

THE NEEPAWA AND AREA PLANNING DISTRICT

DEVELOPMENT PLAN

PREPARED FOR:

THE NEEPAWA AND AREA DISTRICT

PLANNING BOARD

PREPARED BY:

Original text - Underwood McClellan Ltd.

Consulting Engineers and Planners - 1982

**New modified text and Maps - Community Planning Services
Branch**

Brandon Office

Intergovernmental Affairs 2006

By-law Number - 78

NEEPAW AND AREA PLANNING DISTRICT

PROVINCE OF MANITOBA

BEING A BY-LAW of the Neepawa and Area Planning District to adopt a new Development Plan.

WHEREAS, Section 40 (1) of The Planning Act provides authority for preparation of a Development Plan and Section 59 (1) of The Planning Act provide for a mandatory review of the Development Plan;

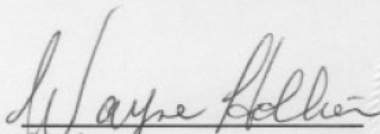
AND WHEREAS, Section 45 of the said Planning Act provides authority for the Planning Board to adopt a Development Plan;

NOW THEREFORE, The Neepawa and Area Planning District Board in meeting assembled enacts as follows:

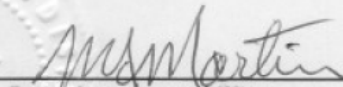
1. The Development Plan, attached hereto as "Schedule A", and forming part of this By-law, is hereby adopted;
2. This Development plan shall be known as "THE NEEPAWA AND AREA PLANNING DISTRICT DEVELOPMENT PLAN";
3. This Development Plan shall take force and effect on the date of third reading;
- 3 The "The Neepawa and Area Planning District Development Plan, By-law No. 13" and all amendments therein, are hereby repealed.

ADOPTION OF BY-LAW NO. 78

DONE AND PASSED, THIS 17th day of January, 2008 A.D.


Chairperson




Development Officer

READ A FIRST TIME this 27 day of April, 2006 A.D.

READ A SECOND TIME this 14 day of September, 2006 A.D.

READ A THIRD TIME this 17th day of January, 2008 A.D.

I, M. Martin, Development Officer of the Neepawa and Area Planning District, do hereby certify the above document to be a true and correct copy of By-law No. 78 of the Neepawa and Area Planning District.

M. Martin, Development Officer

THE NEEPAWA AND AREA PLANNING DISTRICT DEVELOPMENT PLAN

**Being Schedule "A" to The Neepawa and Area Planning District By-law
Number 78.**

And affecting the area described below:

**The area is described in Organizational By-law No. 74 of the Neepawa and Area
Planning District and includes the Rural Municipalities of Langford, Rosedale, and
Lansdowne and the Town of Neepawa.**

Or as described;

**"The area as described in Order-in-Council Nos.859, 1461/88 and 244/1998 on
Matters of State, under The Planning Act, being Chapter P80 in the Continuing
Consolidation of the Revised Statutes of Manitoba and includes all of the Rural
Municipalities of Langford, Rosedale, and Lansdowne and the Town of Neepawa."**

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PART 1 - INTRODUCTION

1.1 DEFINITION OF THE DEVELOPMENT PLAN

The Neepawa and Area Planning District Development Plan is a statement of the Planning District's goals and objectives with respect to its future development. The policies contained in this Plan reflect the issues and concerns in the District as expressed by the members of the District Planning Board, the Municipal Councils, various community organizations, the people of the District and the Province.

A Development Plan is not a rigid and inflexible document but rather an expression of broad general guidelines for future development, guidelines which can, and should, be amended from time to time as conditions change and new issues arise. It is essential that a Development Plan reflect the attitudes and perceptions of the people of the constituent Municipalities, bearing in mind, of course, technical and legislative parameters. It is necessary, therefore, that the plan contains sufficient flexibility to be able to reflect those attitudes and perceptions.

This Development Plan has the overall goal or objective of enhancing the physical, socio-economic, and environmental opportunities for the people of the Planning District. Inherent in this goal is orderly and efficient development, equality, enhancement or aesthetics and the environment, and the principle of public involvement.

1.2 REQUIREMENTS OF A DEVELOPMENT PLAN

The requirements of a Development Plan are outlined in Section 42 (1) of The Planning Act (Chapter P80). Essentially the requirements of a Plan are to outline critical issues, and to set forth strategies and policies for addressing these issues, and to determine the best use and development of land in the planning area. Specifically, the Act states that the requirements of a Development Plan are:

- (a) to set out the plans and policies of the Planning District respecting its purposes and its physical, social, environmental and economic objectives;
- (b) through maps and statements of objectives, direct sustainable land use and development in the Planning District;
- (c) set out measures for implementing the Plan;

- (d) include such other matters as the Minister or the Board or Council considers advisable:
- (e) include a livestock operation policy that guides Zoning By-laws dealing with livestock operations:

For the Municipalities within the Neepawa and Area Planning District, the preparation of a Development Plan serves several important additional functions. First, the Background Study to the Development Plan represents the first attempt to undertake a complete inventory of information and to present this data in the form of a comprehensive overview. This may assist the Planning District in creating an "identity" and will provide a useful reference document.

The Development Plan itself will provide the Planning District with a series of land use policies and mapped land use designations. These will assist the Planning Board, the Councils of the constituent Municipalities and the general public to coordinate the assessment and determination of issues arising from present and future development in the Planning District.

1.3 FORMAT OF A DEVELOPMENT PLAN

A Development Plan in the Province of Manitoba is presented as two separate but inter-related documents. The first is the Background Report to the Development Plan and it essentially "sets the stage" for the proposals and policies contained within the Plan itself. As such, the Background Report and updates to it contains comprehensive factual information, both present and historical, about the Planning District. It contains an overview of the District's historical development, its physical resources, its socio-economic resources including population and economic base, and development issues and options being faced in the District. The original Background Report and selective updates has been prepared as a companion document to this Plan.

This document is the Development plan itself. The Plan contains a summary of the key issues and concerns outlined in the Background Report, strategies for future development and sets forth proposals and policies for addressing those issues. The scope of the plan is broad as opposed to narrow and specific. It is intended as a set of guidelines which will

provide a framework within which the specifics of land use and development can be dealt with through supplementary legislation. These include Zoning By-laws, capital expenditure programs, which will be amended if required to reflect the intent of the Plan after its adoption.

PART II - THE RURAL AREA

1.0 RURAL LAND USE DESIGNATIONS DEVELOPMENT

1.1 ISSUES

The Rural Municipality of Rosedale, Langford and Lansdowne are primarily rural agriculturally based communities and the impact of further non-agricultural development on the agricultural base is of prime concern. The main objective is the preservation of agricultural land and in this respect there are essentially three issues:

- | | |
|--------------------|--|
| Encroachment: | loss of prime agricultural land and other lower class agricultural land containing viable agricultural operations through encroachment of rural non-farm residential development, |
| Fragmentation: | possible fragmentation of farm land into uneconomically sized parcels due to unplanned rural non-farm residential development or other uses, |
| Land use conflict: | conflict of interests between the farming community attempting to maintain productive and economical farming operations, and the rural non-farm community demanding both a higher level of service and a restriction on undesirable (nuisance) farming operations. |

There is a need to address the demand for non-farm residential development while at the same time not imposing serious limitations on the agricultural base. Given the pressures for rural non-farm development, urban uses and recreational land uses, it is important to define where and how agricultural and non-agricultural uses will occur in a compatible fashion on the rural landscape. The basic criteria for delineating these "agricultural" areas are soil capabilities, water resources, environmentally sensitive sites, non renewable natural resource sites and present agricultural land use activities.

The Whitemud River Watershed Conservation District was formed in 1972 to provide comprehensive soil and water management programs. Although the area encompassed by the Conservation District extends beyond the Neepawa and Area Planning District, the Rural Municipalities of Rosedale, Langford and Lansdowne are key components. The purposes of the Conservation District are to plan and develop programs that will bring about rational solutions to existing resource problems and to allow for orderly development of resource management programs. Cooperation between the District

Planning Board and the Conservation District Commission is essential for the provisions of conservation, control and prudent use of land and resources.

Rural to urban migration and farm consolidation have resulted in a number of surplus farm sites throughout the countryside. Because of shelterbelts and existing buildings, many of these sites cannot be cultivated and they can, therefore, be used for non-farm residences where they do not adversely affect the surrounding agricultural activities. In some cases existing buildings may be habitable while in others new dwellings will have to be constructed. As long as the new construction occurs on a farm site or low class agricultural land and not on cultivated land there will be no loss of valuable farm land. Rural agricultural areas are defined on the land use plan contained in this Development Plan and will be implemented by rural zoning designations in the Zoning By-law of the member Municipalities.

Rural non-farm residential development, while considered acceptable to help offset rural depopulation and adding to the social aspects of rural communities, needs careful monitoring and some limitations in order to protect agricultural activities, particularly livestock operations. These limitations will focus on the number of non-farm residential uses allowed in rural areas, as well as conditions for approval of these types of uses and for subdivision of land creating parcels for single lot ownership and designated areas.

Crown land within the Planning District represents about 9 percent of the total area or approximately 66 square miles. Of this crown land, nearly one-half or 49% has been designated by Provincial Order-in-Council as Community Pasture and Wildlife Management areas. Located south of PTH No. 16 and east of PTH No. 5, in the R.M.'s of Langford and Lansdowne, the Community Pasture was established in 1948 and is managed by the Prairie Farm Rehabilitation Administration (PFRA). The pasture comprises approximately 21,740 acres, and provides off-farm grazing of cattle for local residents in the community.

About 16,240 acres of the crown land available in the Planning District, which is not presently designated by Order-in-Council, has been classified for integrated agricultural and natural resource use. Crown land within the Planning District will be managed in accordance with the Interdepartmental Operational Crown Land Plans of the Crown Land ADM Committee.

The Riding Mountain Escarpment area of the R.M. of Rosedale is presently characterized by mixed agricultural uses, including a number of Crown owned parcels, some of which are leased for grazing purposes. However, because of its vegetation, topography and its proximity to Riding Mountain National Park, the area has considerable potential for future recreation development and flood management.

Care must be taken in order to minimize the conflict which may occur between proposed recreational development and existing agricultural uses. For example, valuable recreational land may be destroyed through clearing of stands of trees for agricultural purposes. As well, improper clearing of natural vegetation may lead to increased surface

runoff and less percolation into groundwater aquifers. This may in the long run affect flooding and groundwater resources in the plain below the escarpment. On the other hand, valuable agricultural land may possibly be lost or agricultural activities hampered if recreational uses are not located carefully.

Both agriculture and recreation in themselves may interfere with wildlife habitat areas and thus raise another potential conflict.

All types of development, unless properly controlled, can create drainage and erosion problems and may interfere with groundwater recharge, all of which are of particular concern in this area.

The distribution of marginal agricultural lands is such that there may be differences in approaches to regulating recreational developments through the Zoning By-laws for the Rural Municipalities of Rosedale, Langford and Lansdowne. The area of lands in Rosedale bordering on Riding Mountain National Park may be capable of sustaining both existing agricultural uses and a limited number of recreational developments. In other parts of Rosedale, agricultural areas may also support recreational developments limited in number and restricted to lands with lower agricultural capability.

In Langford and Lansdowne, recreational development opportunities will be limited because much of each Municipality has a high capability for agriculture and most of the lower capability lands are contained within the community pasture operated by PFRA, and around Lake Irwin which must be protected as the Neepawa and area water supply.

To serve the traveling public and rural population various designated multi-lot highway commercial, agro-commercial or agro-industrial areas may be located throughout the Rural Municipalities. Besides this, various single lot institutional/recreational, agro-commercial or agro-industrial single uses may be developed as conditional uses. When any of these conditional uses are located next to a Provincial road or highway it will be circulated to the Department of Transportation and Government Services prior to approval.

1.2 LIVESTOCK DEVELOPMENT STRATEGY

The main objectives of this strategy are:

- 1.2.1 To maintain the existing livestock operations and provide for their reasonable expansion given their location in proximity to conflicting land uses and sensitive environmental features.
- 1.2.2 To provide for new livestock operations, on prime agricultural land and lower class agricultural lands, where given their proposed size and density they are compatible with surrounding land uses and sensitive environmental areas.

1.2.3 To maintain a high quality of life within the whole Planning District, with an understanding that the rural area must first and foremost be able to develop and sustain a viable agricultural industry.

1.2.4 This Development Plan will set maximum animal unit capacities for livestock operations in various parts of the member Rural Municipalities. These designations are found on Maps 2A – R.M. of Langford Land Use Plan, 2B – R.M. of Rosedale Land Use Plan and 2C – R.M. of Lansdowne Land Use Plan. These designations are defined as follows:

RURAL – L.O. – EXISTING: Allows only existing livestock operations and expansion of these operations up to approximately 99 animal units given they meet required separation distances in the Zoning By-laws.

RURAL – L.O. LIMITED – 1: Allows new and expanded livestock operations to an approximate maximum of 299 animal units.

RURAL CONSERVATION: Allows only existing livestock operations with expansion potential to approximately 125 animal units.

RURAL - L.O. LIMITED – 2: Allows new and expanded livestock operations to an approximate maximum of 800 animal units.

RURAL LIVESTOCK: Allows all new and expanded livestock operations subject to Council's approval.

The separation distances between any proposed livestock operation in any of these designations, and any single dwellings or designated residential areas, seasonal residential areas, recreation areas, parks or subdivisions shall be identified in the Zoning By-law for the Municipality, as generally indicated in policy 1.3.4.

1.2.5 Justification of Designations in each member Municipality

In order to achieve the objectives of the livestock operation policy in this Plan the Rural Municipalities of Langford, Rosedale and Lansdowne are designating lands to provide for livestock operations in the following fashion.

In order to avoid land use conflict, livestock operations are not allowed in the Town of Neepawa, or General Development, Country Residential, Seasonal Recreation, Highway Commercial or Industrial Designations in all three Rural Municipalities. Livestock can be kept in an Industrial Designation when in conjunction with an industrial use such as a slaughter house. Other than the designations that limit the capacity of livestock operations, as found in this text, the majority of the land in all three Rural Municipalities

is designated “Rural Livestock”. This designation allows all new and expanding livestock operations, limited only to Council approval and the applicable siting and separation distances from single residences, or designated residential areas, seasonal residential areas, recreation areas, parks or subdivisions found in the Development Plan and set out in the Zoning By-laws of the member Municipalities.

In the R.M. of Langford and the R.M. of Rosedale the “Rural - L.O. Existing” designation has been placed on the land extending out one-half mile from Neepawa. This designation provides for existing livestock operations with limited expansion potential to approximately 99 animal units, given the operations are located at the required separation distances from other land uses found in the Zoning By-laws.

Outside of this area, the “Rural – L.O. Limited –1” designation has been placed on land extending out another one half to one mile. This designation provides for new and expanded livestock operations to approximately 299 animal units. These two designations have been placed in this manner to reduce land use conflict between livestock operation development and other urban type uses in and around the Town of Neepawa. At the same time the Board has tried to accommodate livestock operations as much as possible in order to allow farms to use the suitable soils in this area for this type of agricultural use.

Within the R.M. of Langford the Lake Irwin drainage basin is designated as the “Rural – Conservation” designation. This designation allows for existing livestock operations and expansion of same to approximately 125 animal units. As Lake Irwin is used extensively for residences, community recreation, the water supply for the Town of Neepawa and the R.M. of Langford water line, the Board has placed this designation around the lake to limit livestock operations. This has been done in order to avoid the risk of water quality degradation and conflict with the intensive recreational use of the lake.

Also, within the southern portion of the R.M. of Langford and the southwestern portion of the R.M. of Lansdowne, the Board has placed the “Rural – L.O. – Limited 2” designation over the Assiniboine Delta Aquifer and adjoining marshy land to the immediate east of the aquifer. This designation provides for new and expanded livestock operations to an approximate maximum of 800 animal units. The extent of the aquifer in these two Municipalities is shown in Appendix II, Reference Map 1.

The Planning Board feels that this valuable unconfined aquifer area could be subject to a large nutrient build up and possible water quality degradation if it is not protected to a reasonable extent from uses that could cause this. The aquifer not only stores water but is a water recharge area. Livestock operations can contribute to nutrient loading in soils and water over time. Thus, the Board is capping the livestock operation capacity at approximately 800 animal units per operation and it is supporting good management practices to lessen this environmental risk.

The Board realizes that this environmental risk is primarily a function of “management” but it also of the opinion that it is related to “land use”. In this case it wants only to avoid very large livestock operations from locating over the aquifer. To the Board’s knowledge, the 800 animal unit capacity is larger than any existing single livestock operation in this

area at present. The Board concludes that it is correct in putting this capacity limit on this area given, in part, to the following excerpt from the “Assiniboine Delta Aquifer Management Plan” of May 2005, as follows;

“Protecting the aquifer’s water quality is of paramount importance. The main concern is leaching of potentially harmful contaminants. Allowing contaminants to be introduced could degrade the quality of water used each year as well as the much larger volume of water in storage. Restoration of such a large aquifer’s water quality could be a very long and expensive task and might not even be possible. Based on monitoring and analysis to date, the quality of water within the aquifer is considered, in general, to be good to excellent. However, concern exists where nitrate concentrations are becoming elevated above baseline levels.”

In the R.M. of Rosedale the Board has designated a small area as “Rural – L.O. Existing” around each “General Development” designation in order to assist in protecting the ground water in the vicinity of the urban areas and to avoid conflict between the various urban land uses allowed in them and large livestock operations. This has not been done in the area around Franklin as it is served by a rural water pipeline and soil found around the community is very suitable for livestock operation development. The Board is of the opinion that the separation distances, found in the Zoning By-laws, between livestock operations and this urban designated area will provide the necessary buffer between these uses in this case. The Board is also of the same opinion for separation distances between livestock operations and all Country Residential designations in the Planning District.

The Board has placed a “Rural L.O.– Limited – 1” designation extending out one mile in width from Riding Mountain National Park. This designation has been located here to provide livestock capacity for a suitable level of livestock development given the relatively extreme undulating and sloping topography, numerous creeks, numerous pockets of low class soil and shallow surficial geology of the area. In limiting livestock operation development to this extent it is hoped that the existing well vegetated buffer around the National Park will be maintained to avoid drainage and flooding problems and also livestock conflict with recreation pursuits and wildlife.

The Board has further designated two relatively small areas, one around Polonia as a “Rural – L.O. – Existing” area to limit the livestock operation development within a deep valley and in close proximity to Polonia. Much of this land is CLI agricultural class 6 and 7 rated.

In the R.M. of Lansdowne the Board has designated a small area around each of the general development areas of Arden and Tenby as “Rural – L.O. – Existing” in order to provide for existing livestock operations with modest expansion potential, but also to use this as a buffer to separate the urban uses of the villages from large livestock operations. In the case of Arden the designation extends for approximately one mile north and one and a half miles south of Arden along the Arden ridge where several existing gravel pits expose the ground water resulting in a use that is not compatible with large livestock operations at this time.

