

**THE GREY-ST. CLAUDE**  
**PLANNING DISTRICT**  
**DEVELOPMENT PLAN**  
**BY-LAW NO. 2/99**

Prepared for:

The Grey-St. Claude Planning District

by:

Department of Intergovernmental Affairs  
Community Economic Development Services  
Portage la Prairie, MB.  
December 7, 1999

**BY-LAW NO. 2/99**  
**THE GREY-ST. CLAUDE PLANNING DISTRICT**  
**PROVINCE OF MANITOBA**

BEING A BY-LAW of The Grey-St. Claude Planning District to adopt a Development Plan.

WHEREAS Section 24(1) of said *The Planning Act* provides a Planning District Board with authority to prepare and adopt a Development Plan for the Planning District;

AND WHEREAS Section 27(1) of the said *Act* provides that a Planning district Board shall by by-law adopt a development plan;

AND WHEREAS pursuant to Section 30 of the said *Act*, the Minister of Intergovernmental Affairs has approved the by-law to adopt The Grey-St. Claude Planning District Development Plan on July 6, 2000;

NOW THEREFORE the Board of The Grey-St. Claude Planning District in meeting assembled enacts as follows:

THAT The Grey-St. Claude Development Plan attached hereto and marked Schedule "A" is hereby adopted.

DONE AND PASSED IN COUNCIL duly assembled this 18<sup>th</sup> day of September, 2000.

<p><b>DEVELOPMENT PLAN</b> <b>BY-LAW NO. <u>2/99</u></b> <b>APPROVED BY: ..... <u>The Minister July 6, 2000</u></b> <b>DATE OF THIRD READING: <u>September 18,</u></b> <b><u>2000</u></b> <b>EFFECTIVE DATE:            <u>September 18, 2000</u></b></p>
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**Original Signed by**  
Chairman

**Original Signed by**  
Secretary-Treasurer

READ A FIRST TIME this 6<sup>th</sup> day of July A.D. 1999.

READ A SECOND TIME this 7<sup>th</sup> day of December A.D. 1999.

READ A THIRD TIME this 18<sup>th</sup> day of September A.D. 2000.

I, Kim Gibson, Secretary-Treasurer of The Grey-St. Claude Planning District DO HEREBY CERTIFY the above to be a true and correct copy of By-law No. 2/99.

**Original Signed by**  
Secretary-Treasurer

**SCHEDULE "A"**

**THE GREY-ST. CLAUDE PLANNING DISTRICT**

**DEVELOPMENT PLAN**

**BY-LAW NO. 2/99**

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## **PART I: INTRODUCTION**

### **1.0 General Overview**

On April 8, 1998 The Grey-St. Claude Planning District, consisting of the Rural Municipality of Grey and the Village of St. Claude, was established by provincial Order-in-Council 204/1998 effective May 2, 1998. The Board then requested assistance from the Department of Rural Development in the preparation of a Development Plan. This document is the Development Plan and is a statement of the Planning District Board's policies regarding future land use management. The contents of this Plan reflect the concerns, objectives and policies as expressed by the Board and endorsed by the Council of the Rural Municipality of Grey and by the Council of the Village of St. Claude.

A Development Plan is an expression of intent for future development and land use and is based on the best information available at the time it is adopted. The Grey-St. Claude Development Plan is based on the data contained in The Grey-St. Claude Background Study (1998) and on the understanding of the two Councils and of the Planning District Board regarding local issues, potentials and problems. This Development Plan is the first comprehensive review of planning issues for either municipality, however, the Village of St. Claude is covered in part by the St. Claude Planning Scheme (1975). The planning period for the Development Plan is five years from the time of adoption. At this time, or earlier if deemed necessary, the Board will undertake a review of this document.

The Development Plan has the overall goal of co-ordinating a review of development proposals by ensuring that all relevant land use issues are examined. Once adopted, the policies contained in this document will provide the framework for all land use decisions within the Planning District and supersede the Provincial Land Use Policies as established under The Planning Act and the 1975 St. Claude Planning Scheme. However, certain zoning provisions within the Planning Scheme may continue to be used if they are in general conformance with the intent of the Development Plan Policies.

### **2.0 Purpose of a Development Plan**

The purposes of a Development Plan are delineated in Section 25(1) of The Planning Act of Manitoba and are outlined as follows:

- (a) to serve as a framework whereby the planning district or the municipality and the community as a whole may be guided in formulating development policies and decisions;

- (b) to identify the factors relevant to the use and development of land;
- (c) to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;
- (d) to set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;
- (e) to establish and specify the programs and actions necessary for the implementation of the development plan;
- (f) to outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts, or affected areas immediately abutting thereto, may be co-ordinated; and
- (g) to identify those matters of government concern which affect the use and development of land and other resources within the district or the municipality.

