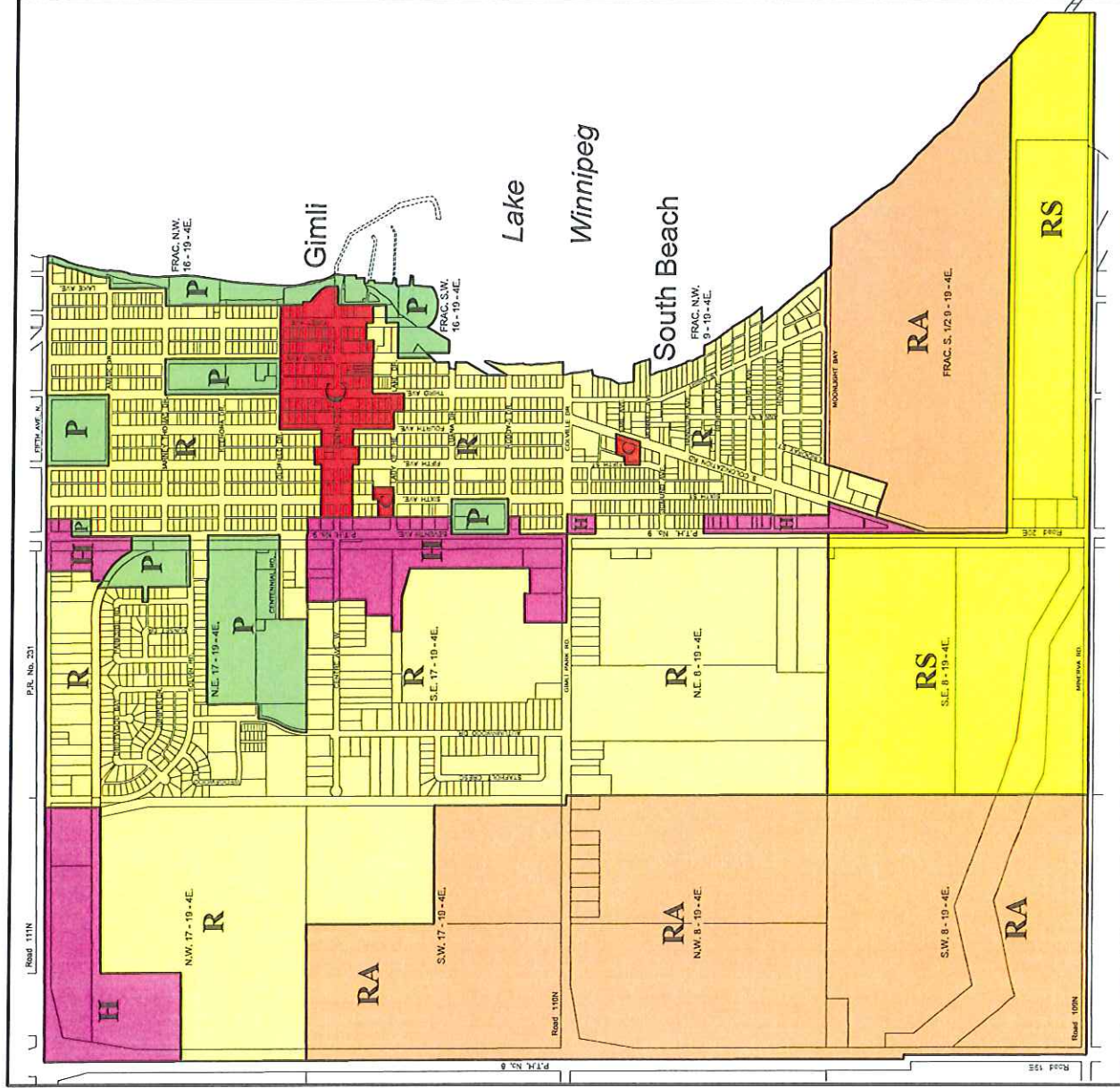
Legend:

- RA Restricted Agricultural Area
- C Commercial Area
- HI Highway Commercial Area
- P Parks, Institutions and Open Space Area
- R Residential Area
- RS Residential and Resort Serviced Area