In Sections 13, 14, 23, and 24 – Township 16 – Range 14W there are 6 quarter sections with the “Rural L.O. Existing” designation. This designation is placed on these lands due to the existence of numerous marshes and a very high water table on the land not covered with surface water. There is a conservation dam structure controlling water levels in this area. The Board feels that this area is not suitable for the development of new operations or the large expansion of existing livestock operations.

1.3 POLICIES

Livestock Operation Policy

1.3.1 a) Agriculture, as the major economic base of the Planning District shall continue to be a primary activity and encouraged in those areas designated as; “RURAL – LIVESTOCK”, “RURAL – L.O. LIMITED-1”, RURAL – L.O. EXISTING”, "RURAL CONSERVATION," "RURAL – L.O. LIMITED - 2", on MAP 2A - R.M. OF LANGFORD RURAL LAND USE PLAN, MAP 2B - R.M. OF ROSEDALE RURAL LAND USE PLAN AND MAP 2C - R.M. OF LANSDOWNE RURAL LAND USE PLAN.

b) All of these designations have been created to contain mainly general agricultural and livestock operations (as defined in the Planning Act) along with varying small amounts of rural residential, agro commercial, agro industrial and institutional uses. Each Rural designation has a livestock operation size restriction (capacity) based on the area's main uses, location and proximity to other uses or environmental sensitivity areas.

c) Livestock operations will be characterized by the total number of animal units produced by all types of animals on the farm.

d) New and expanding livestock operations are subject to the defined capacity limits found on maps 2A, 2B and 2C.

All new or expanding livestock operations shall be allowed, upon approval of the Planning Board, an increase of a maximum of 20% over the defined animal unit capacity in the RURAL - L.O. LIMITED-1 designation. Any further increase in the capacity will require a change in the land use designation.

In the RURAL – LIVESTOCK designation there is no upper limit on the size of a livestock operation that will be considered in the area, but all livestock operations proposed over the conditional use threshold, as identified in the Zoning By-law, must go through the conditional use process. Further conditional use applications may be made to further expand these original conditional uses, as required.

e) All livestock operations are subject to conditional use approval when required in the Zoning by-law.

f) Livestock operations proposing 800 or more animal units in size within the 'RURAL L.O. LIMITED – 2' designation will only be considered if the proposed site contains an adequate combination of slope and thickness of consolidated and impervious natural material between the surface and groundwater to stop nutrient movement into the aquifer in amounts that would deteriorate water quality beyond provincial standards.

Proponents will be required to provide information on existing and proposed animal confinement areas (including barns), manure storage areas and the surrounding farmyard within 328 feet of these structures. This information shall include proposed operation location and site plan, type and size of existing and proposed operation.

To further ensure that the water quality of the aquifer would not be compromised, proponents will also be required to provide the Technical Review Committee with information on subsoil investigations of surficial geology, ground water levels, percolation rates, and any other site-specific geotechnical information deemed necessary by the Technical Review Committee, prior to the conditional use hearing.

Council will therefore have the opportunity to review the Technical Review Committee's evaluation of these subsoil investigations (generally required by Manitoba Conservation to obtain a permit for the establishment of a confined livestock area, collection basin and / or manure storage facility) prior to making a decision on a proposed livestock operation greater than 800 animal units.

1.3.2 a) Prime agricultural lands are essential for all agricultural activities and shall be preserved for a wide range of agricultural activities and operations, wherever possible. It is also important to maintain lower class agricultural lands in a state where they can be used to their potential for agricultural production, especially with the increasing need for land to provide pasture and forage for livestock. Although, there must be a guarded and balanced use of these lower class lands as many of them are sensitive and susceptible to environmental degradation.

b) Livestock operations shall not be located on soils determined by detailed soil surveys, acceptable to the Province at a scale of 1:50,000 or better, to have an Agricultural Capability of Class 6, 7 or unimproved organic soils as described under the Canada Land Inventory. If detailed soil survey information is not available for an area for which a new or expanding livestock operation is proposed, the applicant may be required to provide a detailed soil survey of the site acceptable to the Province at a scale of 1:50,000 or better. This would provide the proponent with the opportunity to prove that the soils are of a higher class or, when organic, can be improved, protected and managed in a sustainable fashion.

- c) All livestock operations shall have access to the type and amount of land required to properly utilize the operation's manure production on a sustained annual basis.
- 1.3.3 Within the following types of livestock operations;
1. All new livestock operations over 9 animal units.
 2. All expansions of livestock operations for 300 or more animal unit capacity.
 3. All expansions of livestock operations of over 9 animal units, but less than 300 animal units, and the original operation was built after April 15, 2004.
 4. All expansions of livestock operations of over 9 animal units but less than 300 animal units, built before April 15, 2004, and can not meet section 16 (6) of the Environment Act, Livestock Manure and Mortalities Management Regulation, as determined by Manitoba Conservation.
- All new confinement buildings and structures must meet all of the following criteria with respect to surface water bodies and water courses:
- a) Be 328 feet (100 meters) outside and from the top of the water body's upper bank.
 - b) Be above the high water level.
 - c) Be outside and above the riparian area located along each side of the water body.
- 1.3.4 a) All new or expanding livestock operations found in all rural designations shall be subject, not only to the livestock operation animal unit size capacities of the designation, but also to the siting and separation requirements from single residential dwellings, designated residential areas, seasonal residential, recreation areas, recreation areas, parks and subdivisions found in the Development Plan and set out in the Zoning By-laws of the Municipalities.
- b) Livestock operations can have negative effects on other land uses. Also, these land uses can limit the activities of livestock operations. The Rural Municipalities Zoning By-laws will therefore establish mutual siting and separation requirements between single residential dwellings and livestock operations and between designated land uses in the Development Plan, set out in the Zoning By-laws of the Municipalities, and livestock operations. These requirements will act as a buffer thereby reducing any negative impacts which may occur.
- c) With respect to Provincial siting and separation regulations (PLUP-No.2) for livestock operations, the Municipal Zoning By-laws will have the same separation distances for most of the regulation distances regarding designated areas in the Development Plan. Where the few deviations occur in separation distances they will range from approximately 17 to 33 percent larger than the Provincial regulation.
- The Municipal Zoning By-laws will have slightly larger separation distances for most of the regulation distances regarding single residences and livestock operations. Where the deviations occur in separation distance requirements they

will range from approximately 12 to 50 percent larger than the Provincial regulation.

These deviations in requirements from Provincial regulations stem from a local acceptance of existing separation requirements found in the current Zoning By-law provisions.

- 1.3.5 The threshold between permitted and conditional use shall be defined in each R.M. Zoning By-law. These thresholds may vary between zones. In all cases, livestock operations of 300 animal units or more shall be a conditional use. The Planning Act defines types of conditions that can be placed on a proposed livestock operation.
- 1.3.6 A Council may require an owner of a proposed livestock operation to enter into a development agreement regarding items specified in the Planning Act.
- 1.3.7 When considering approval of an application for a new or expanding livestock operation the following factors shall be reviewed;
 - a) Compliance with development plan and zoning by-law b) type and size of operation, c) water supply d) location and amount of land e) measures to reduce odour level f) proximity and compatibility to other land uses g) impact on all roads h) site development, construction, landscaping, and drainage plans h) proximity to water bodies, groundwater and flood risk areas I) cumulative effect of multiple livestock operations within an influenced area.
- 1.3.8 a) All livestock operation proposals involving 300 or more animal units in size shall require a Technical Review Committee report. This report shall be submitted to Council and used as defined by the Planning Act.
 - b) A review of any new or expanding proposed conditional use livestock operation to be established within the Rural – L.O. Limited – 1, Rural L.O. Limited – 2, and Rural Conservation designations shall be requested of the Technical Review Committee.
- 1.3.9 All new or expanding livestock operations within the Planning District proposing to produce less than 300 animal units will be subject to the policies of this Plan and an approval process as defined in each Municipal Zoning By-law.
- 1.3.10 A livestock operation will not be permitted at a location where adjacent land uses would be negatively affected by drainage, the degradation of water resources or other incompatible situations such as excessive noise and odour produced by the operation. In such cases mitigative measures may remove the negative impact and allow approval. When Council has major concerns with these matters, for which there is insufficient information, it may require the livestock operation proponent to provide site development and/or management information so that the impact on

surrounding land uses may be determined by Council and the operation considered for approval, approval with mitigative measures or rejection.

- 1.3.11 No development of a proposed new or expanding livestock operation shall take place until all approvals are obtained as required in the Planning Act and the Livestock Manure and Mortalities Management Regulation under the Environment Act and any other Act.
- 1.3.12 a) Livestock operations shall not be located on high quality aggregate resource deposit areas, as defined by the Province, see reference maps 2, 3, and 4, Appendix III until such deposits have been mined and the site rehabilitated.
- b) Livestock operations may be located on medium quality aggregate resource deposit area, if approved by the Province and local Council.
- c) Livestock operations may be located on low quality aggregate resource deposit areas, if approved by the local Council, after considering environmental issues.
- 1.3.13 All livestock confinement buildings and structures housing animals producing between 3 to 9 animal units capacity or more shall be located a minimum of 328 feet or as required in the Zoning By-law from a residence (other than the livestock owner's residence), motel, restaurants, community buildings and residential or recreation designated areas.

Other Rural Policy Affecting all Rural Designations

- 1.3.15 Agriculture operations shall be protected, where possible, from encroachment by the other land uses which could adversely affect their sustainability. Land shall be maintained, wherever possible, in large parcels in order to accommodate a full range of agricultural activities.
- 1.3.16 All development in the rural area shall be environmentally sound and compatible with other land uses in the surrounding area.
- 1.3.17 All new developments proposed within 328 feet (100 metres) of the Whitemud River or any tributary of it within the Planning District shall be considered by the Planning Board with respect to the risk of pollution of the water course. Where this risk is considered large, the Board may recommend rejection of the development or mitigating measures designed to allow the development to proceed under conditions containing these measures, unless restricted by other policies in this Plan.
- 1.3.18 Single lot development of rural outdoor recreational uses (i.e. campgrounds, exhibition grounds, etc.), agro-commercial uses (i.e. anhydrous ammonia storage and sales facility, etc.) or major public facilities or energy producing industrial uses (i.e. regional medical centre, wind turbines, etc.) as found in the Zoning By-laws that serve the needs of the local public or Province shall be conditional uses in rural designations on MAPS 2A, 2B and 2C – RURAL LAND USE PLAN, provided that such uses will not conflict with any other sections of this Development Plan.
- 1.3.19 Multiple lot highway commercial, agro-commercial and agro-industrial development shall be allowed in those areas designated “HIGHWAY COMMERCIAL” or “INDUSTRIAL” on MAPS 2A, 2B or 2C – RURAL LAND USE PLAN, provided that such development will not conflict with any other sections of this Plan.
- 1.3.20 Rural institutional/recreation, agro-commercial single uses or designated highway commercial areas may occur in accordance with the following siting criteria:
 - (a) Wherever possible, the development site should be located on low class agricultural lands, or in the case of prime agriculture land should minimize the land that will be withdrawn from agricultural production, and the development of the use should not otherwise impact agricultural operations in the surrounding area.
 - (b) An overall concept plan for the area shall be prepared illustrating proposed roads, access driveways, building lots and other major features of the proposed development.

- (c) All proposed roadways and vehicular access locations to the property shall be subject to review and if required, specific approval, of the Department of Transportation and Government Services or Highway Traffic Board.
- (d) Lots shall be sufficiently large to provide adequate on-site areas to accommodate all parking, loading, and service requirements, so that the adjacent roadways or highways will not be utilized for parking, loading or service purposes;
- (e) Accessory structures and signage shall be developed in a manner that will not create traffic hazards, such as obscuring the visibility of traffic in the area. If located within control areas of a Provincial trunk highway or Provincial road, required permits must be obtained from the appropriate provincial authority.
- (f) The site shall not be located in an area with significant aggregate potential, shall not be subject to flooding, slope failure, or other natural hazard, and should not have any adverse effects on any designated wildlife area.
- (g) The site design must provide area for on-site water and sewer facilities to the extent required and receive Council's approval.

1.3.21 Agro-Industrial single uses including alternate energy development industries (e.g. wind turbines) and public utilities or designated industrial areas may occur in accordance with the following criteria:

- (a) All criteria in policy 1.3.20 rural institutional/recreational, agro commercial siting criteria;
- (b) A site shall be selected where there will be no unacceptable risks to the environment, particularly groundwater or surface water systems;
- (c) A site shall be selected that would not have an adverse effect on any nearby residence, any community or cottage area;
- (d) A site shall be selected where truck access (and if appropriate, railway access) can be provided in a safe and efficient manner. In situations where the site may have some traffic impacts on a provincial highway, the highway traffic authority shall be consulted prior to approval.

1.3.22 Home based industries shall be accommodated in rural designated area only, and home occupations shall be accommodated in the rural, country residential and general development designated areas, provided that all of the home occupations are secondary to residential occupancy of the property, and do not create any significant nuisance factors for nearby landowners, or traffic hazards on nearby

roadways. Where a proposal might have a potential impact on a highway under provincial jurisdiction, a review and recommendation should be obtained from the Department of Transportation and Government Services regarding the proposed home based business.

1.3.23 A limited number of subdivisions for rural non-farm dwellings may be allowed as a conditional use in the Rural Area designations where consistent with the policies of the Plan. In all cases, where a subdivision for rural non-farm and cottage dwelling purposes is proposed, this process may occur in rural designated areas only once on a quarter section and only from parcels of land considered legally as a legal quarter section of land in size (in some cases this may be slightly less or more than 160 acres) and subject to meeting one of the following criteria:

- (a) A farmstead that contains or contained buildings and a shelter belt may be converted to a non-farm dwelling site. (Note: A farmstead is a yard site or a pre-existing yard site.)
- (b) A new non-farm dwelling may be constructed on a separate site for the son or daughter of a bona fide farmer, whose presence is necessary in assisting with or conducting the permitted agricultural activity.
- (c) When a farm is incorporated and it is necessary to establish a separate residential site from the farm corporation.
- (d) Where small parcels of land are created as remnants through transportation, natural or manmade drainage systems, utility corridor development or due to location of other small acreage development that is on the quarter section and where said parcels can not be viably used for farm purposes, such parcels of land may be used for residential use provided all appropriate conditions set out in this Part of the Development Plan and provincial regulations are met.
- (e) A farmer and/or his spouse, upon retirement, may construct one non-farm dwelling on a separate site on his farm.

1.3.24 When conditionally approved, non-farm residential use shall be allowed on lots normally not less than 2 acres nor more than 10 acres in size, however, the exact size of the lots shall take into consideration any existing buffers, shelterbelts, fence lines, or other similar physical restrictions and natural topographical features as well as the requirements for on-site water and sewage disposal systems.

1.3.25 Rural non-farm dwellings and cottages shall be further subject to the following conditions in all member Rural Municipalities:

- (a) All services can be provided with reasonable efficiency and without undue cost to the Municipality.
 - (b) The site must be adjacent to an all-weather road or Provincial Road and the dwelling on said site must have access to an all-weather road or Provincial Road and meet provincial regulations where applicable.
 - (c) A non-farm dwelling shall, in the opinion of Council, in no way have the potential to restrict the farming activity on adjacent agricultural land.
 - (d) A new non-farm dwelling must maintain the same separation distance that a livestock production operation must keep from a non-farm dwelling as specified in the Rural Municipality's of Langford, Rosedale and Lansdowne Zoning By-laws.
 - (e) The number of animal units permitted on the site shall be determined by the Council in their Zoning By-law or conditional use approval.
 - (f) The location of the non-farm dwelling shall be restricted to low class agricultural lands, wherever possible, or encouraged to locate close to existing farmsteads where appropriate.
 - (g) The location of the single cottage lots shall be restricted to Canada Land Inventory agricultural classifications 5 through 7.
 - (h) Soil and drainage conditions shall be suitable for proper siting of on-site water supply and an efficient waste disposal system serving the non-farm dwelling.
- 1.3.26 The establishment of new farm residences and other developments shall be encouraged to locate in close proximity to any existing rural water distribution system, wherever possible, in order to minimize the need for future system extensions. Major non-agricultural water users shall generally be subject to a municipal service agreement, to be established prior to the service connections.
- 1.3.27 Subdivision of land for specialized commercial agricultural uses requiring small parcels shall be allowed where consistent with the policies of this Plan.
- 1.3.28 A protective buffer should be specified around waste disposal sites, in order to control the development of residences or other habitable buildings in close proximity to the site.
- 1.3.29 Irrigation operations shall be licensed in accordance with The Water Rights Act and The Environmental Act.

- 1.3.30 Drainage of private water bodies shall not have an adverse effect on other properties, municipal drains or the productivity of agricultural lands. The District Board supports the promotion of a water conservation ethic as well as educational and remedial programs.
- 1.3.31 Areas which are identified as being exceptional forest areas should be protected and encouragement should be given to the development and utilization of the forest resources wherever feasible.
- 1.3.32 For the periphery of Riding Mountain National Park and Provincially designated Crown lands, development should be in accordance with the land capability to accommodate allowed uses and to promote land conservation through minimizing soil erosion and unwarranted destruction of wooded areas.
- 1.3.33 For areas susceptible to erosion and associated water run-off problems, maintenance of wood cover and afforestation should be encouraged.
- 1.3.34 The District Planning Board will encourage consultation, liaison, and discussion with the Provincial Government and the Government of Canada regarding mutual land use concerns on Crown and non-Crown land within the Planning District.

2.0 COUNTRY-RESIDENTIAL DESIGNATION - DEVELOPMENT

2.1 ISSUES

A common trend in many rural areas today is the increased demand for country-residential (rural non-farm) multi-lot development. This trend is most apparent around the larger urban areas such as Neepawa but is also occurring to a lesser extent in the more rural areas of Rosedale, Langford and Lansdowne.

While there may be advantages to permitting this type of development in a rural area where there is a demonstrated demand, care must be taken to avoid potential conflicts with the prime land use - agriculture. The introduction of non-farm uses into an agriculture area brings with it the potential for losing land for agricultural production as well as the problem of non-farm users demanding constraints on various practices required to maintain viable farming operations. Conversely, a multi-lot country residential development may satisfy some of the demand for non-farm residential development which may result in less negative affects when locating livestock operations.

As well, there may be problems with water supply and sewage disposal, especially in areas where groundwater aquifers are very shallow and density of development very high. In addition, country residential development is often criticized in terms of potential increased municipal costs as non-farm residents often demand a higher level of service than that required by the rural farm population.

2.2 STRATEGY:

In order to implement country-residential policies it will be necessary to establish a variety of guidelines and development criteria pertaining to minimum lot size, sizes of subdivisions permitted and the amount of the associated non-residential development permitted in country residential areas. Minimum criteria will have to be established based on such factors as soil conditions, drainage, value of the surrounding agricultural land base and Provincial Government criteria for sewage disposal and potable water supply.

Over time, new country residential developments can be allowed within the scope of these policies by amending the Plan as required to indicate areas where such developments can occur.