### **3.0 Content and Format of the Development Plan**

#### **3.1 Content of the Development Plan**

As delineated in Section 25(4) of The Planning Act of Manitoba, a Development Plan shall contain,

- (a) statements of objectives and policies with respect to some or all of the following matters:
  - i) the development and use of land and other resources,
  - ii) the conservation, management and improvement of the physical and social environment,
  - iii) the control and abatement of all forms of pollution or activities deemed to be detrimental to the natural environment,
  - iv) the establishment, and maintenance of land banks to reserve land for future use and to ensure the orderly, economical, convenient and compatible development of land,
  - v) the preservation, protection or enhancement of areas of land,

buildings and structures by reason of their historical, archaeological, geological, architectural, environmental or scenic significance or character,

- vi) proposals relating to the use, changes in use or in the intensity of use of residential, commercial, industrial, recreational and open spaces, institutional, and other activities on or affecting land,
- vii) the provision of public services and facilities including,
  - (A) sewage collection, treatment and disposal,
  - (B) water supply and distribution,
  - (C) garbage disposal,
  - (D) educational and cultural institutions,
  - (E) recreational facilities, parks, playgrounds and other public open spaces,
  - (F) fire and police facilities,
  - (G) transportation and communication facilities,
  - (H) facilities for the provision of health and social services,
  - (I) preservation of buildings, structures, sites and areas of historical interest,
- viii) proposals dealing with
  - (A) the control of hazard areas such as flood plains, soil erosion areas, perma-frost areas, erosion prone slope lands, valleys and banks of waterways, marsh areas, head water areas, and similar conditions,
  - (B) the management and preservation of agricultural land and activities, forested areas, natural and wildlife areas and water storage areas,
  - (C) the protection, restoration, reclamation or use of shoreland,
  - (D) the subdivision of land in rural areas and the establishment



of limited development areas for agriculture, water storage, wildlife,

(E) the fringe areas of cities, towns, villages, hamlets and other built-up areas,

(F) the location and creation of new communities and settlements,

(G) the development, control, rehabilitation and reclamation of top soil removal areas, gravel and sand pits, quarries and other mineral deposits,

- ix) the spatial distribution of residential development, and the renewal, rehabilitation and improvement of neighbourhoods, and urban cores,
  - x) the co-ordination of programs of a board or council relating to the economic, social, and physical development of the district,
  - xi) the programming of public investment in respect of public and private development, in terms of cost and available financial resources, including the phasing of the development or redevelopment of various areas,
  - xii) guidelines for land use control measures and the subdivision of land,
  - xiii) the fiscal capacity of the municipality to support the planned development,
  - xiv) such matters other than those mentioned in this clause as are, in the opinion of the board, or council, advisable;
- (b) a map or series of maps, showing the division of all or part of the land in the district or municipality, as the case may be, into areas of permitted land uses or permitted land use densities, or both, as the board or council as the case may be, considers necessary for the purposes of the development plan; and
- (c) such proposals as are, in the opinion of the board or council, advisable for the implementation of policies contained in the plan.

### **3.2 Format of the Development Plan**

This Development Plan is comprised of two major elements; the written text and the land use plans. The Development Plan is divided into eight parts as follows:

**Part I** is an Introduction to the Plan providing some general background information, and guidance on how to interpret the land use plans.

**Part II** is a statement of broad Planning District objectives based on the major planning principles incorporated into the Development Plan.

**Part III** deals with the Agriculture Area concerns, objectives and policies regarding agriculture, industrial, residential and commercial development.

**Part IV** deals with the concerns, objectives and policies of the larger communities regarding residential, commercial and industrial development.

**Part V** deals with the concerns, objectives and policies of the village centres regarding residential, commercial and industrial development.

**Part VI** deals with infrastructure issues pertaining to utilities, drainage, transportation and municipal services.

**Part VII** deals with resource management issues for both natural and socio-economic environments.

**Part VIII** contains information on the implementation of the Development Plan.

**Part IX** contains the land use maps which show the designation of lands in the Planning District into areas of appropriate land uses, referred to as Policy Areas. These designations attempt to maximize the inherent advantages of a land use activity in that location without creating negative impacts on adjacent lands or within the District.

### **4.0 Sustainable Development**

The Board of The Grey-St. Claude Planning District ascribes to the concept, principles and fundamental guidelines of Sustainable Development per The Sustainable Development Act. The central philosophy of this approach is that economic decisions should adequately reflect environmental considerations and that environmental initiatives should reflect economic realities. This being the case land use decisions will be made with due consideration to Sustainable Development and

its implications.