Date - January, 2011



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**MAP 12**


**R.M. of Gimli  
(Urban Area C)**

**LAND USE  
CLASSIFICATION**

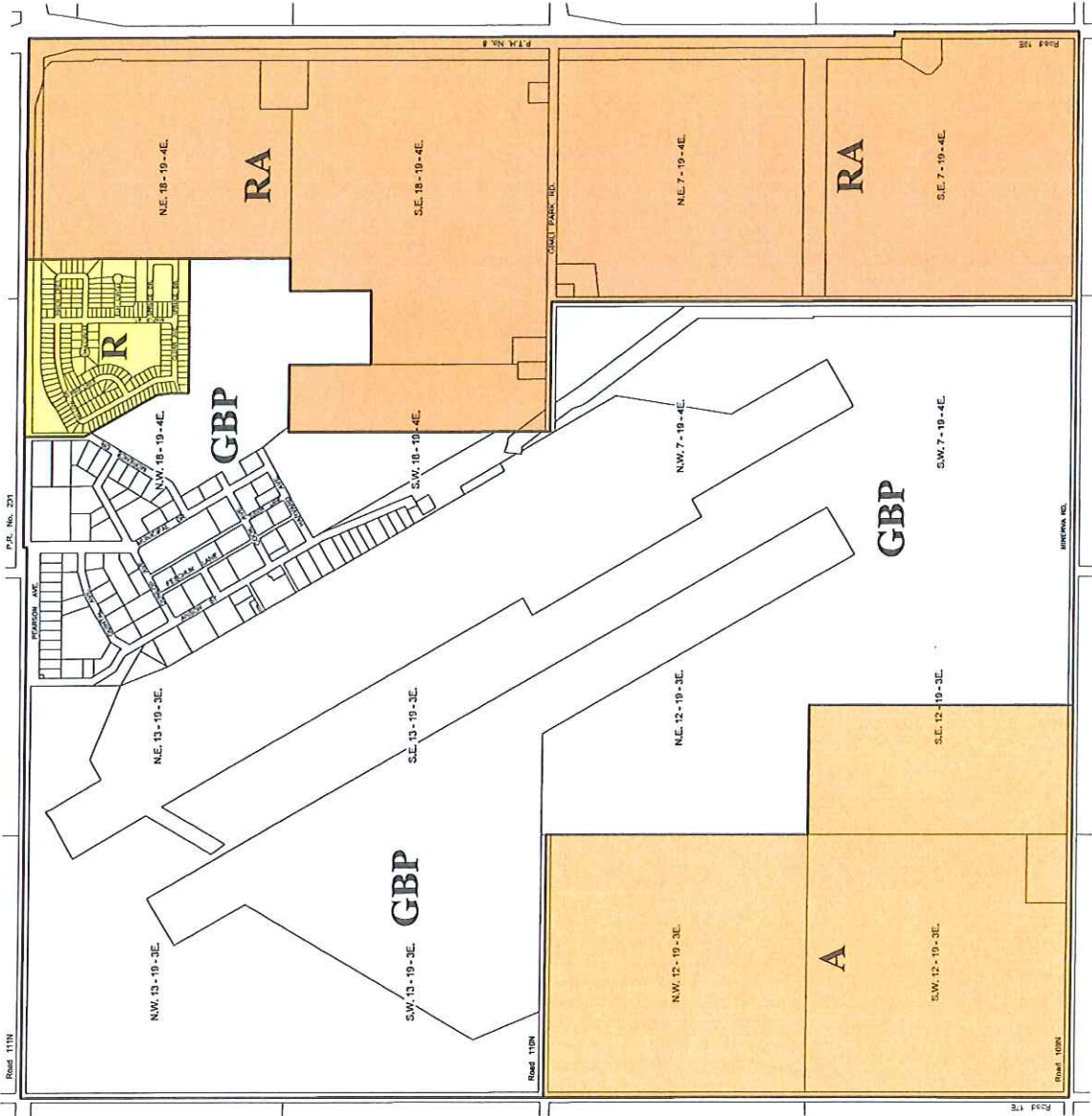
Legend:

- Agricultural Area
- Restricted Agricultural Area
- Gimli Business Park
- Residential Area

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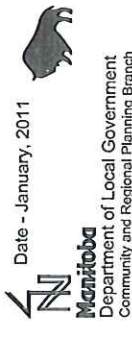
MAP 13

**WINNIPEG  
BEACH  
(North Half)**

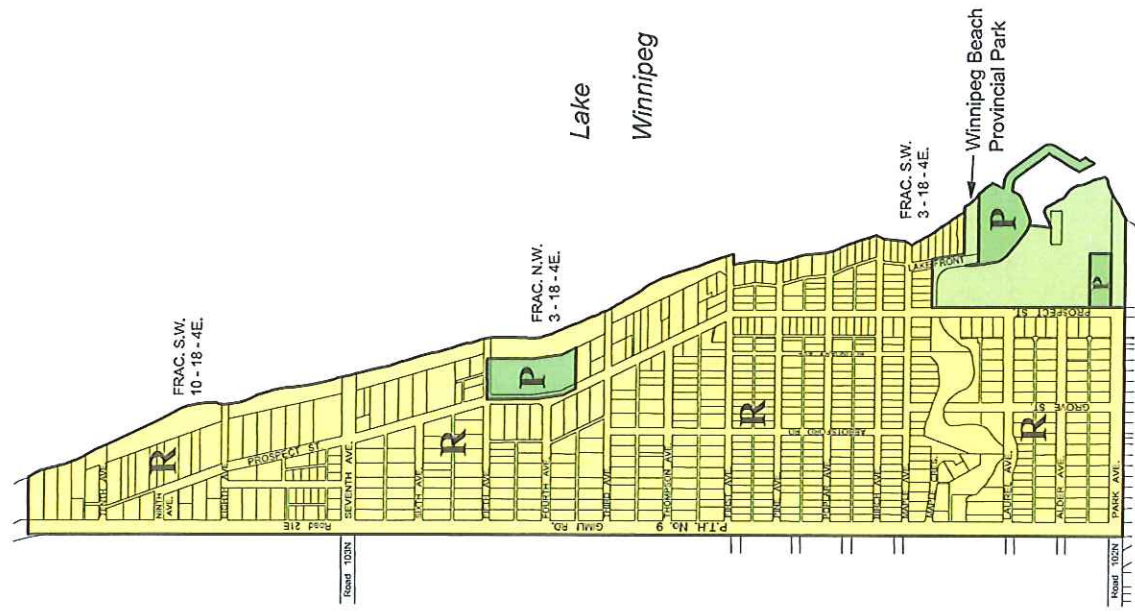
LAND USE  
CLASSIFICATION

- Legend:
- P** Parks, Institutions and Open Space Area
  - Designated Crown Land**
  - R** Residential Area

Date - January, 2011



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MAP 14

**WINNIPEG  
BEACH  
(South Half)**

LAND USE  
CLASSIFICATION

- Legend:
- C Commercial Area
  - H Highway Commercial Area
  - P Parks, Institutions and Open Space Area
  - Designated Crown Land
  - R Residential Area
  - RD Restricted Development Area

Date - January, 2011



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