2.3 POLICIES

- 2.3.1 Country-residential development (multi-lot subdivisions) shall only occur in areas designated on MAP 2A, 2B and 2C - RURAL LAND USE PLAN, with the

understanding that such concentrations are not intended to become new urban centers in the future. The following criteria shall apply in siting these designated areas:

- (a) These areas shall be located on low class agricultural lands and shall not impede the ongoing viability of existing agricultural operations in the surrounding area. New country residential developments shall not conflict with existing livestock operations and therefore must maintain the same separation distance that a livestock operation of a specific size must keep from a designated and zoned rural residential area as specified in the member R. M. Zoning By-laws.
 - (b) These areas shall not be located in close proximity to the boundaries of an urban area but they should be located conveniently enough to draw on these centers for social, recreational and commercial services.
 - (c) These areas shall be located as to not cause unacceptable social or economic costs to the host or adjacent municipal corporations. This includes such services and development of roads, schools, hydro, telephone, pipelines, highways, airports, police, and fire protection.
 - (d) The proposed location shall not be located in close proximity to major transportation corridors, including railways, major pipelines and P.T.H. No. 16 and 5.
 - (e) The development shall not be located in an area where there is any unacceptable risk of flooding, slope failure or other hazard or nuisance (including a minimum distance of one-half mile from a municipal waste disposal site.)
 - (f) Policy 1.3.25 (siting criteria for rural non-farm dwellings) of this Plan shall be applicable to the siting of these areas.
- 2.3.2 Country-residential development in designated areas shall be carried out by plan of subdivision, under the subdivision approval process as provided in the Planning Act.
- 2.3.3 Country-residential lots shall be a minimum of 2 or 4 acres in size, depending where located, in order to provide a rural living experience. Where rural character is not of major importance and provided conventional piped sewer and water systems are available, the lots may be slightly smaller but should still provide a rural setting as opposed to an urban residential subdivision.
- 2.3.4 The keeping of livestock on country-residential lots shall be in compliance with criteria to be established in the member Municipalities Zoning By-laws.

- 2.3.5 All new country-residential lots shall have a provincially approved onsite waste water management system and an approved water supply. If the water supply is a well, the well shall be properly developed with respect to well depth, pipes, linings, surface and subsurface components and construction.
- 2.3.6 Livestock operations are not allowed on lands within the Country-Residential designation as they are not compatible with multiple lot rural non-farm residential living.

3.0 GENERAL DEVELOPMENT DESIGNATION - DEVELOPMENT

3.1 ISSUES

All of the villages within the Planning District are declining in population, although there has been a small number of new lots approved and residences constructed.

Despite the projected continued decline in the village populations, there will be a small demand for new housing and businesses by people who prefer living in a small village environment. This demand can be met by the available vacant lots within the existing villages or by creating new lots on previously unsubdivided land in the area immediately adjacent to the present built-up area.

Of all the Villages, only Franklin, Kelwood and Eden have piped water systems, supplied from a municipally operated well.

3.2 STRATEGY:

The main objectives of village policies, therefore, will be to assist in the preservation and maintenance of the existing communities. These policies will ensure that people living in the Planning District have the alternative of living in small villages as opposed to country-residential living and/or living in the Town of Neepawa. As well, in some communities an investment has been made in a servicing system and it is to the resident's advantage to ensure that people continue to live in these communities so as to utilize that investment.

3.3 POLICIES

- 3.3.1 Urban development shall be a permitted use in the Villages of Kelwood, Riding Mountain, Birnie, Eden, Franklin, Arden and Tenby. These areas are designated as "GENERAL DEVELOPMENT AREAS" ON MAPS 2A, 2B and 2C – RURAL LAND USE PLAN.
- 3.3.2 All development in the villages shall be environmentally acceptable and sensitive to potential environmental problem areas.
- 3.3.3 In all villages the potability of the water supply should be monitored regularly to ensure that a minimum standard of potable water is maintained. All proposed developments, utilizing water and sewage disposal, shall be required to provide evidence of a potable groundwater supply satisfactory to their needs, where required, and the ability of the environment to accommodate, on a sustainable

- basis, the proposed sewage disposal system. If one or the other of these conditions can not be met then an alternate water supply and/or an alternate sewage system must be provided that is satisfactory to the Council and the Province.
- 3.3.4 Given the susceptibility of ground water to pollution in the Arden area of the R. M. of Lansdowne, the Municipality Council shall endeavour to obtain a piped Municipal water and a sewage disposal system to serve the whole built-up area of Arden. These systems are proposed to be in place in the next few years.
 - 3.3.5 All zoning sites shall be of a sufficient size to permit the effective onsite disposal of sewage and to minimize the risk of ground water pollution where Municipal Services do not exist. These onsite waste water management systems shall be maintained in proper working order. All off-site sewage disposal from onsite waste water management systems shall be deposited in Provincially approved facilities designed for this purpose e.g. approved Village sewage lagoons.
 - 3.3.6 All uses shall be located in a fashion that provides for compatibility where ever possible. Uses which may have an adverse effect on adjacent uses shall be dealt with as Conditional Uses in the R. M. Zoning By-law.
 - 3.3.7 All new or expanding industrial uses that generate waste, which must be emitted into the environment, shall meet, on a continuing basis, the applicable Provincial pollution guidelines, standards and regulations.
 - 3.3.8 Any industrial use may be required to monitor its waste emissions and submit the results to the Municipal Council and/or the Provincial Government for their consideration.
 - 3.3.9 Generally, uses of a particular type; residential, commercial or industrial, etc shall be grouped within one area most suitable for that use.
 - 3.3.10 Due to the close proximity of the solid waste disposal site and sewage lagoon to Arden in the R. M. of Lansdowne, they shall be properly monitored for pollutants and maintained in a fashion satisfactory to Manitoba Conservation.
 - 3.3.11 Livestock operations are not allowed on lands within the General Development designation as they are not compatible with urban type development.

4.0 SEASONAL RECREATION DESIGNATION - DEVELOPMENT

4.1 ISSUES

Recreational development can benefit the rural economy through diversification but should be limited in order to protect agricultural activities as the main economic base of the Planning District. Parts of the Planning District contain lands of marginal capability for agricultural production and some of these lands could support recreational developments. While most types of recreational developments can co-exist in limited numbers throughout the Planning District, there may be a need to restrict recreational developments to protect the regional transportation network and special interest areas.

There are two types of recreational developments in the Planning District. The first is the single type development being a cottage lot or an outfitter operation found as a conditional use in the “rural” designated lands.

Most of this type of development is located in the R.M. of Rosedale, but there are small amounts in Langford and Lansdowne.

The second type of development is multi-lot seasonal recreation subdivisions. The Planning District has limited potential for this type of development. The existing development is at Lake Irwin and a possible future area at Kerr Lake. These developments are designated “Seasonal Recreation”.

4.2 STRATEGY

Minimum criteria will have to be established to determine where single lot recreation development and Seasonal Recreation Designated areas can be established. Over time, new Seasonal Recreation designated areas may be allowed in the District within the scope of these policies by amending the Development Plan as required to identify these areas.

4.3 POLICIES

- 4.3.1 Certain recreational developments may be allowed by the respective Councils in the area designated "RURAL" on MAPS 2A, 2B and 2C - RURAL LAND USE PLAN but not to the detriment of agricultural activities.
- 4.3.2 All single lot recreational developments (including such establishments as small camping grounds, outfitters establishments private or public recreational facilities,

playgrounds and parks) may be allowed as conditional uses within agricultural zones within the Planning District. Where in the opinion of Council or the District Board there is potential to create a negative impact on agricultural activities, recreational developments may be restricted to those lands with Canada Land Inventory agricultural Classifications 5 through 7. All proposed recreational developments that are conditional use and located adjacent to the Provincial highway system shall be circulated to the Department of Transportation and Government Services.

- 4.3.3 All single lot recreational developments (cottage lots, outfitter establishments, etc. not part of a multi-lot subdivision) shall be subject to the policies for non-farm residential development found in policy 1.3.25 of this Plan.
- 4.3.4 Multi-lot recreational developments shall be located so as to avoid any interference with the main function of the regional transportation network. Recreational developments, except for low density trail development shall not be allowed within 1000 feet of the center line of major Provincial Highways numbers 5 and 16 or within 2640 feet of the center line intersection of these major Provincial Highways and any other Provincial Highway.
- 4.3.5 Recreational developments, including cottage development, shall occur on sites that will ensure privacy and the preservation of the natural setting, as well as optimize the utilization of the existing municipal road network.
- 4.3.6 Multiple-lot cottage developments in the Rural Municipalities may be permitted in areas designated and zoned for seasonal recreation.
- 4.3.7 All Seasonal Recreational designated areas shall be designated as such on maps 2A, 2B, and 2C RURAL LAND USE PLAN.
- 4.3.8 Seasonal Recreation designated areas shall met the following criteria:
 - (a) These areas shall be located on low class agricultural lands. There shall not be a conflict between existing agricultural land use and the seasonal recreation development. New seasonal recreation developments shall not conflict with existing livestock operations and therefore must maintain the same separation distance that a livestock operation of a specific size must keep from a designated and zoned seasonal recreation area as specified in the R.M. Zoning By-laws.
 - (b) These designated areas shall be located as to not cause unacceptable social or economic costs to the host or adjacent municipality. This includes such services and development of roads, schools, hydro, telephone, pipelines, highways, airports, police and fire protection.

- (c) Seasonal Recreation development in designated areas shall be carried out by plan of subdivision, under the subdivision approval process as provided in the Planning Act.
 - (d) A concept plan shall be prepared, by the developer, prior to the subdivision of all of the proposed development. This concept plan shall indicate major road patterns, general configuration of proposed lots, public reserves, other recreation facilities, relationship to adjoining lands, method of servicing and any other information deemed necessary by the Council and District Planning Board to establish the suitability of the proposed development for the site and capability of the water body (where one exists) to support the proposed development.
 - (e) All proposed recreational development shall make provision for adequate drainage systems and an approved potable water supply. If the water supply is a well, the well shall be properly developed with respect to well depth, pipes, linings, surface and subsurface components and construction.
 - (f) Recreational lots shall have minimum lot sizes based on development aesthetics and the type of sewage disposal system proposed. These lot sizes shall be determined in the municipality's zoning by-law and installation of the onsite waste water management system on the lot will be subject to the provincial regulations and approvals.
 - (g.) All recreational developments proposed adjacent to lakes and other bodies of water shall allow for public access to the water.
- 4.3.9 Livestock operations are not allowed on lands within the Seasonal Recreation designation as they are not compatible with the development of recreation facilities and activities.

5.0 THE NEEPAWA FRINGE AREA

5.1 ISSUES

This area requires special attention because of its proximity to the major urban centre in the Planning District. The fringe area surrounding Neepawa contains existing highway commercial, industrial, country-residential, seasonal recreation, agricultural and limited livestock uses, as well as the Lake Irwin Reservoir Area – the source of water supply for the Town of Neepawa and part of R.M. of Langford.

5.2 STRATEGY

The main objective, in terms of future development of this area, is to ensure that urban growth is primarily contained within the boundaries of the urban area, while limited development is directed to appropriate areas designated in this Fringe Area.

In order to accomplish this, the Plan recognizes the existing uses in the Fringe Area and proposes limited expansion in order to maximize the potential of the areas already committed to a particular use. In addition, the Plan proposes to reserve some areas for future development, such as the area located east of the Neepawa Airport Industrial Area.

The remaining land within the area designated as the Neepawa Fringe Area is intended to remain in its present agricultural and limited livestock use, with the exception of certain lands in the vicinity of Lake Irwin which may be developed and managed in accordance with development guidelines for Lake Irwin as approved by the Council and the District Planning Board.

5.3 POLICIES

- 5.3.1 The permitted land uses in the Neepawa Fringe Area shall be those designated on MAP 3 - NEEPAWA FRINGE LAND USE PLAN.
- 5.3.2 General agricultural activities and livestock operations in the areas designated as “RURAL- L.O. EXISTING,” “RURAL-L.O. LIMITED-1,” “RURAL CONSERVATION,” RURAL- L.O. LIMITED-2, ON MAP 3 – “NEEPAWA FRINGE LAND USE PLAN” shall be maintained in large parcels. The size of livestock operations shall be restricted to capacities defined by the rural designations. These designations shall reflect the need to protect Lake Irwin. Conditional use thresholds for livestock operations shall be defined in the Municipal Zoning By-laws.

5.3.3 Existing Highway Commercial development, Industrial development and a site for Industrial Reserve land shall be designated "HIGHWAY COMMERCIAL", "INDUSTRIAL" and "INDUSTRIAL RESERVE" respectively in the fringe area of the Rural Municipality of Langford.

5.3.4 Land may be re-designated in all existing designations of the Fringe Area provided it is not a detriment to the expansion or development of Neepawa or to the condition of the environment. Re-designation will be considered in light of all general policies of this Plan, those specific policies regarding the particular proposed designation and the following factors; a) project design and content, b) compatibility with surrounding land use, c) demand and need for the designation change (no suitable and available land in the area), d) the availability of appropriate service infrastructure (E.G. water and sewer systems), e) no major impact on traffic movement and located on developed side of highways, and f) the re-designation is proposed for a location that does not adversely affect the expansion or service provisions of the urban center.

Additional country-residential development shall be discouraged, within the Fringe Area, except for that area outlined for this purpose in the current Fringe Area on Map 3.

5.3.5 Any parcels created by subdivision in the Neepawa Fringe Area shall have access to an existing all weather public road.

5.3.6 The land industrial located in parts of sections 31 and 32, Township 14, Range 15W of the R.M. of Langford shall be used for land uses that will not create a hazardous condition for aircraft movements using the airport or a polluting condition for the Town of Neepawa.

5.3.7 The criteria for development within 1000 feet of the high water level around Lake Irwin shall be as follows:

- i) The existing cottage area on the west side of Lake Irwin, is designated "SEASONAL RECREATION" and is zoned as "SEASONAL RECREATIONAL RESIDENTIAL" in the R. M. of Langford Zoning By-law. Provisions shall be made for recreational and cottage dwelling development and permanent dwellings will be considered by the Council providing such development will not have a detrimental effect on the environment.
- ii) Existing yard sites may be subdivided from an existing agricultural quarter section. The minimum size permitted should be 2 acres. This is the one condition under which a non-farm residential subdivision may be created in this area.

- iii) No new farm residences and yards shall be constructed within a minimum of 1,000 feet of Lake Irwin, unless approved by Council and the District Board.
 - iv) Potential polluting activities which increase the nutrient level of the water in the lake shall be discouraged. If determined necessary surface and ground water monitoring may be required .
 - v) The cutting of trees and shrubs by the shoreline shall be discouraged, subject to husbandry practices which will perpetuate healthy vegetation and growing conditions. Planting shall be encouraged.
 - vi) The use of motor boats and other activities on Lake Irwin shall be regulated under the Canada Shipping Act.
 - vii) The public beach shall be retained, maintained and possibly expanded in order to provide valuable non-polluting public recreational opportunities.
- 5.3.8 An evaluation of the potential impact that an expanding livestock operation will have on the surrounding area within the Rural Conservation designation and/or the Rural L.O. Existing designation shall be required by the Neepawa and Area District Board and R.M. Council prior to a decision being rendered by the R. M. Council on an application.

The study shall include among other items identified in policy 1.3.7 of the Rural Area:

- i) The capacity of the livestock production operation in terms of the number of animal units.
- ii) The proximity of the operation to waterways, residences and the Town of Neepawa.
- iii) Any other information as required by the Planning Board or R.M. Council.

6.0 TRANSPORTATION

6.1 ISSUES

The efficient, safe and economical operation of the Provincial and Municipal road system is of prime importance in relation to the existing and future development of the Planning District.

A number of controls established by the Highways Protection Act and the Highways and Transportation Act apply to most of the Provincial Highways and Roads in the District. These Acts, administered by the Highway Traffic Board and the Department of Transportation and Government Services respectively, are applied in order to ensure the efficient movement of traffic with maximum safety.

The Municipalities have expressed a concern that development should be prohibited in areas where a municipal road has not been opened. The construction and in particular, the maintenance of municipal roads, is a major expenditure in municipal budgets.

The ongoing process of prairie rail line abandonment has had an impact on the Planning District, as is evident in villages north of Neepawa and Neepawa. While the amount of influence the Planning District may have on prairie rail line abandonment is perhaps limited, the municipalities or other municipally approved organizations should endeavour to gain ownership of any abandoned right-of-way.

6.2 STRATEGY

The dominant transportation facilities in the Town of Neepawa are Provincial Highways #16 and #5 the CPR railway and the Neepawa Airport. Some issues have been expressed concerning the volumes of traffic along the highway and the provision of access points onto the highways from individual developments. Every effort should be made to restrict the number of access points onto the highways from a safety perspective and in an effort not to impede the flow of through traffic. The east-west CPR rail line does not normally pose a problem to traffic flow within the community.

With the greater development in the Western Provinces, the amount of truck traffic along P.T.H. #16, (the Yellowhead Route) is increasing every year. Larger numbers of heavy trucks on this major highway are passing through urban areas. The further development of P.T.H. No. 16 to accommodate greater volumes of traffic, including truck traffic, through the Neepawa area shall be accommodated as outlined in the Functional Design Study for PTH 16.

6.3 POLICIES

- 6.3.1 All development proposed adjacent to Provincial Trunk Highways and Provincial Roads shall comply with the regulations and controls stipulated in the Highways Protection Act and the Highways and Transportation Department Act and other policies established by the Department of Transportation and Government Services.
- 6.3.2 All future development will be strongly encouraged to occur only in locations served by existing improved municipal roads.
- 6.3.3 Where a proposed development may require improvement to an existing or undeveloped municipal road, or a new road, the Municipal Council and Planning Board may give approval subject to specified conditions.
- 6.3.4 The location and construction of accesses to municipal roads shall be subject to approval by the Municipal Council and Planning Board, based on traffic safety consideration.
- 6.3.5 In rural areas and urban areas, stripe development along a provincial highway/road shall not be permitted in new developments where proposed direct connections to the highway/road are to be continuously relied upon for providing access to abutting properties. Exceptions where this design of development may be allowed occurs only in existing developments where recommended for approval by the province.
- 6.3.6 The kind of development that would generate traffic in an amount or of a type that would impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently shall not be permitted unless Provincially approved mitigating measures are put in place to rectify any concerns.
- 6.3.7 The local road or street system associated with any type of proposed development shall be designed in accordance with both the existing and planned road systems of the neighboring areas.
- 6.3.8 All proposed developments adjacent to Highway #16 and #5 shall be developed in such a manner so as to minimize the amount of traffic directly accessing onto the highways. With the exception of Highway Commercial Development (e.g. Gas stations, restaurants or motels) frontage roads paralleling a provincial highway or road will not be recommended for servicing new development; rather, the use of internal roads or rear access roads will be encouraged.
- 6.3.9 Proposed developments that lie within 1000 feet of the center line of a major Provincial Highway or within a 2625 foot radius of an intersection of a major

Provincial Highway should be reviewed by the Province prior to approval to determine whether and to what degree:

- a) the development may have a detrimental impact on the safety and function of the highway;
- b) the highway may have a detrimental impact on the development;
- c) the development may lead to further problematic development;
- d) what appropriate functional improvements and environmental mitigative measures may be incorporated into the development.

If a review determines that a proposed development should proceed, appropriate functional improvements and environmental mitigative measures should be incorporated into the development.