Some of the planning issues that relate to sustainable development in The Grey-St. Claude Planning District reflect many of the concerns facing rural planning districts. Typically, these issues include such things as: conflicting land use, premature fragmentation of agricultural land, restrictions of farming activities, concerns over infrastructure to support growing communities, increased farm assessments and changing service demands.

## **5.0 Interpretation of Requirements**

The Land Use Maps are instruments for illustrating the long term development strategy with respect to land use within the District. The achievement of the land use goals will take place over a period of years as the existing land use pattern evolves, subject to the periodic revision of the Land Use Maps. During this period Zoning By-laws for each municipality will provide the means to effect the transition. Where there is development that does not currently comply with the long range policies reflected on the Land Use Maps, these areas may still be zoned in the Zoning By-law according to their present use to avoid the creation of non-conforming uses. The boundaries of the land use districts or categories shown on the Land Use Maps should not be construed as being exact but should be considered primarily for serving the purpose of providing a spatial relationship amongst the various land use districts.

## **PART II: DISTRICT OBJECTIVES**

### **1.0 Background**

The Planning District is composed 10 geographic townships having a total area of 360 square miles (933 square kilometres). It extends approximately 12 miles (19 km.) from north to south and 30 miles (48 km.) from east to west. Its geographic centre lies about 43 miles (70 kilometres) west of the City of Winnipeg. It is bounded to the north by the Rural Municipalities of Portage la Prairie and Cartier, to the south by the Rural Municipality of Dufferin, to the east by the Rural Municipality of Macdonald and to the west by the Rural Municipality of South Norfolk. Land use in the Planning District and surrounding municipalities is heavily oriented to agriculture.

The Village of St. Claude occupies approximately 1.2 square miles (3 square kilometres) and the Rural Municipality of Grey occupies approximately 358.8 square miles (930 square kilometres). Most of the land in the Planning District is privately owned, however, a small amount of provincial Crown land is located in the northwestern part of the District.

The Cities of Winnipeg and Portage la Prairie are significant support centres for the Planning District. Winnipeg is located about 43 miles (70 kilometres) to the east, and Portage la Prairie, about 25 miles (40 kilometres) to the north. Both are easily accessible by automobile.

The Village of St. Claude and the Local Urban Districts (LUD's) Elm Creek and Haywood and settlement of Fannystelle provide locations for residential, commercial and administrative activities and are agricultural support centres. Elm Creek and St. Claude are the main centres. Elm Creek is the site of a major grain elevator, schools, retail and financial services plus local government offices. St. Claude is the site of a milk processing plant, a fertilizer distribution business, retail outlets, schools and a medical clinic.

Early settlers to the area often came directly from France. Initially Fannystelle was settled by immigrant Parisians and St. Claude by immigrants from Brittany and many other areas of France with the village named after the City of St. Claude in the Province of Jura.

Elm Creek and the Village of St. Claude both celebrated their centennial in 1992 thus each is considered to have been established in 1892 and are slightly more than 100 years old.

## 2.0 Major Planning Issues and Objectives

### Major Planning Issues

The major planning issues in the District are influenced by its strong agricultural base, existing communities, geographic proximity to the Cities of Winnipeg and Portage la Prairie and to other communities such as Carman and Elie. Some of the major issues are as follows:

#### 1. Development Potential

Development opportunities in the District have not been maximized due in part to the limited availability of appropriately identified lands. For example, few vacant commercial development areas exist in the District. Development Plan policies and the Land Use Maps will provide a policy framework and land allocation strategy which is intended to maximize development opportunities within the parameters of sound land use planning principles and to maintain rural and small community lifestyles.

#### 2. Agricultural Resources

The District is dominated by agriculture, which provides its economic foundation since most of the land base is under cultivation or grazing. Average farm size is approximately 1,000 acres with the productivity of agricultural operations comparing very favourably with adjacent municipalities. Agriculture Area objectives and policies in the Plan are designed to maintain and strengthen the pattern and character of agricultural land holdings, to promote a full range of agricultural activities in order to further enhance the agricultural resources of the District, and to minimize the potential for conflict between non-compatible land uses.

#### 3. Servicing Strategy

The issue of municipal water and sewer services has been discussed periodically in the District. Development Plan policies and the Land Use Maps will reflect servicing considerations and their impacts on development potential within the District.

## District Objectives

Two key sets of objectives have evolved as part of the Development Plan process. Separate objectives relate to the agricultural area and to the communities.