- 6.3.10 The responsibility for the costs of any provincial highway improvements deemed necessary by Manitoba Transportation and Government Services to accommodate a proposed development will be determined by the Province.
- 6.3.11 Any new development proposed in the vicinity of PTH 16 in the Town of Neepawa and the R.M. of Langford must comply with Manitoba Transportation and Government Services Functional Design Study for PTH 16 through Neepawa area, as approved (see Appendix IV). Frontage roads or internal roads will be used where permitted, in accordance with the study, to minimize the access points onto the highway.
- 6.3.12 Subdivision/development will not be permitted in areas designated for highway widening or expansion unless suitable arrangements between the landowner and the Province can be made to accommodate future widening or expansion.
- 6.3.13 All buildings and structures, when being located in close proximity to registered or certified air landing strips, whether on the same property or adjoining property, shall be governed by the Transport Canada regulations for a certified airport.

7.0 MINERAL EXTRACTION

7.1 ISSUES

Aggregate resources are non-renewable and are an essential commodity required to support local infrastructure (roads, foundations, sewer and water) as well as provide the basic raw materials (concrete, asphalt, and sub-base) needed for construction activities. There is no cost effective substitute for aggregate resources.

A number of areas of potentially valuable sand and gravel (aggregate) and other mineral deposits have been identified by the Province in the Neepawa and Area Planning District.

The concern of possible land use conflict has been raised on numerous occasions where areas of potential mineral extraction have been identified. The major concern centres around the issue of developing land now for a variety of purposes, versus waiting until demand warrants the extraction of the identified mineral deposits. While this occasionally is a problem in areas where urban development, or at least developments of an urban nature are occurring, this problem is most often encountered in agricultural areas where valuable agricultural land overlays known deposits of aggregate or other potentially valuable minerals. To simply designate these areas as extraction areas and impose land use controls may prematurely and needlessly remove agricultural lands from production. On the other hand, to permit intensive agricultural operations or other types of land use to develop in areas of potentially valuable minerals may mean that a major conflict will arise in the future.

In areas where mineral extraction has occurred, non-rehabilitated pits are often hazardous, unsightly, and may detrimentally affect surrounding land values. The Province has initiated a pit and quarry rehabilitation program that reclaims depleted aggregate deposits to a condition that is safe, environmentally stable and compatible with adjacent lands.

7.2 STRATEGY

The intent of the aggregate resource policy is to identify critical deposits of aggregate material and protect and manage the extraction process for present and future infrastructure and community needs, and at the same time avoid land use conflict and environmental degradation. The challenge, therefore, seems to be one of reconciling the need for mineral extraction at some point in the future with the need to use that land at the present. The essential factors are threefold: 1) to protect valuable mineral deposits, 2) to avoid future land use conflicts, and 3) to ensure extraction activities and depleted pits are environmentally acceptable and aesthetically pleasing.

7.3 POLICIES

- 7.3.1 Aggregate extraction operations shall be conditional uses and the Board or Council may require interim and final rehabilitation plans so as to ensure that unused extraction areas are aesthetically pleasing and non-hazardous. The depleted aggregate area shall be reclaimed to a condition that is safe, environmentally stable and compatible with the adjacent land use.
- 7.3.2 All applications for quarrying are conditional uses in the R. M.'s of Lansdowne, Rosedale and Langford and will be required to include the submission of a site plan which will show in detail the location, the manner in which extraction or development will occur, and the intended use of the site after the quarrying of parts or all of the site has been completed, and include, if required, a rehabilitation plan. A landowner of an exhausted quarry shall be encouraged to apply for site rehabilitation under Manitoba's Pit and Quarry Rehabilitation Program.
- 7.3.3 All quarry operators shall be required to obtain proper authorization from the Mines Branch (compliance with regulation MR 65/92) before starting quarry operation.
- 7.3.4 Intensive land uses shall be restricted in areas of potentially valuable mineral deposits. All intensive development in known valuable areas shall be prohibited until the minerals have been extracted and the pits have been rehabilitated where necessary.

The quarry mineral areas shall be classified, by the Manitoba Mines Branch, as defined in the Provincial Land Use Policies – Policy 9 – Minerals Resources into areas of “high (stop)”, “medium (caution)”, and “low (go)” quality. Refer to Appendix III of this Plan for these reference maps 1, 2 and 3. These areas shall be protected in the following manner:

- i) Within an area designated as “high (stop)”, no conflicting land use shall be allowed.
- ii) Within an area designated as “medium (caution)”, with provincial approval, a potentially conflicting land use may be permitted in the designated area.
- iii) Within an area designated as “low (go)”, conflicting land uses are permitted, if approved by Council.

- 7.3.5 There shall be a separation distance between mining extraction operations and conflicting surface land uses established in the R. M. Zoning By-laws.
- 7.3.6 All local roads in the R. M. of Lansdowne which now carry high volumes of truck traffic from a quarry, or which may be anticipated to eventually carry high volumes of truck traffic upon commencement of mining particular mineral deposit, shall be protected from any adjoining development which would be sensitive to such traffic by:
- a) Precluding development of any such land uses, or
 - b) Establishing setback, screening, and ingress/egress controls which would mitigate the impact of high volumes of truck traffic.
- 7.3.7 The Province of Manitoba owns mineral under-rights located within the Planning District and routinely issues mineral dispositions under the authority of The Mines and Minerals Act. Lands containing a valid mineral disposition shall be protected for mineral exploration and extraction from conflicting uses.

8.0 WATER RESOURCES AND HAZARD LANDS

8.1 ISSUES

Within the Planning District there are a number of concerns regarding water resources in terms of both groundwater and surface water.

Groundwater is of a particular concern in that many of the smaller communities and many of the rural residences obtain their domestic drinking water from subsurface aquifers. In those areas where the subsurface water is good quality, there are two major concerns: a) depletion (quantity), and b) pollution (quality). Given the fact that many of the groundwater aquifers are recharged from the Riding Mountain Escarpment area, depletion is not, in most cases, considered to be a serious problem. However, pollution from septic fields and from animal waste can be a serious problem in areas where wells are in shallow aquifers.

As far as surface water is concerned, there are three particular issues: a) potential erosion problems in the Riding Mountain Escarpment Area and along the various creeks and rivers within the Planning District, b) the potential for pollution of Lake Irwin, which is the Town of Neepawa's and part of the R. M. of Langford's domestic water source, and c) the potential for flooding.

8.2 STRATEGY

It is important to maintain good water quality from two perspectives – health and cost. The cost of polluting a usable water source can be measured in terms of a degraded environment and developing alternative source.

In areas where there is flood hazard it may be necessary to restrict development so as to avoid costly replacement and rehabilitation expenditures. It is also important to maintain erosion control along the escarpment area and the various drainage courses.

8.3 POLICIES

- 8.3.1 The potability of the water supply from individual wells serving many dwellings and the Lake Irwin Reservoir shall be monitored regularly to ensure that a minimum standard of potable water is maintained.
- 8.3.2 Preservation of the drainage area, especially along the Riding Mountain escarpment and the various creeks and rivers, shall be encouraged. The Planning District Board and Member Municipal Councils shall also encourage agricultural

practices and non-agricultural developments which would preserve vegetation cover and not contribute to increased erosion.

- 8.3.3 The Planning Board and Municipal Council should ensure that new developments comply with appropriate provincial standards including the Manitoba Surface Water Quality Objectives, concerning water, sanitary sewage, and solid waste. Such standards shall be applicable to local conditions.
- 8.3.4 Within the Neepawa Town Limits, the Province has defined two flood risk areas on topographic maps. One is the floodway where no development shall be permitted except for open space and agricultural uses. The second is the floodway fringe where development can take place provided the hazard can be eliminated or the use is of a type that is compatible with flooding. See Map 4, Appendix 1 for general location of flood risk areas in Neepawa.
- 8.3.5 Developments in all areas of the Planning District which, in the opinion of the Board or Council, may be subject to physical hazards shall generally be limited to agricultural or open space uses. Under special economic or social circumstances the Board or Council may permit more intensive development if the hazard is eliminated or protected against. Development in hazardous areas shall be subject to the following requirements:
 - a) If the land is subject to periodic flooding all permanent structures must be located on land which has been raised by fill to an elevation at least 2 feet (0.6 metres) above the 100 year flood level.
 - b) Land which may be eroded away within a period of 50 years must be excluded from development unless it is demonstrated, to the satisfaction of the Board or Council, that the erosion process has been halted.
 - c) Development shall not be permitted on lands subject to bank instability, landslides or subsidence.
 - d) All structures and services located in hazard areas shall be protected against damage and shall be functional under hazard conditions.
- 8.3.6 Notwithstanding Policy 8.3.5 Development will not be permitted if, as a result of the development:
 - a) There is an added risk to life or safety, or
 - b) Waterflow, flow velocities or stages are adversely altered, obstructed or increased.

- 8.3.7 Activities such as dumping, excavation, clearing, cultivation, or excessive grazing which would accelerate or promote dangerous erosion or bank instability shall be prohibited.
- 8.3.8 In areas where the specific hazard has not been defined, permanent structures shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 150 feet (46 metres) whichever is greater unless an engineering investigation shows that these limits may be reduced.

9.0 WILDLIFE AND FISHERIES

9.1 ISSUES

The Planning District, especially in the Riding Mountain escarpment area, possesses a significant range of wildlife species. Encroachment by proposed development may result in possible damage to prime wildlife habitat. The clearing of land not suitable for agricultural purposes may eventually lead to erosion and the destruction of wildlife habitat. As well, the development of rural non-farm residential and recreational uses can conflict with sensitive habitat areas.

9.2 STRATEGY

The depletion of the natural habitat is a continuing process and is inevitably causing a decrease in the number and variety of species of wildlife. Given the significant areas of prime wildlife habitat within the District, there is a need to ensure that both existing and future agricultural practices and potentially conflicting land uses do not unnecessarily disrupt this prime natural resource.

The principle and potential fisheries significant to the area include Irwin Lake and Whitemud River, Neepawa Creek, and Park Lake, Kerr Lake, Birnie Creek, McClung Creek and Kinch Creek. It is important to protect these fisheries habitat, to protect existing spawning sites and to provide a variety of types and amounts of fishing opportunities for recreational benefits of the people of the Planning District and Manitobans in general.

DEFINITION

“Wildlife” – means, for the purpose of this by-law, living things that are neither human nor domesticated, especially mammals, birds and fishes.

9.3 POLICIES

9.3.1 The Planning Board shall discourage any development in areas identified as prime wildlife habitat. The Board deems the Riding Mountain periphery, hummerstromedrans Sandhill Area, Neepawa Creek, other major tributaries to the Whitemud River and the Whitemud River to be significant renewable resource areas. The Board may consult with the appropriate provincial government departments to define additional areas. Land within and immediately adjacent to

these areas shall be retained in rural use unless applications for development can demonstrate that an adverse impact on the wildlife population will not be created.

- 9.3.2 The Planning District Board and Member Municipal Councils are concerned about the clearing of trees on steep slopes or land subject to erosion in all areas of the Planning District. Through public education programs, the District Board shall discourage any activity which could cause erosion, soil degradation, or detrimental environmental impact on wildlife or wildlife habitat. The Board may consider more stringent policies regarding the clearing of trees on environmentally sensitive areas as well as a practical method of administering appropriate regulations through incentive programs, the local zoning by-laws and the Conservation District. In reviewing specific development proposals, the Planning District Board and Member Councils shall be aware of the potential for environmental impacts and may consult with appropriate government departments to determine the extent of negative impacts, if any, on the environment.
- 9.3.3 Unless otherwise determined, the Board shall require a general development setback of 328 feet from all identified endangered fisheries or wildlife waterways and water bodies' habitat to protect significant habitats and 150 feet from all other waterbodies, to protect human health and safety, water supplies and water quality.
- 9.3.4 Activities that discharge pollutants shall be restricted in their location and it may be required that precautionary safeguards that mitigate the pollutant be incorporated into the development activity.
- 9.3.5 The retention of tree cover and woodlots will be encouraged as a means of maintaining the natural appeal of the countryside. Tree cover shall be encouraged on unused road allowances and on municipal lands having low agriculture capability.
- 9.3.6 The Planning District Board encourages the establishment of Conservation Corridors on under-developed and un-developed municipally administrated road allowances.
- 9.3.7 All proposed developments adjacent to waterways and water bodies or having the known potential to impact waterways and water bodies shall be forwarded to Manitoba Water Stewardship, Fisheries Branch for review.
- 9.3.8 Natural areas and habitats should be protected from incompatible or potentially incompatible uses where;
 - a) rare or endangered flora or fauna have received provincial designation and protection under either the Manitoba Endangered Species Act or the Federal Species At Risk Act;
 - b) lands have been designated as protected under the Protected Areas Initiative;
 - c) lands have been identified as Wildlife Management Area(s)

- d) other sensitive wildlife and fish habitats and other ecologically significant areas have been identified, or;
- e) private lands have been voluntarily protected by landowners under The Conservation Agreements Act.”

PART III- THE URBAN AREA - THE TOWN OF NEEPAWA

1.0 RESIDENTIAL DESIGNATION - DEVELOPMENT

1.1 ISSUES

The main land use issue as far as residential development is concerned in the Town of Neepawa is, at present, to ensure that there are a variety of designated areas for various types of residential development. Any major residential development, regardless in which direction it occurs, will need a considerable investment in servicing costs. This has been the case with the recent development of the new residential areas in the southeast and southwest corners of Town. This situation is aggravated by the general lack of available infill lots in the existing residential areas. A limited number of scattered infill lots in current residential areas exist, but they are incapable of accommodating any significant demand for housing. Therefore, a key function of the plan is to identify future residential areas and how future residential development shall evolve.

It is also proposed that an area concept plan be prepared prior to any subdivision in the designated residential areas. Such a plan would lay out basic street patterns and would indicate the various land uses to be considered for the area in question. The purpose of requiring a concept plan for any major area is that it would ensure efficient and rational use of the entire area, both in terms of servicing and the avoidance of conflicting land uses. It would also allow for planned development to avoid natural hazards and create safe and attractive neighbourhoods. Where there are a number of land owners in a particular area, all would be assured the ability to develop their land in an equitable manner.

Detailed costs of developing each area would be determined at the time of the preparation of the area concept plan and would then be evaluated in terms of the town's capital expenditure program at that time.

1.2 RESIDENTIAL DEVELOPMENT STRATEGY

Considering the major areas outlined in the Neepawa Land Use Plan for residential development, the newly developed residential areas in the southeast and southwest corners of the Town shall continue to provide new lots for single-family residences, and multiple-family residences. Further, in the southwest development, the additional modular type of residences for mainly seniors is being developed.

When these residential areas are filled with an appropriate level of development, as determined by the Neepawa Council, the three proposed residential areas located; 1) west of the new Neepawa water tower, 2) east of the Whitemud river, north of P.T.H. No. 16, and 3) north of the C.P.R. tracks shall be the preferred areas for development. The order in which development in these areas takes place shall be based on availability of land, development of required cost effective Municipal services and maintenance of competitive lot prices for all types of housing.

As far as existing residential areas are concerned, it is suggested that policies be adopted to preserve, infill and enhance these areas. It is felt that the preservation of the existing residential areas would be advantageous for several reasons. First, there are a number of historical buildings which should be preserved as part of the Town's heritage. Second, a significant investment has been made in the past in infrastructure in these existing areas and, as it is costly to develop new areas, it would be to the Town's advantage to attempt to make maximum use where possible of this existing infrastructure.

Several areas have been designated as "Residential Reserve". These areas are not expected to be required for some time but they are identified now so that when required they will provide a logical extension of the proposed residential areas.

1.3 POLICIES

- 1.3.1 Residential development shall occur so as to minimize any conflict with existing and future land uses.
- 1.3.2 The preservation and renovation of existing residential areas shall be encouraged by the Council and the Planning Board.
- 1.3.3 New residential development shall be restricted to those areas designated "RESIDENTIAL" and "PROPOSED RESIDENTIAL" ON MAP 4 - NEEPAWA LAND USE PLAN. Other than new major subdivision development, lot infill and subdivision development or housing replacement in the existing "RESIDENTIAL" designated areas shall be encouraged. Prior to approving new subdivisions in the "PROPOSED RESIDENTIAL" area Council shall consider the impact of a new supply of lots on the existing vacant residential lot supply.
- 1.3.4 Areas designated as "RESIDENTIAL RESERVE" shall be reserved for future residential use.
- 1.3.5 An area concept plan shall be prepared prior to the subdivision of part or all of any proposed development area. This concept plan shall indicate major road patterns, general configurations of proposed land use, staging of development and services as a means of managing costs and the fragmentation of land.

- 1.3.6** Individual unserviced residential lots shall be permitted in the proposed residential areas prior to the installation of municipal services only on the condition that the lots and buildings meet unserviced lot zoning requirements, proposed on-site sewage systems are approved and an adequate water supply is proposed and developed. Such developments shall be connected to the municipal servicing system once that system is installed.
- 1.3.7 Unserved residential subdivisions shall only be approved when it is determined that providing services to the area is not cost efficient at the time of proposal and Council decides the larger lots are appropriate for the proposed area. All residential lots shall be connected to municipal services once the services are available, within a time period approved by Council.
- 1.3.8 Uses that are compatible with residential uses, including but not limited to, churches, day cares, parks, playgrounds and community centers, will be allowed in residential designated areas.
- 1.3.9 Council will encourage private land owners to make residential designated land available for residential development at such time as there is need and the development can be economically serviced by road, drainage, water and sewer systems.
- 1.3.10 Development of a variety of housing types shall be encouraged in Neepawa (e.g. single-family, mobile home, multi-family, seniors and special needs) in response to demand. Proper zoning, where required, shall be considered by the Neepawa Council in the Neepawa Zoning By-law.
- 1.3.11 The developers of new multiple-family dwellings will be encouraged to locate the development at specific locations within the community. Special attention should be given to the unique characteristics and needs of each type of development and its impact on the immediate neighbourhood. In particular, the following criteria will be considered with respect to multiple-family dwellings containing more than 3 dwelling units:
- (a) Wherever possible, new multiple-family dwellings should be encouraged to locate in close proximity to the downtown area, in order that residents may attain easy access to the various commercial, social and recreational facilities in this area,
 - (b) Locations in the vicinity of major institutional complexes (such as the hospital, senior residences and schools, etc.), may also be considered for development of multiple-family dwellings,
 - (c) In order to minimize traffic concerns in various neighbourhoods, a location near to a major street shall be favoured,

- (d) A multiple-family dwelling shall be serviced by municipal sewer and water systems,
 - (e) The owner of a multiple-family dwelling site shall provide sufficient off-street parking to accommodate the needs of future residents, and
 - (f) The multiple-family dwelling site shall be planned and landscaped to the satisfaction of Council, with due consideration given to the location of parking, and the provision of suitable open spaces on the site.
- 1.3.12 The development of additional mobile home areas will be accommodated, provided that such development occurs in a cluster fashion within areas specially designed for this purpose, taking into consideration the unique structural characteristics and servicing needs of mobile homes.
- 1.3.13 Modular homes may be allowed in various residential zones of the Neepawa Zoning By-law. This type of construction will be required to meet certain building criteria that will be defined in the Zoning By-law.
- 1.3.14 Areas which are subject to natural hazards such as flooding or major bank instability will not be developed for residential purposes, unless satisfactory measures can be taken to mitigate the risk, based on a recommendation from a qualified professional engineer. In addition, any such development shall conform to provincial flood protection guidelines. (See Section 6, policy 6.3.2. of this PART and Section 8, policy 8.3.5 of PART II).
- 1.3.15 Residential buildings shall be located in such a manner that they will not front directly onto heavily traveled roadways, whenever possible.
- 1.3.16 Livestock operations shall not be allowed within this land use designation as they are not compatible with residential development.

2.0 COUNTRY-RESIDENTIAL DESIGNATION - DEVELOPMENT

2.1 ISSUES

The increase in country residential development in the rural areas of the Planning District in recent years is representative of a similar demand in many other areas of the Province. A major incentive is to avoid the higher cost of housing in conventional urban residential areas. It also represents a desire by a segment of the population who, while they may work in an urban area would prefer to have a different lifestyle by living in more rural surroundings.

If a suitable area for country residential housing is available within the boundaries of an urban area it can offer the obvious advantages of combining an urban work place with a rural living environment. From the urban area's point of view the ability to provide this type of lifestyle helps to maintain the town's population, and simultaneously reduces the loss of tax assessment and the pressure for fringe development outside the town's boundary.

There is one area designated in the Neepawa Land Use Plan area for this type of development. It offers certain aesthetic advantages because of its varying topography; it is physically cut off from the rest of the community; and it would be a fairly expensive area to service with a conventional Municipal sewer and water system. It is located close to a major hydro line and this should be considered with respect to design and development.

Within Neepawa, the keeping of horses, cows, sheep, pigs and similar farm animals shall not be allowed in designated "COUNTRY_RESIDENTIAL" areas.

2.2 POLICIES

2.2.1 Country-residential development shall be permitted in the area designated "PROPOSED COUNTRY-RESIDENTIAL" ON MAP 4 - NEEPAWA LAND USE PLAN

2.2.2 Country-residential lots shall be a minimum of two acres in size.

2.2.3 Prior to any subdivision for country-residential development in the designated area, a land use concept shall be prepared which will outline the main road system and provide a generalized outline of the proposed development pattern.

2.2.4 Additional country-residential development may be considered within the Town of Neepawa provided it is located in an area most suited to large site residential

development and is not wasteful of land suited to more intensive type development.

- 2.2.5 All new proposed country-residential subdivisions shall be approved only when necessary Municipal infrastructure is available to service them.
- 2.2.6 All new proposed country-residential lots shall have a provincially approved sewage waste disposal system and an approved water supply. If the water supply is a well, the well shall be properly developed with respect to well depth, pipes, linings, surface and subsurface components and construction and receive any approvals necessary.
- 2.2.7 All new proposed country-residential re-designations shall be compatible with existing surrounding land uses.
- 2.2.8 Livestock operations shall not be allowed within this land use designation as they are not compatible with residential development.

3.0 COMMERCIAL DESIGNATIONS - DEVELOPMENT

3.1 ISSUES

At the present time there are two main areas of commercial development in the Town of Neepawa. The first is the Central Business District (CBD), the older, established business center of the community. The second is the highway commercial area which is centered on Provincial Trunk Highways (PTH) 16 and 5 on the west side of the Town, and to a minor extent, on the east side of Town.

Neepawa's central commercial area contains a wide range of commercial uses serving not only the Town itself, but the surrounding rural region. In addition, adding strength to the CBD, a number of government buildings, institutional and professional services are located in this area. The major issue in the CBD is to stimulate new development within it.

In Neepawa, the existing highway commercial uses extend north along PTH No. 5 and west along both sides of PTH No. 16. The majority of the highway commercial development is found along PTH No. 16 extending west from within the Town towards the airport in the R.M. of Langford. The Town has extended a water line north of PTH No 16 and a new water and sewer line south of PTH No. 16 out to the airport, which it now owns. Some of the businesses along the north side of the highway are connected into the old water line even though they are presently outside the Town limits. All of the new businesses along the south side of the highway are connected to the new water and sewer lines.

The types of commercial development in this highway commercial area are typical of what is found in most rural agricultural communities. The mix includes farm implement sales, gasoline and service stations, truck stops, motels, eating establishments, mobile homes, and some scattered residential development. A major issue regarding this highway commercial development is the access onto both sides of the highways. The existing properties within the Town all access directly onto the highway although the Province now requires a frontage road or internal road for new access. This type of road system will be required in accordance with the approved PTH No. 16 Functional Design/Access Management Plan for PTH No. 16 through Neepawa, to accommodate any proposed development.

Over the past 6 years (1999 - 2005), there appears to be increasing development pressure to locate businesses along PTH No. 16 and to a lesser extent along PTH No. 5 north. Future business development will use these areas since existing commercial development will attract other commercial development. This is acceptable provided the future commercial development is compatible with the highway development.

3.2 COMMERCIAL DEVELOPMENT STRATEGY

- a. Encourage the creation of comprehensive marketing of the District and business development in the District.
- b. Provide for visually attractive commercial areas and encourage the physical upgrading of the existing downtown area. This may require government assistance to private land owners and prospective developers as well as a public facilities and structures upgrade program.
- c. Encourage new businesses to develop in the established downtown area, and to provide for the eventual expansion of the downtown area into contiguous areas that are economical to develop and/or have above average access opportunity via major roads and highways. Neepawa currently has a healthy downtown area. This must be maintained by encouraging general commercial development to locate in this area and mainly highway commercial development to locate along PTH No. 16 and 5.

A number of benefits occur for businesses and the community when businesses are grouped within a relatively compact downtown area. Such an area acts as a collective focus for commercial and community activity.

- d. Strengthen the downtown area by encouraging a mix of social, financial, educational and recreational facilities within or in close proximity to the area. Preserve the function of the downtown area by encouraging future developments such as shopping malls and strip malls that are oriented to providing space for central commercial developments, to locate in the *downtown* area. Finally minimize future traffic problems in the central commercial area by encouraging the provision of off-street parking and loading facilities. This may require Municipal assistance for development of this type to occur.

The central commercial area of Neepawa has evolved and should remain the economic and social heart of the community. This is where people mingle and socialize.

- e. Provide for additional highway commercial development at appropriate locations adjacent to PTH No. 16 and PTH No. 5 north. Strip mall development may be a part of this commercial development provided the mall contains only highway commercial uses. The approval of strip malls should be kept to a minimum and approval should be based on demonstrated need, the provision of all municipal services and appropriate access, site and building design.
- f. Maximize traffic safety and minimize traffic congestion problems in development adjacent to highways through proper planning and design of future highway commercial areas.

3.3 POLICIES

- 3.3.1 The Planning Board and Council shall encourage the further development, maintenance and reinforcement of the Central Business District in Neepawa. New central commercial development shall be encouraged to locate in the central commercial area of Neepawa, wherever possible. The upgrading and/or replacement of existing buildings in the downtown area shall be encouraged, along with a landscaping program at selected locations. Where suitable, new construction should blend in and be complimentary with existing buildings. Various social, cultural, entertainment, financial, educational and recreational facilities shall be developed within or in close proximity to the downtown area in order to generate spin-off business activity. All future businesses in the central commercial area shall be encouraged to provide off-street parking areas for employees' vehicles and off-street loading areas wherever possible.
- 3.3.2 Highway Commercial Development shall be restricted to those areas designated on MAP 4 - NEEPAWA LAND USE PLAN. The approval for the development of land designated as "HIGHWAY COMMERCIAL" and "PROPOSED HIGHWAY COMMERCIAL" shall be dependent on the type of highway commercial use proposed, required site area, its need for various services (roads, piped water and sewer) and the availability of the services. Normally, lands designated "HIGHWAY COMMERCIAL" will be developed before lands designated "PROPOSED HIGHWAY COMMERCIAL", where possible. Lands designated as "HIGHWAY COMMERCIAL" in the closed CN railway station grounds shall require an environmental review prior to development, unless a general environmental review of this land is undertaken and results are available to Council.
- 3.3.3 The area indicated as Highway Commercial Reserve on MAP 4 - NEEPAWA LAND USE PLAN shall be reserved for long term Highway Commercial Development.
- 3.3.4 Prior to any development in the designated Highway Commercial Areas, a concept plan shall be prepared indicating the proposed development of the entire parcel including access points and internal road patterns.
- 3.3.5 Small neighbourhood commercial development shall be permitted in conjunction with residential development in the areas designated for future residential. These neighbourhood commercial uses shall be identified in the concept plans to be prepared for these areas.
- 3.3.6 Any future proposals for a shopping mall will only be permitted within the central commercial area. Strip malls will also be encouraged to locate in the central commercial area, but they may also be allowed to locate in the highway

commercial areas when they are proposed for only highway commercial uses, as defined in the Zoning By-law. The approval of strip malls in the highway commercial designation shall be a conditional use. The approval of strip malls should be kept to a minimum and approval should be based on demonstrated need, the provision of all municipal services and appropriate site, building, internal road, access points and parking design.

- 3.3.7 Conversion of other land designations to a commercial designation will be considered if the land is contiguous to either the central commercial area or a highway commercial designation. Among other relevant factors, consideration will involve the proposal containing sufficient land to provide for the proposed buildings, display areas, on-site parking of customer vehicles, the provision of adequate services and provision of adequate measures to buffer any nearby residences or other incompatible uses.
- 3.3.8 Livestock production operations shall not be allowed within these commercial land use designation as it is not compatible with urban business developments.

4.0 INDUSTRIAL DESIGNATION - DEVELOPMENT

4.1 ISSUES

At present, industrial development is limited to six areas; 1) along both the CNR (closed) and CPR railway tracks, 2) the Neepawa airport area, 3) part N.E. Quarter Section 29 and part NW quarter section 28, Township 14, Range 15 WPM (south of PTH No. 16), 4) the east half of Section 32, Township 14 Range 15 WPM (between the CPR to the north, PTH No. 5 to the east and the mobile home Park to the south), 5) an area located south of the closed solid waste disposal site and 6) the Springhill hog processing plant in the east end of Neepawa.

The existing industries along the railways are mainly trackage types such as storage buildings, bulk dealers, agricultural services, etc. with the exception of Good Life Foods Ltd, a large gravel operator and a meat processing plant.

There are a number of small industries at the Neepawa airport and the major industry, Prairie Forest Ltd. which makes treated wood fence posts and other wood products.

The Springhill Hog Processing plant is the main industry located at the east end of Neepawa. This plant has continued to expand over the past 5 years. There are also plans for the further expansion of the meat processing industry in this general area of Neepawa.

The only other major industrial area lies south of PTH No. 16 on both sides of the government road allowance, west of the agricultural fair grounds. On the west side is Neepawa Food Processor, a poultry operation, and on the east side a municipal equipment yard, a poultry hatchery, and a few scattered public uses.

In the CNR industrial area there is an issue of encroachment by industrial uses into the residential area to the east. This has been modified to some extent over the last 10 years, but the boundary in this area is still ill defined and there is some haphazard mix of residential and light industrial operations.

To avoid the issue of haphazard industrial development it is important to make provisions for industrial development areas in the future should it be required.

4.2 INDUSTRIAL DEVELOPMENT STRATEGY

- a. Neepawa and the Planning District member Rural Municipalities along with the local economic development organizations will encourage the growth and diversification of the industrial sector. This development generates new wealth for the local economy. Two general strategies for future industrial development are to encourage "home grown" industries to be developed by local entrepreneurs, and to encourage outside industrial interests to develop facilities in Neepawa and area. The regional industrial and infrastructure development programs of senior levels of government should be utilized wherever possible as a means of assisting the development of new industry in Neepawa and area.
- b. Neepawa Council should designate appropriate areas of the Community for future industrial development. A very important factor in attracting new industrial development is to ensure that suitable areas of land are readily available for industrial development. Mainly these areas should be compatible with surrounding land uses. Other factors to consider in designating areas for future industrial development are safe and convenient access to highways and railways, access to energy supplies as well as the availability of conventional sewer and water systems.
- c. Neepawa Council should ensure that future industrial development does not occur at random locations which may adversely affect neighbouring development. Along with many industries comes some form of noise, dust, vibration, smoke, odours, various emissions, poor visual appearance and heavy equipment and/or truck traffic. These forms of pollution or irritation can cause problems for surrounding incompatible land uses that can be avoided with proper locations of various types of industrial developments.
- d. In the long term, the Council should encourage the relocation of existing poorly located industrial developments to an appropriate industrial area, wherever practical. Since the CNR railway closure of the north-south track in the west end of Neepawa and the growing dependency of industrial uses on truck transport, there is the opportunity for new industrial areas to be located near the east end of Neepawa to better meet environmental factors (e.g. air quality, odour and noise).

4.3 POLICIES

- 4.3.1 Industrial development shall be restricted to those areas indicated "INDUSTRIAL" on MAP 4 - NEEPAWA LAND USE PLAN.
- 4.3.2 Care shall be taken to limit and buffer or avoid incompatible and/or noxious industrial uses in the industrial areas adjacent to residential development.

- 4.3.3 Development in a designated industrial area shall be in accordance with a concept plan to be prepared prior to any subdivision. This concept plan shall indicate general land uses, access points, road patterns and servicing. Approval of development shall be based on this plan, a site plan and the availability of services and resources, including water resources necessary for the sustainable operation of the proposed industrial development.
- 4.3.4 Areas identified as "INDUSTRIAL RESERVE" shall be developed after areas designated as "INDUSTRIAL" are filled with development. Exceptions may be considered where a proposed development requires a larger land parcel than can be provided in the current industrial subdivisions, and required servicing can be provided. Or, in the instance that a proposed industrial development is best suited to an area identified as "INDUSTRIAL RESERVE" due to environmental reasons or other important reasons acceptable to Council, and necessary services can be provided.
- 4.3.5 Where industrial areas abut an existing or proposed residential area, the Planning Board and Municipal Council shall ensure that a suitable buffer is provided to prevent adverse impact on the residential area. This may take the form of landscaped buffer strips and/or some other appropriate structure. Where such buffers are not possible, the industrial areas nearest the residential area should be reserved for industries which are typically non-offensive in terms of noise, dust, or other nuisance factors.
- 4.3.6 In the case of any industrial development proposal which may present a severe threat to the environment or to the health of nearby residents, Council shall require special impact studies to be undertaken at the expense of the developer in order to accurately determine the extent of the risk. In addition, the developer will be required to take any mitigative measures that Council deems appropriate in connection with any development proposal.
- 4.3.7 If it can be determined that a proposed industrial development presents an unacceptable risk to the environment or to public health, in the opinion of Council, then such development will not be permitted within the Town of Neepawa.
- 4.3.8 Lands located within the Industrial land use designation will be zoned in Neepawa Zoning By-law as either (ML) Industrial Light or (MH) Industrial Heavy. Within the area zoned Industrial Heavy livestock may be kept in confinement, if approved, for industrial processing purposes only. Maximum amounts of livestock that may be confined at any one time will be determined by Council. Livestock shall be contained within buildings except for short periods of time, and the animal's presence on the property may be time limited depending on the nature of the industrial use.

5.0 INSTITUTIONAL DESIGNATION - DEVELOPMENT

5.1 ISSUES

There are only four dominant identifiable institutional areas in the Town. These areas are; 1.) the high school, the hospital and the community center, 2.) the senior citizen complex in the east end of Town, 3.) the museum site and 4) the personal care home property in the west end of Town. Other institutional developments are scattered randomly throughout the community, i.e. churches, etc.

Most institutional facilities are oriented towards specific groups in the population. It is important therefore that institutional facilities should be able to locate freely in areas most ideal for that particular facility.

5.2 INSTITUTIONAL DEVELOPMENT STRATEGY

The responsible authority shall provide planning co-ordination and assistance, where applicable, for the location and eventual expansion and/or replacement of various institutional facilities within the Town.

5.3 POLICIES

- (5.3.1) Major institutional developments or areas shall be designated as “INSTITUTIONAL” on Map 4 – NEPAWA LAND USE PLAN.
- 5.3.2 General institutional development shall not be restricted to any one area and shall be a conditional use wherever it is most appropriate for that particular facility, at the discretion of the Planning Board and the Municipal Council.
- 5.3.3 Each proposed institutional development shall submit a site plan which includes, but not limited to information on building location, access roads, parking and loading spaces, provision of necessary services and shall be considered on its own merits.
- 5.3.4 Livestock operations shall not be allowed within this land use designation as they are not compatible with nearby institutional uses.

6.0 RECREATION OPEN SPACE DESIGNATION - DEVELOPMENT

6.1 ISSUES

There are six main recreation areas/facilities in the Town of Neepawa.

- a) The Whitemud River valley and associated River Bend Park, including the campground, swimming pool, tennis courts, picnic grounds, baseball diamonds and soccer fields.
- b) The Park Lake area
- c) The Agricultural Fair Grounds
- d) The Yellowhead Center (including arena) located in the hospital/school institutional area
- e) The golf course
- f) The Neepawa curling club

In addition, local recreation facilities are found throughout the community, normally in association with residential development and schools.

At the present time, large areas along the Whitemud River, including part of Lake Irwin are undeveloped open space. The Whitemud River valley and Park Lake area represents the only major natural undeveloped areas within the built-up area of Neepawa. These features constitute a prime asset for the community as they possess excellent scenic qualities. Therefore, they should be protected from development and should be reserved for use as recreational open space and other open space uses suited to the environment.

Reinforcing this recreation-only use is the problem of periodic flooding along the river valley which effectively prohibits other types of development. The Water Resources Branch of Manitoba Stewardship has identified this area as a flood prone area and recommends that these areas are not developed.

Besides these major recreation areas, it should be recognized that there is a need for local recreation/open space development in conjunction with residential neighbourhoods. These local recreation areas shall be identified in the concept plans to be prepared for each major multi-lot subdivision.

Finally, as the general cost of energy and other resources continues to increase there is a need to preserve local open space for increased local recreational use.

6.2 RECREATION/OPEN SPACE DEVELOPMENT STRATEGY

Maintain a wide range of recreation facilities for all residents of Neepawa and the surrounding area, and provide for the expansion or replacement of recreational facilities when appropriate.

Preserve the Whitemud River valley, including tributary creeks, Lake Irwin and the Neepawa Creek valley including Park Lake as scenic natural corridors through the community.

Develop and maintain other open space uses suited to this environment.

6.3 POLICIES

- 6.3.1 All areas designated as "OPEN SPACE" on MAP 4 - NEEPAWA LAND USE PLAN shall be retained for open/recreation purposes. The "PROPOSED OPEN SPACE" designation represents land that is presently not used for a particular open space development but is being retained for natural open space and may be used for future open space development.
- 6.3.2 All development shall be prohibited on lands designated as floodway, but development may occur on lands designated as floodway fringe area (within the total flood risk area as defined by the Province, see Map 4, Appendix I), subject to certain conditions that protects the environment and the development.
- 6.3.3 Development of local recreation / open space facilities shall be permitted in conjunction with other development such as residential neighbourhoods at the discretion of the Planning Board and Council.
- 6.3.4 The development of walkways, parks and recreation areas shall be promoted in such a way as to improve the visual appearance and aesthetic quality of the community.
- 6.3.5 The development of walkways shall be promoted and assisted in all part of the Town in such a fashion that all areas of the Town are connected with the central commercial area and each other.
- 6.3.6 Individual and group efforts towards conservation of land, water, flora and fauna are encouraged and supported by the Planning District.