### 1. Primary Agriculture Area Objectives

To enhance the unique rural character of the District by:

- i) protecting prime agricultural areas from the intrusion of uses incompatible or unnecessary to the future growth and continued viability of the agricultural sector;
- ii) limiting the subdivision of large parcels of land where agriculture is the predominant land use;
- iii) fostering the effective management and development of unique natural habitats within the District;
- v) providing opportunities for recreational, industrial and commercial developments in locations which are best suited to such uses and minimizing land use conflicts with agricultural activities;
- vi) examining options for implementing a piped municipal water system.

### 2. Community Objectives

To strengthen the role of the communities of St. Claude, Elm Creek, Haywood, and Fannystelle by:

- i) attracting residential, commercial, industrial, recreational and institutional growth to the fullest practical extent;
- ii) examining options for implementing a municipal water and sewer system.

### 3.0 General Land Use Policies

- 1.0 Essential activities of government and public utilities including renewable energy generating systems such as wind energy generating systems should generally be permitted in any land use designation subject to zoning by-law requirements and all environmental legislation. Development should take place in a manner that minimizes impacts and maintains compatibility with neighbouring land uses.
- 2.0 The Planning District Board will endeavour to co-operate with governments and utilities to ensure that services and utilities are provided as economically and as efficiently as possible.
- 3.0 Developments that may cause pollution will be required to undertake appropriate precautionary measures to mitigate the risk of pollution to air, soil and water under normal operating conditions and in the event of an accident.

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## **PART III: AGRICULTURE AREA POLICIES**

### **1.0 Agriculture Area**

#### **1.1 Findings and Concerns**

1. Approximately 95 per cent of the land in the Planning District is used for agricultural production which provides the economic foundation of the District.
2. The soil capability for agriculture, based on the Canada Land Inventory, is quite high throughout the District. Class 1, 2 and 3 soils comprise approximately 73 per cent of the land base. Most soils in the District with the exception of small aggregate deposits are prime to good agricultural soils and suitable for a wide range of crop production.
3. As with most planning districts and municipalities, the trend in The Grey-St. Claude Planning District is toward fewer and larger farm units.
4. There are a number of livestock operations in the District. These vary in size from relatively small to quite large. Dairy cattle, beef cattle and horse operations exist as well as hog production operations which are becoming more important with time. Activities associated with livestock production may conflict with adjacent uses such as existing communities. A separation of these potentially incompatible land uses should be maintained. Separation distances should be based on the fundamental principle of greater separation of residential areas from larger livestock operations.
5. The Board recognizes the need for subdivisions to allow retiring farmers to retain their homes upon retirement and for subdivisions which have a direct relation to farm operations.

#### **1.2 Objectives**

1. To promote the growth and diversification of the agricultural industry by encouraging the retention of large agricultural land parcels.
2. To minimize potential conflicts between agricultural uses and non-farm resource uses.
3. To allow for farm related subdivisions when they are deemed necessary for the ongoing maintenance and operation of a farm.



## 1.3 Policies

### Priority and Range of Uses

1. The majority of land within the Agriculture Area shall be utilized for agricultural purposes except for those lands that are excepted herein. The minimum size for an agricultural parcel shall be 80 acres.
2. Land outside St. Claude, Elm Creek, Haywood, Culross and Fannystelle shall be preserved for the widest range of agricultural activities in accordance with the Development Plan policies.
3. Some uses that are not agricultural in nature may be permitted in the Agriculture Area as long as they do not conflict with surrounding land uses and provincial highways. Some examples of these uses are churches, golf courses, cemeteries, agricultural implement dealerships, anhydrous ammonia facilities, fertilizer distribution facilities and facilities directly serving the travelling public such as service stations.
4. The Board has determined that while home occupations are a viable and important part of the community that their size and method of operation must be kept in harmony with the areas in which they are located. For that reason the Board recommends that each municipality's Zoning By-law specify maximum square footage, standards of operation, signage, etc. relative to Home Occupations to ensure that the integrity of the Agriculture Area is maintained.

### 5. Livestock Operations

- 1) A Livestock Operation will be considered any permanent or semi-permanent facility or non-grazing area where at least 10 animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities. This includes any high-density seasonal feeding areas where manure build-up may occur in excess of crop requirements and where mechanical removal and spreading of the manure may be required (including an over-wintering confined site for a cow-calf operation).

This does not include a grazing area (pasture or rangeland) where livestock are primarily sustained by direct consumption of feed grown on the area.