- 6.3.7 All development, be it recreation type or other open space development shall only be approved if it is considered to be environmentally suitable by the approving authority
- 6.3.8 Livestock operations shall not be allowed within this land use designation as they are not compatible with the activities occurring on these lands or the environmental sensitivity of much of these lands.

7.0 RURAL AREA DESIGNATION - DEVELOPMENT

7.1 ISSUES

Within the present Town limits there are a number of open areas which are being used for agriculture purposes. Some of these areas, as indicated in the Neepawa Land Use Plan, have been designated for future development. However, there are several areas which are so situated that it is unlikely that they will experience development and for this reason, they have been designated to remain in agricultural use. The first is in the southwest corner of the built-up area, south of the poultry operation and west of the Neepawa Creek, and the second is in the northeast corner of the built-up area, north of the sewage lagoon and southeast of the CPR tracks.

The retention of the northeast area for agriculture is logical and necessary, given the present location of the sewage lagoons, although part of it may be compatible with such urban uses as industrial development. The southwest area is quite far removed from existing development and services and it is unlikely this area will be required for urban development in the foreseeable future.

At some point in time these lands will be in demand for the expansion of urban development.

7.2 RURAL AREA DEVELOPMENT STRATEGY

- 7.2.1 Avoid unnecessary fragmentation of this land in order for it to be in suitable size parcels for re-designation and concept planning of urban uses when supply and demand warrants the change of land use.

7.3 POLICIES

- 7.3.1 The areas designated as "RURAL" on MAP 4 - NEEPAWA LAND USE PLAN shall be retained for agricultural, associated agricultural uses and some large site public recreational and cultural uses. At this time, no urban development shall be permitted in these areas.
- 7.3.2 Prior to re-designation of parts of this Rural Area for other uses a demand study should be undertaken along with a utilities and service needs and cost study where future proposed uses require it.

- 7.3.3 Livestock operations shall not be allowed within this land use designation. This designation is divided into a number of rural type zones in the Neepawa Zoning By-law. Some livestock, up to an approximate maximum of 5 animal units capacity, may be allowed in the Agricultural- Restricted Zones with Council's approval, except the Agricultural Restricted-Open Space Zone where no livestock is allowed to be kept.

8.0 LAKE IRWIN RESERVOIR DESIGNATED AREA

8.1 ISSUES

The need for restricted development around the Town of Neepawa's water reservoir has been outlined previously in the Lake Irwin Development Guidelines of the Neepawa Fringe Area section of this Plan. It is essential that no development occur in this area which might detrimentally affect the quality of the Lake Irwin water supply.

In the southeast corner of the Town there is an area which falls within the designated Lake Irwin Reservoir Area. No development is to be permitted in this area.

8.2 LAKE IRWIN RESERVOIR DEVELOPMENT STRATEGY

No new development should be allowed in this designated area in Neepawa. This reservoir supplies the Town and the rural pipeline water supply and so the natural quality of this water resource must be protected both for health reasons and to maintain the effectiveness and economy of the existing Neepawa water treatment plant.

8.3 POLICIES

- 8.3.1 Within the area designated as the "LAKE IRWIN DESIGNATED RESERVOIR" on MAP 4 NEEPAWA LAND USE PLAN, all new development shall be prohibited.
- 8.3.2 Ways and means of maintaining or enhancing the existing water quality and quantity shall be supported by the Planning District Board.
- 8.3.3 Livestock operations shall not be allowed within this land use designation as this is a special small designation surrounding an environmentally sensitive area.

9.0 UTILITIES AND SERVICES

9.1 ISSUES

There are limitations on the ability of the municipal sanitary sewage system to be extended to accommodate new residential development in the newer developed areas of Town. Consequently, consideration must be given to major investments in the system. For this reason it is suggested, that when development, requiring services, is proposed in an undeveloped area it be considered with respect to municipal servicing costs, the demand for the area and type of development, and the availability of other serviced land that could be used for the proposed use.

With the installation of the new water storage tower on the west side of the Town, part of the major problem with regard to expansion of water service to new areas has been satisfied.

Monitoring of the sewage lagoons located in the northeast corner of the Town is continuing and various programs are underway to make the lagoons more efficient and slightly increase their capacity. Solid waste disposal occurs in the regional landfill site located approximately 6 miles west of Neepawa in the R.M. of Odanah.

Storm drainage does not appear to pose any constraint on development in that most flow is towards the river or towards the north along the CPR tracks.

The Manitoba Hydro-Electrical System consists of overhead and underground facilities supplied from major interconnections with Brandon, Dauphin and Dorsey/Rosser Terminals in Winnipeg. It is the goal of this Plan to provide for all necessary extensions of electrical service to newly developing areas of the Town and to maintain, operate and upgrade existing and future electrical systems in a safe and efficient manner. To achieve this goal, the Manitoba Hydro Act provides for continuance of a supply of power adequate for the needs of the community and to promote economy and efficiency in the generation, distribution, supply and use of power.

9.2 UTILITIES AND SERVICES STRATEGY

- a. Maintain and improve the existing level of public works and transportation systems within the community.
- b. Establish a long-term program for expanding the existing public works system that is linked to the future development of the community, as defined in this Development plan. This includes the staging of development in new areas as a means of managing the costs of new streets and services.

- c. Wise use and the conservation of water will be encouraged and promoted. The water and sewer rate structure will move towards the establishment of sustainable water and sewer utilities within Neepawa.
- d. Optimize the benefits of street reconstruction through long-term scheduling and co-ordination with other public works projects.
- e. Minimize traffic hazards by ensuring the proper location of new driveways and roads. Development adjacent to P.T.H.No. 16 in the Town of Neepawa must comply with Manitoba Transportation and Government Services Functional Design Study for P.T.H. No. 16 through Neepawa and area.
- f. Plan for future development in the vicinity of the railway in a manner which recognizes the risks and nuisances inherent in railway operations.

9.3 POLICIES

- 9.3.1 When a concept plan for a new development area is prepared, the servicing systems required to serve the area will be determined and the costs established so that Council may evaluate the proposal in terms of the Town's Capital Expenditure Program. The availability of other existing serviced land and its suitable for the use will be reviewed, in order to determine priority of development.
- 9.3.2 New development shall be encouraged on an infill basis in existing serviced areas.
- 9.3.3 Development in new areas shall occur in a staged, sequential manner, wherever possible.
- 9.3.4 When services are extended into a non-serviced area, after a reasonable adaptation period as determined by Council, all unserviced buildings will require individual water and sewer services.
- 9.3.5 No dwelling or habitable business building shall be permitted within 1,000 feet of a sewage lagoon or within 1315 feet of an existing or abandoned sanitary landfill site unless approved by Manitoba Conservation. The development shall meet all conditions of approval before or during construction as required by the approving authority.
- 9.3.6 To ensure continued provisions and maintenance of the electrical system, it should be recognized that Manitoba Hydro facilities, including overhead and underground distribution lines will of necessity, be located on streets, lanes and public reserves and on right-of-way across privately owned land. The installation of underground services shall be encouraged wherever possible.

- 9.3.7 New development shall occur in a manner that minimizes hazards to traffic flow on the town street system.
- 9.3.8 New development in the vicinity of the railway shall be of a type which is reasonably compatible with railway operations.
- 9.3.9 A maintenance and upgrade program shall be established and implemented for care of the public works and road system.
- 9.3.10 Where Municipal water and sewer services do not exist, and development is approved, all on-site water and sewer systems must be provincially approved as required.

PART IV HERITAGE RESOURCES

1.0 INTRODUCTION

The Neepawa and Area Planning District has a rich and varied heritage resource base, thus in addition to a large number of locally significant historical sites, a number of heritage sites possibly of Provincial historic significance were identified in the Planning District.

Although few prehistoric archaeological sites have been identified in the Planning District to date, the area was part of the Southern Manitoba region, which experienced a long and colourful pre-history. Thus, it can be predicted that abundant archaeological resources exist in the Planning District, but intensive field inventory research and analysis is required to confirm this prediction.

Within the Planning District proper, the majority of historic sites are of local significance, including the former sites of many rural schools, churches, post offices, and country stores. Approximately eighteen sites of somewhat greater significance, however, were identified in the Planning District. The Big Valley site, several miles west of Bernie is possibly one of the most significant of these. In addition to being recognized as an area of high recreation potential, the valley is an excellent glacial remnant feature. It is also speculated as being the site of a former fur-trade "wintering post", as well as being a past site of several saw-mill camps, and the site of a former rural school.

Other possible significant sites include the Wm. Curries and Company Brickworks Site, the Stony Creek Kilns Site, the former Spring Creek Store Site, two sites of former communities, Glensmith and Mentmore, and the Mountain Road General Store.

1.1 CONCERNS

- 1) The historical, architectural and archaeological significant sites and structures in the District are not well known and many become lost to future generations.

1.2 OBJECTIVES

- a) To identify sites and structures having historical, architectural and archaeological significance.
- b) To protect historical, architectural and archaeological sites and structures from uses or activities that would endanger them.

1.3 HERITAGE RESOURCES STRATEGY

- 1) No commercial exploitation, subdivision or development should be approved for those areas formerly identified as required, by the Historic Resources Branch, as critical to the existence of significant historical, architectural or archaeological sites and structures. The areas identified shall be sufficient to effectively protect the site or structure. Development or demolition may take place at a site of historical, architectural or archaeological significance only after the site or structure has been examined by the Historical Resources Branch or it's designate. Procedures for investigations and work at such a site are outlined in Sections 4 and 13(4) of The Historic Sites and Objects Act.
- 2) The mitigation costs incurred as a result of the development or demolition of a site which eliminates a significant historical or archaeological site should be at the expense of the developer; and the mitigative work should be completed before the commencement of any proposed development. The mitigative cost should be identified as part of the budget of the development work which will actually disturb the site and in no case should exceed one per cent of the total cost of such projected development work.
- 3) For the purpose of applying this policy; historical, architectural or archaeological sites or structures not as yet studied, shall be, when identified, added to the Manitoba Provincial Historic Site Inventory and the Manitoba Provincial Early Building Survey.
- 4) The Planning District Board or Council shall implement these policies through the judicious use of statutory prohibitions on demolition, restrictive Zoning By-laws, subdivision control procedures, issuance of development permits, and designation of identified significant sites and structures.

1.4 DEFINITIONS

"Historical Resource" means any work of nature or of man, that is of interest primarily for its prehistorical, historical, cultural, natural, scientific or aesthetic value including, but not limited to an artifact, palaeontological object, prehistorical or historical site, skeletal remains or natural site, structure or object.

"Historic Site" means any site which includes or is comprised of at least one historical resource of an immovable nature located above, on or under the earth or body of water or partly under the earth or body of water.

"Archaeological Site" means any historic site containing historical resources which are buried or partially buried on land or submerged or partially submerged beneath the surface of any water course or permanent body of water.

"Mitigative Measures" refers to any steps or procedures used to reduce the impact of a development on historical resources, and may comprise field salvage or project re-design.

1.5 POLICIES

- 1.5.1 No commercial exploitation, development, land use, or demolition shall be permitted, without review and approval, that endangers any site or structure of identified historical, architectural or archeological significance.
- 1.5.2 As a condition for the approval of a subdivision, demolition permit, building permit or the issuance of a development permit, the District Planning Board or Council may require the applicant to show that a historical, architectural, or archeological significant site or structure is not being endangered or demolished or that appropriate mitigative measures are being proposed and approved.
- 1.5.3 Sites and grouping of sites with heritage potential will be considered for designation as municipal heritage sites under The Historical Resources Act and/or municipal heritage conservation zones under The Planning Act.
- 1.5.4 The Municipal Corporations shall encourage the formation and operation of a Municipal Heritage Committee in order to identify, commemorate and protect heritage resources and to provide a source of advice on heritage issues.
- 1.5.5 The Municipal Corporations or Planning District may refer any proposed building, subdivision, change in land use, demolition, or similar activity which may affect an identified site to the Municipal Heritage Committee and the Manitoba Historical Resources Branch for review and comment.

PART V IMPLEMENTATION OF THE DEVELOPMENT PLAN

1.0 IMPLEMENTATION OF THE DEVELOPMENT PLAN

1.1 ADOPTION OF THE PLAN

Sections 45 to 55 of The Planning Act (C.C.S.M., C. P80) outline the procedures involved in adopting a District Development Plan. The adoption process requires consultation with the Councils of the member Municipalities, public inspection of the Plan and a public hearing to discuss the proposals, provision for appeal where there are objections, Ministerial review and approval.

Once approval has been received from the Minister, the Development Plan By-law can be given third reading by the District Board. The Plan will then be in full force and effect.

1.2 REVIEW

Section 59 (1) and 59 (2) of The Planning Act outlines the legislative requirements for review of a District Development Plan. Essentially a plan must be reviewed:

- (a) on or before the deadline set out in this Development Plan
- (b) when the Minister considers it necessary.

The Neepawa and Area Planning Board shall initiate a review of this Development Plan eight (8) years hence from the date of adoption of this Development Plan.

1.3 LAND USE CONTROLS

The adoption of a Development Plan does not require the Board to specifically undertake any of the proposals contained in the plan. It does, however, ensure that no development is undertaken that will be inconsistent for land use development. The land use designations on the Development plan's maps are approximate and shall be defined in more detail in the Zoning By-laws. Regulatory requirements will be exercised through one or all of the following mechanisms:

- a) Zoning By-law
- b) subdivision control
- c) development permit
- d) building by-laws

- e) development agreements

1.4 ZONING BY-LAWS

Each Municipality in the District is required to adopt a Zoning By-law in conformance with the Land Use Plan. However, it must be recognized that many of the proposed land uses depicted on the Land Use Plan, attached hereto will take many years to evolve or develop and it would be unjust to unduly restrict the continuation of existing uses of land during that transitional period; therefore, land may be zoned in a subsequent Zoning By-law in order to reflect the present use of land. Should the use of these lands be changed it must be in conformity with the Development Plan. For example, future commercial areas may remain under residential use for another ten to fifteen years; therefore, the Zoning By-law could allow the land to be zoned residential. If and when the land is to be re-developed, it must only be for commercial purposes and re-zoned accordingly.

1.5 SUBDIVISION CONTROL

Further control over proposed developments can be exercised through subdivision control as outlined in Part 8 of The Planning Act.

1.6 BUILDING BY-LAWS

The Manitoba Building Code applies to the whole province of Manitoba with respect to certain types of buildings and structures. The member Municipalities each have a Building By-law. The Code and these by-laws should be followed and all construction shall comply to the Code and these By-laws wherever applicable.

1.7 DEVELOPMENT AGREEMENT

A fourth implementation mechanism that can be used is the requirement that a development agreement be signed between a developer and the Municipality. Such an agreement specifies development standards and any cost sharing involved.

1.8 CAPITAL BUDGETS

A capital program is valuable in that it enables a Municipal Council to set priorities for future development. While the proposals and policies of the Development Plan are by necessity fairly generalized, the contents of a proposed capital budget are quite detailed and specific. For this reason it is suggested that a detailed cost analysis of developing parcels of land for long range time commitments is inappropriate. It is proposed,

therefore, that detailed costs be prepared at the time a concept plan is developed for a specific area. Costs could then be programmed into the Municipality's capital budget at that time.

1.9 POLICIES

Capital works programs that are developed as a result of the policies of this Development plan shall be contained within the five year Capital Expenditure Programs of the Neepawa and the Rural Municipalities prepared in accordance with the Municipal Act.

Appendix I - Official Maps

Map 1 Neepawa and Area Regional Setting

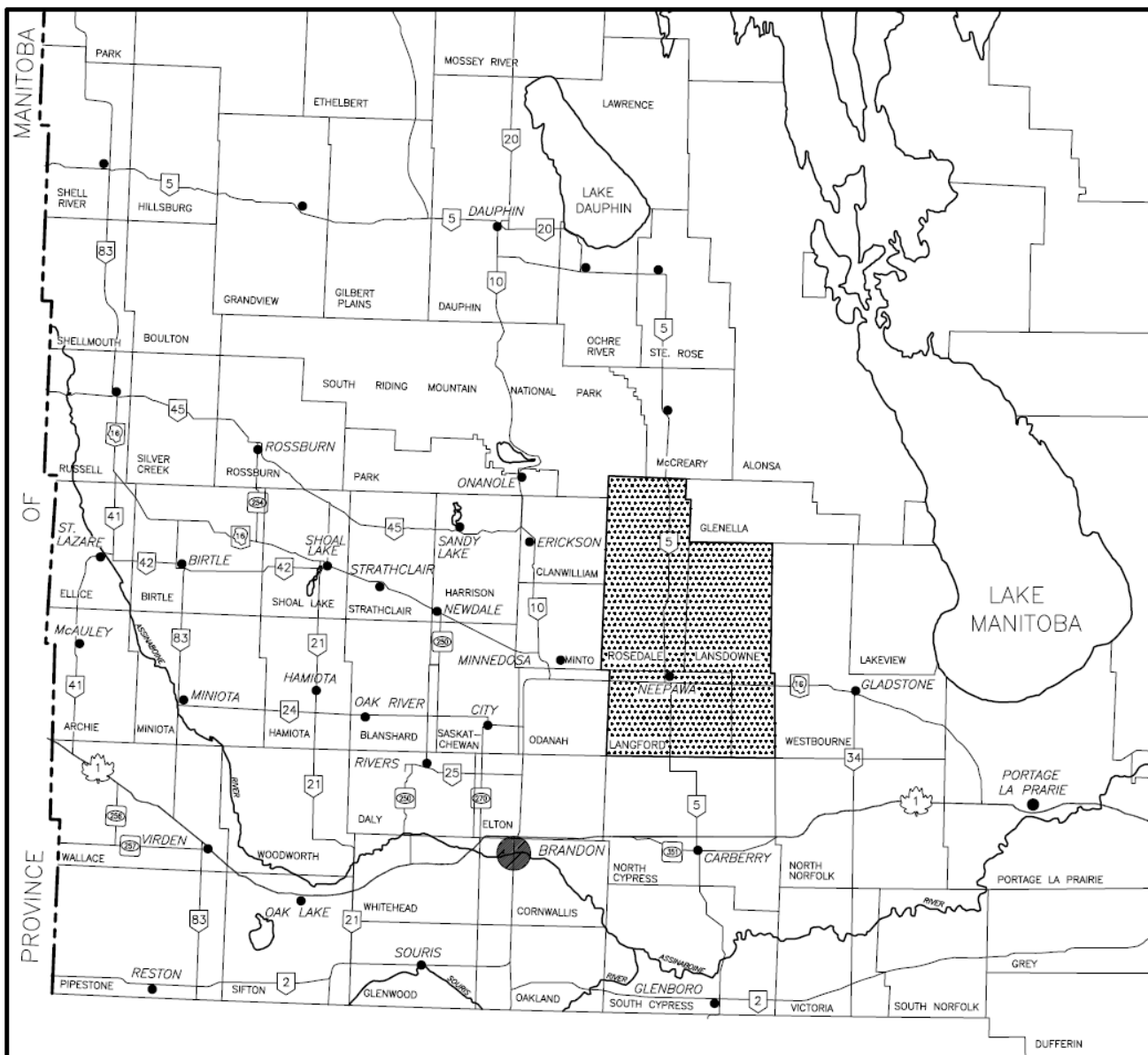
**Map 2A Rural Land Use Plan – Rural
Municipality of Langford**

**Map 2B Rural Land Use Plan – Rural
Municipality of Rosedale**

**Map 2C Rural Land Use Plan – Rural
Municipality of Lansdowne**

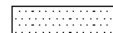
Map 3 Rural Land Use Plan – Fringe Map

Map 4 Development Plan – Town of Neepawa



NEEPAWA AND AREA DEVELOPMENT PLAN REGIONAL SETTING MAP 1

LEGEND:



PLANNING DISTRICT



Manitoba
Intergovernmental Affairs and Trade
Community Planning Services



DATE December, 2007

DRAWING NO.

DP Map 1

REVISED

DRAWING NO.

Rural Municipality of Langford

THE NEEPAWA AND AREA PLANNING DISTRICT

DEVELOPMENT PLAN

RURAL LAND USE PLAN MAP 2A

RURAL DESIGNATIONS

INDUSTRIAL - Industrial Development - Limited Livestock Operation Confinement

IND. RES. - Industrial Reserve Land - No Livestock Operation Development

HIGHWAY COMM. - Highway Commercial Development - No Livestock Operation Development

COUNTRY RESID. - Country Residential Development - No Livestock Operation Development

SEA. REC. - Seasonal Recreation/ Residential - No Livestock Operation Development

RURAL - L.O. EXISTING - Existing Livestock Operations (L.O.) only, allow expansion to approximate maximum 59 animal units (A.U.), given L.O. meets the required separation distances found in the Zoning By-laws.

RURAL - L.O. LIMITED - 1 - Expansions and new Livestock Operations allowed to approximate maximum 299 A. U.

RURAL - LIVESTOCK - All expansions and new Livestock Operations limited to Council approval.

RURAL - CONSERVATION - Existing Livestock Operations only, allow expansion approximate maximum 125 A.U.

RURAL - L.O. LIMITED - 2 - Expansion and new Livestock Operations allowed to approximate maximum 800 A.U.

NOTES:

1. AREA OF APPLICATION FOR POLICY 1.3.4 PART 2
Within this area livestock buildings and structures located in livestock operations must meet all the following locational criteria:
- 100 metres (328 ft.) back and from the top of the water body's upper bank.
- above the high water level.
- outside and above the riparian area located along each side of the water body.

2. ALL LIVESTOCK OPERATIONS ARE ALSO SUBJECT TO RELEVANT LIVESTOCK OPERATION POLICIES FOUND IN DEVELOPMENT PLAN.

3. ALL LIVESTOCK OPERATIONS ARE ALSO SUBJECT TO SITING AND SEPARATION DISTANCES FOUND IN ZONING BY-LAW.

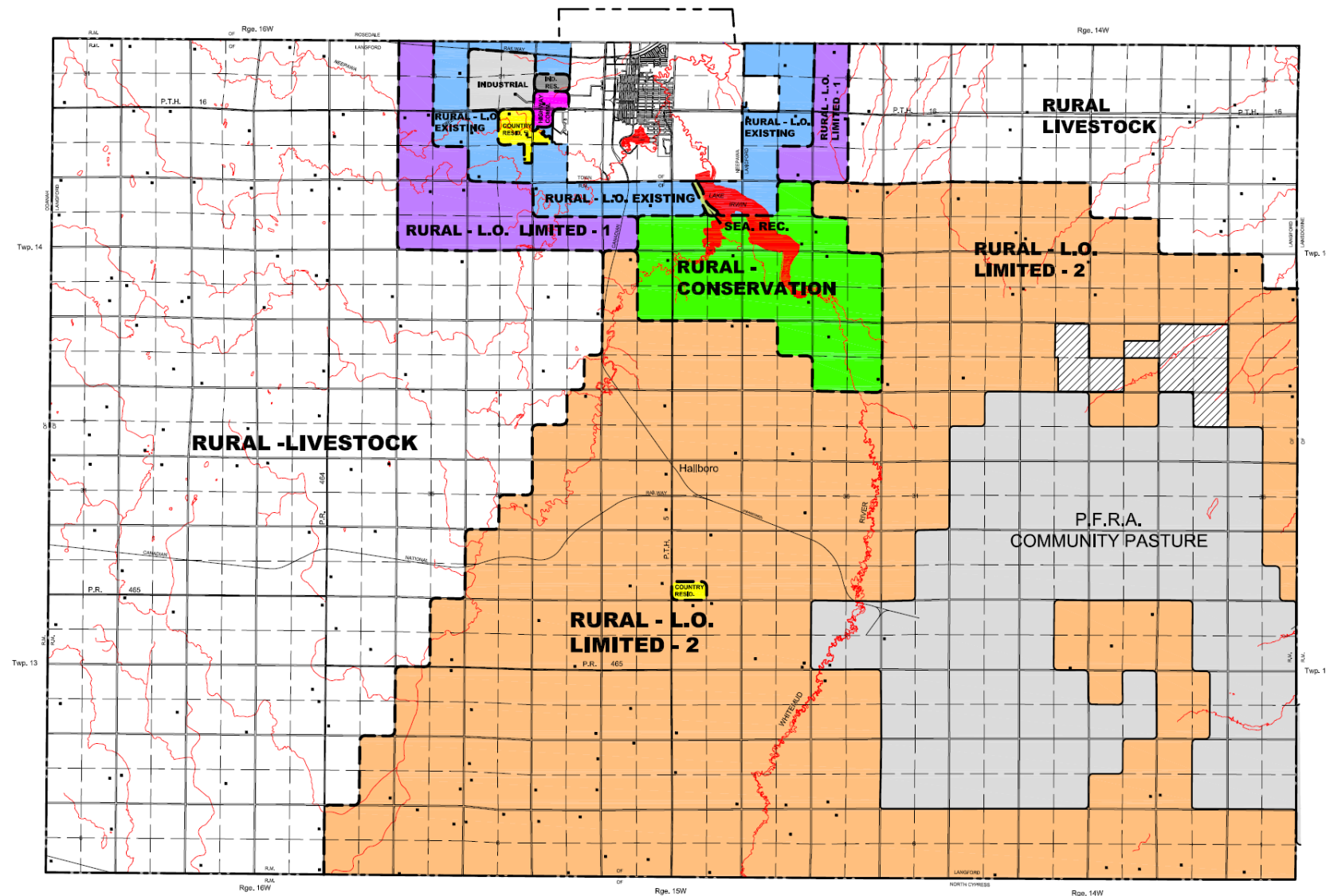
-- Development Plan Limit
--- Municipal Boundary
Community Pasture
Wildlife Management Area



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Community Planning Services



DATE: December, 2007 DRAWING NO.: DP - Map 2A
REVISED: DRAWING NO.:



Rural Municipality of Rosedale

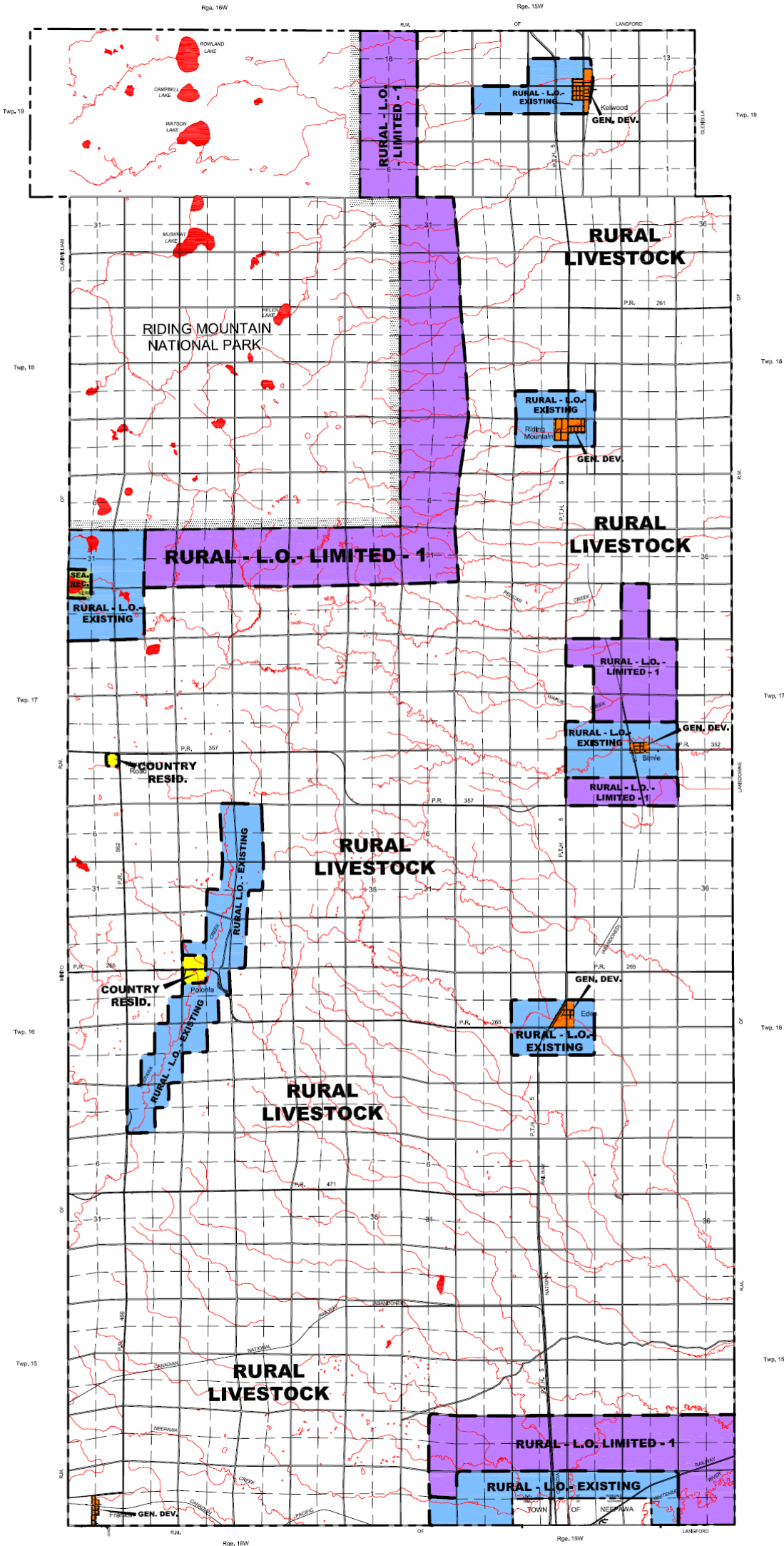
THE NEEPAWA AND AREA
PLANNING DISTRICT
DEVELOPMENT PLAN
RURAL LAND USE PLAN
MAP 2B

RURAL DESIGNATIONS

- COUNTRY RESID. - Country Residential Development - No Livestock Operation Development
- GEN. DEV. - General Development - No Livestock Operation Development
- SEA. REC. - Seasonal Recreation - No Livestock Operation Development
- RURAL - L.O. EXISTING - Existing Livestock operations (L.O.) only, allow expansion to approximate maximum 99 animal unit (A.U.), given L.O. meets the required separation distances found in the Zoning By-laws.
- RURAL - L.O. LIMITED -1-Expansions and new Livestock Operations allowed to approximate maximum 299 A. U.
- RURAL - LIVESTOCK - All expansions and new livestock operations limited to Council approval.

- NOTES:
1. AREA OF APPLICATION FOR POLICY 1.3.4 PART 2
- Within this area livestock buildings and structures located in livestock operations must meet all the following locational criteria:
- 100 metres (328 ft.) above and from the top of the water body's upper bank.
 - above the high water level.
 - outside and above the riparian area located along each side of the water body.
2. ALL LIVESTOCK OPERATIONS ARE ALSO SUBJECT TO RELEVANT LIVESTOCK OPERATION POLICIES FOUND IN DEVELOPMENT PLAN.
3. ALL LIVESTOCK OPERATIONS ARE ALSO SUBJECT TO SITING AND SEPARATION DISTANCES FOUND IN ZONING BY-LAW.

- Development Plan Limit
- Municipal Boundary
- Park Boundary



Rural Municipality of Lansdowne

THE NEEPAWA AND AREA PLANNING DISTRICT

DEVELOPMENT PLAN

RURAL LAND USE PLAN
MAP 2C

RURAL DESIGNATIONS

COUNTRY RESID. - Country Residential Development - No Livestock Operation Development

GEN. DEV. - Multiple Type Urban Development - No Livestock Operation Development

RURAL - L.O. EXISTING - Existing Livestock Operations (L.O.) only allow expansion to approximate maximum 99 animal unit (A.U.), given L.O. meets the required separation distances found in the Zoning By-laws.

RURAL - LIVESTOCK - All expansions and new Livestock Operations limited to Council approval.

RURAL - L.O. LIMITED - 2 - Expansion and new Livestock Operations allowed to approximate maximum 800 A.U.

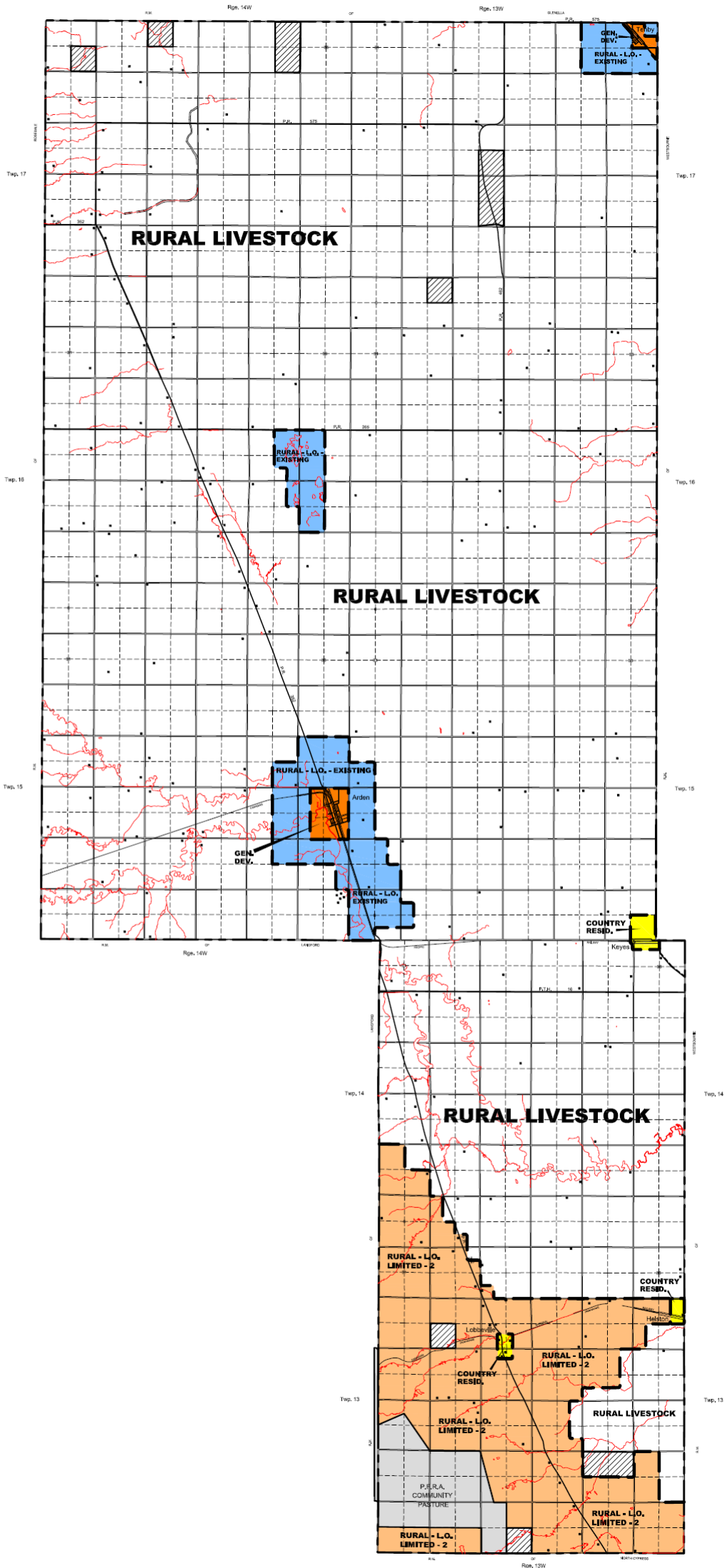
- NOTES:
1. AREA OF APPLICATION FOR POLICY 1.3.4 PART 2
Within this area livestock buildings and structures located in livestock operations must meet all the following locational criteria;
- 100 metres (328 ft.) above and from the top of the water body's upper bank,
- above the high water level,
- outside and above the riparian area located along each side of the water body.
 2. ALL LIVESTOCK OPERATIONS ARE ALSO SUBJECT TO RELEVANT LIVESTOCK OPERATION POLICIES FOUND IN DEVELOPMENT PLAN.
 3. ALL LIVESTOCK OPERATIONS ARE ALSO SUBJECT TO SITING AND SEPARATION DISTANCES FOUND IN ZONING BY-LAW.

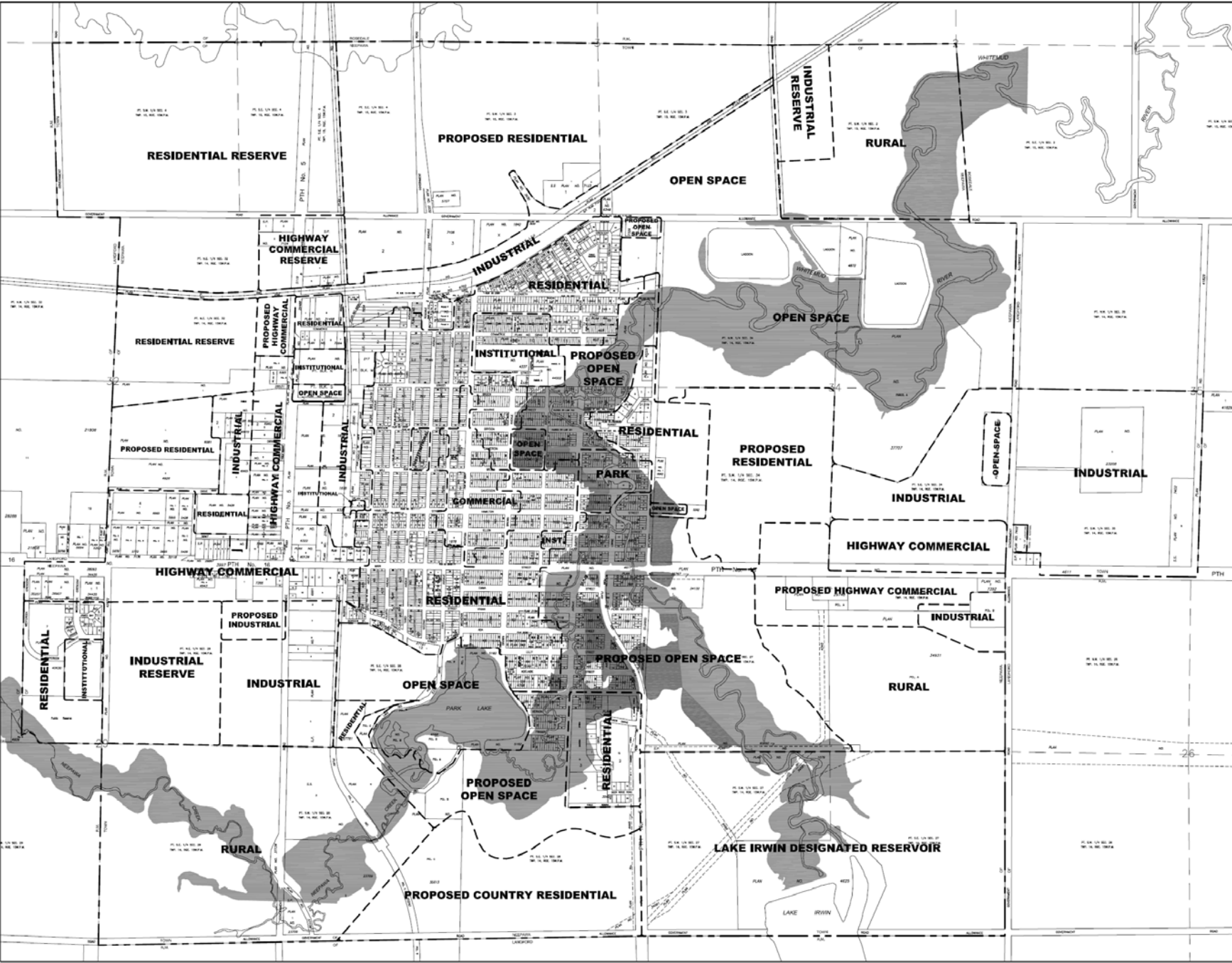
- Development Plan Limit
- Municipal Boundary
- Wildlife Management Area
- Community Pasture



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Town Of Neepawa

DEVELOPMENT PLAN MAP 4

LEGEND:
--- Limits of Designations
--- Town Limits

FLOOD RISK AREA
■ Floodway (Approximate location)
■ Floodway Fringe (Approximate location)

Source: Flood Risk Map
Environment Canada 1993

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Appendix II - Reference Maps

Approximate Location of Assiniboine Delta Aquifer

Neepawa and
Area
Planning
District

APPENDIX - II

Assiniboine Delta
Aquifer

Legend:

— Aquifer Limit

Source:
Aquifer Capacity Investigations
1980-1986, Project 2.1 Water
Resources Development Under the
Canada-Manitoba Interim Subsidiary
Agreement on Water Development for
Economic Expansion and Drought
Proofing, Manitoba Water Resources,
Hydrotechnical Services, September
1987.

Reference Map 1



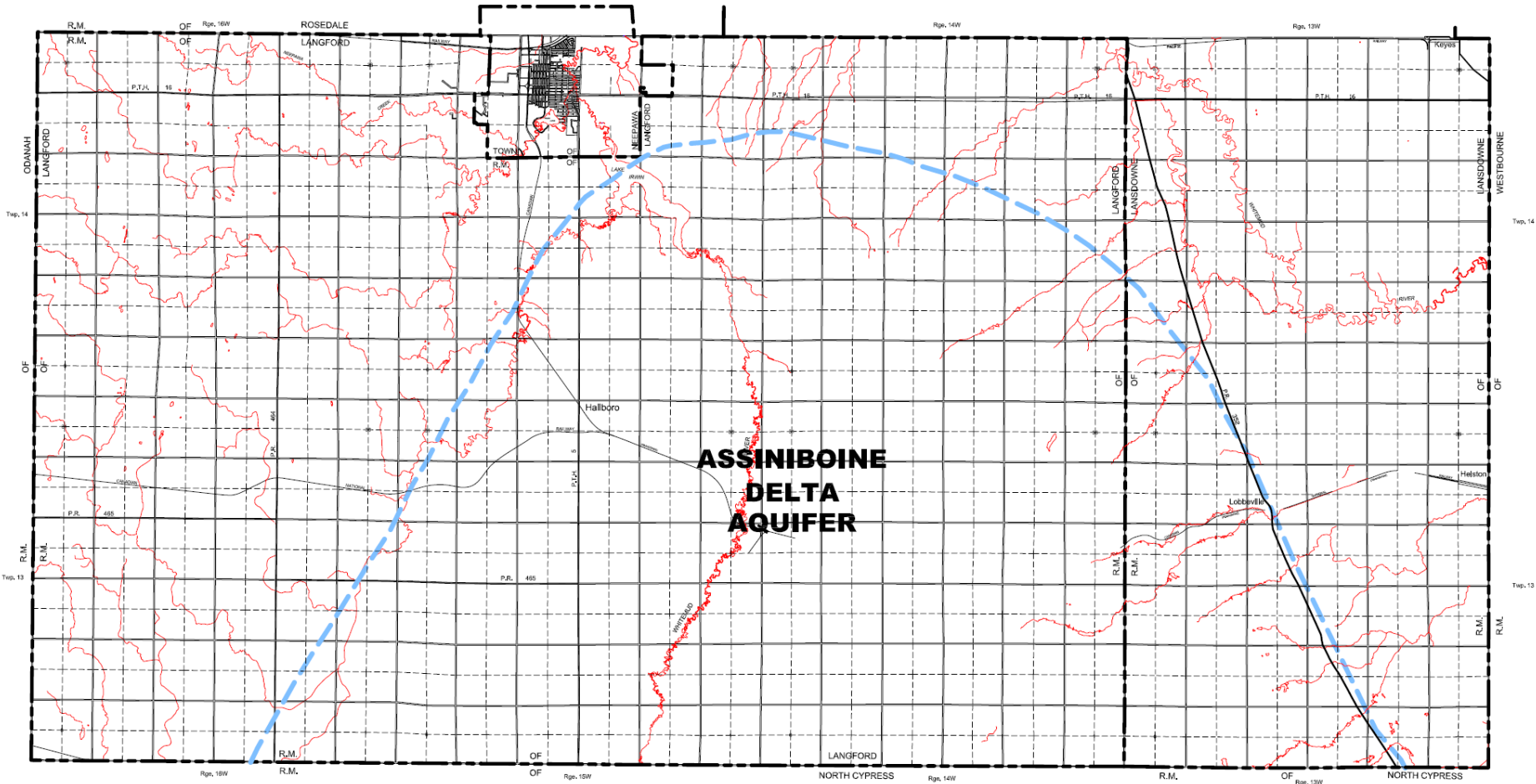
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MILES
0 1,609
KILOMETERS

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DATE December, 2007 DRAWING NO. AQUIFER_REF - Map 1
REVISED DRAWING NO.



Appendix III - Reference Maps

Aggregate Resources:

R.M. of Langford

R.M. of Rosedale

R.M. of Lansdowne

**Rural
Municipality
of Langford**

Appendix - III

LEGEND:

Aggregate Resources

- Low
- Medium
- High

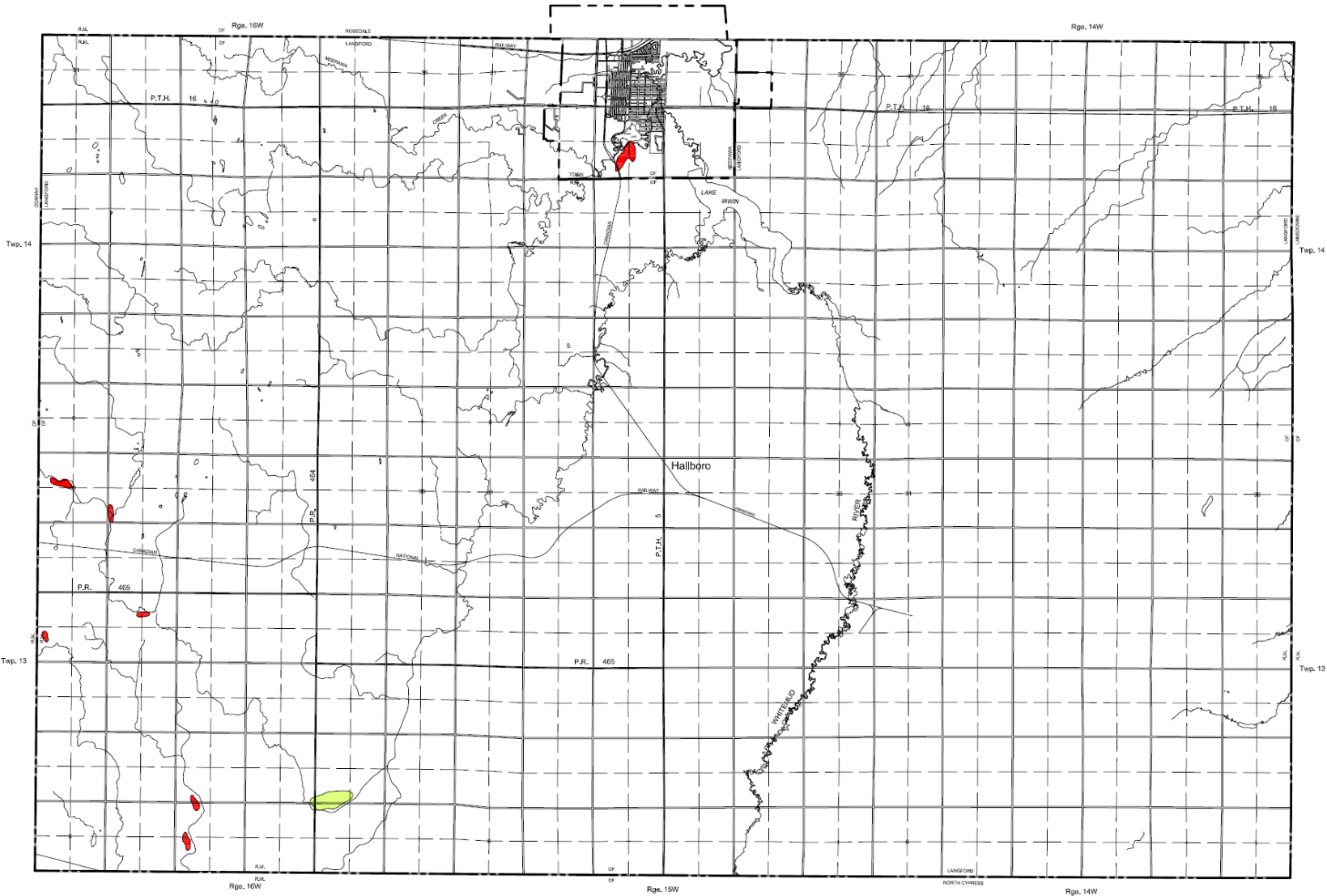
Source: Aggregate Resources
Recommended Development Status
Map 2 - December, 1980.

Reference Map 1

Scale: 1:100,000
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0.5 1.5
Kilometers
0 1
Miles

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DATE: December, 2007
DRAWING NO.: AGG_REF Map 1
REVISED: DRAWING NO.



Appendix - III

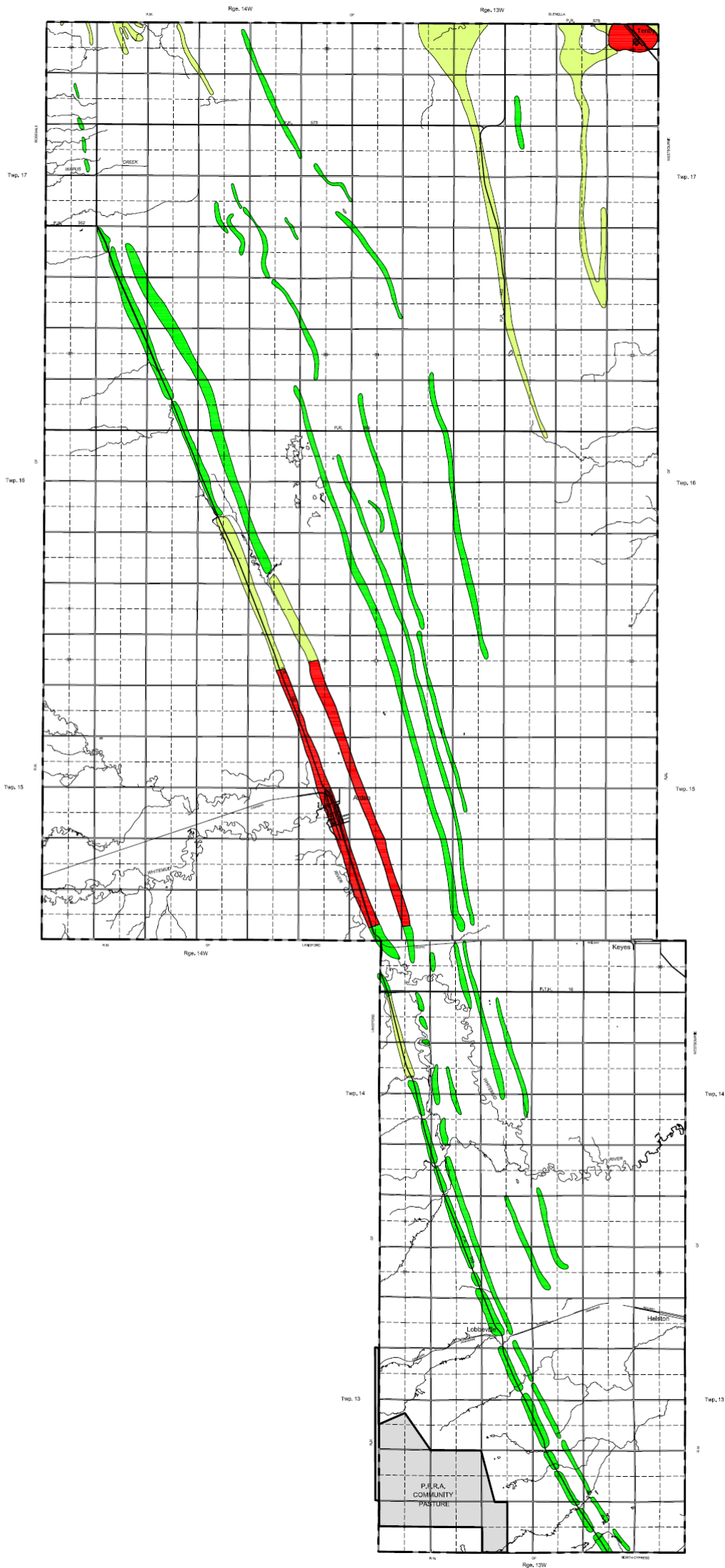
LEGEND:

Aggregate Resources

- Low
- Medium
- High

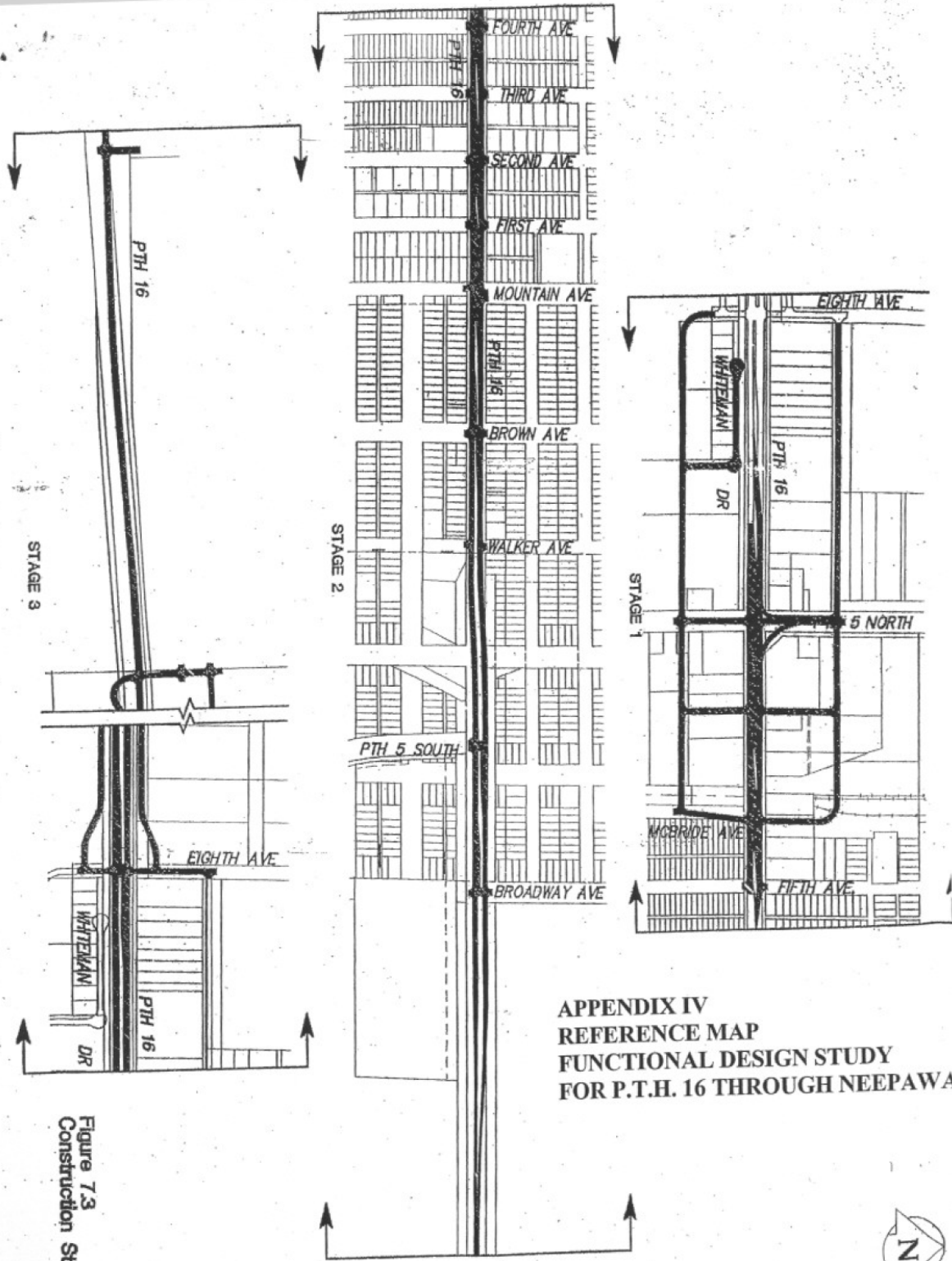
Source: Aggregate Resources Recommended Development Status Map 2 - December, 1980.

Reference Map 3



Appendix IV - Reference Maps

Functional Design Study for Provincial Trunk Highway through Neepawa



APPENDIX IV
 REFERENCE MAP
 FUNCTIONAL DESIGN STUDY
 FOR P.T.H. 16 THROUGH NEEPAWA

Figure 7.3
 Construction Staging