Livestock operations will be characterized by the total number of animal units (AU)

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- 2) Two or more existing or proposed livestock operations involving the same category of livestock are deemed to be considered a single livestock operation if they are:
  - a) located within 800 metres of one another; and
  - b) owned by:
    - i. the same individual, corporation, partnership or other entity, or
    - ii. Individuals, corporations, partnerships or other entities that are interrelated to the degree prescribed by regulation
- 3) Livestock operations will be encouraged to locate where they will be compatible with surrounding land uses and where they will not pose a pollution risk to soils, groundwater or surface water.
- 4) Proposed new livestock operations will be prohibited in General Development Areas, Rural Residential Areas, Wildlife Management Areas, Provincial Parks and other designated non-agricultural areas.
- 5) In instances where livestock operations policies conflict with one another the stricter of the two policies shall be applied.
- 6) The municipal zoning by-laws shall adopt the Provincial minimum mutual separation distances between livestock operations and:
  - residences not related to the operation,
  - non-farm residential subdivisions; and
  - areas designated as Rural Residential in the Development Plan.
- 7) Proposals for the establishment of new or expanding livestock operations or non-farm residential developments which encroach into the mutual separation distance, as provided for in the zoning by-law, shall not be approved unless the separation distance has been varied by Council. Notice of an application to vary the mutual separation distance will be done in accordance with section 169(4) of The Planning Act.
- 8) Council shall refer all applications for new or expanding livestock operations involving 300 or more animal units to the Minister and request that a Technical Review Committee be appointed to review the proposed application.

- 9) Livestock Operations are deemed to be conditional use under the following circumstances:
- (a) Where the size of the livestock operation exceeds three hundred (300) animal units irrespective of location
  - (b) Where the size of the livestock operation exceeds one hundred (100) animal units, and the proposed location is within two (2) miles of the communities of Elm Creek, Haywood, Fannystelle, and St. Claude, any area zoned "RR" or any designated or established recreational area.
  - (c) Where the size of the livestock operation exceeds fifty (50) animal units, and the proposed location is within one (1) mile of the communities of Elm Creek, Haywood, Fannystelle, and St. Claude, any area zoned "RR" or any designated or established recreational area.
  - (d) Where the proposed location of the livestock operations is within one half (1/2) mile of the communities of Elm Creek, Haywood, Fannystelle, or St. Claude.
- 10) No new Livestock Operation shall be established within 1739 feet from:
- (a) Elm Creek, Haywood, Fannystelle or St. Claude
  - (b) areas designated as Rural Residential (RR) in the Development Plan
  - (c) any designated or established recreation areas.
- 11) A Council may require an owner of a new or expanding livestock operation to enter into a development agreement regarding items specified in *The Planning Act*.
- 12) New livestock operations should not be permitted on lands with a soil suitability rating of Class 6 and Class 7 based on a detailed soil survey. These lands may be used for grazing and/or haying and agricultural use shall be consistent with the carrying capacity of the land.
- 13) If detailed soil survey information is not available for the area in which a new or expanded livestock operation is proposed, the applicant may be required to provide a detailed soil survey for the site acceptable to the Province at a scale of 1:50,000 or better.

- 14) No development of a proposed new or expanding livestock operation shall take place until all approvals are obtained as required in *The Planning Act*, *The Environment Act* or any other Act establishing rules and/or regulations pertaining to livestock.
- 15) New or expanding Livestock Operations proposed within 1 kilometre of the Provincial Highway System will be subject to a review by the Provincial Ministry responsible for transportation.
- 16) Council of the Rural Municipality of Grey shall give appropriate consideration to provincial regulations and requirements for manure and nutrient management when preparing its Zoning By-Law in regard to livestock operations. Producers will be encouraged to follow the applicable Provincial Farm Practices Guidelines for Livestock Producers.
- 17) Proposed and residual parcels resulting from any subdivisions of lots with existing livestock operations shall be of such dimensions so as to maintain minimum property boundary setbacks as required by the *Livestock Manure and Mortalities Management Regulation*.

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6.

7.

**[NOTE: BY-LAW 3/08 REMOVED SECTIONS 1.3.5 – 1.3.7 AND  
REPLACED WITH “1.3.5 Livestock Operations”  
THEREFORE THERE ARE NO SECTIONS 1.3.6 AND 1.3.7  
NEXT PAGE CONTINUES AT SECTION 1.3.8**

## Land Division Policies

8. Specialized agricultural operations, for example, livestock and poultry confinement operations, market gardening, tree nurseries, apiaries and similar uses may not require the minimum land use area. For specialized agricultural operations each Council may consider parcels of less than the minimum area requirement if a reduced acreage is warranted for a bona fide specialized agricultural operation.
9. The subdivision of land in the Agriculture Area for farm residential purposes may be permitted in accordance with the following criteria:
  - 1) a retiring farmer who has been actively farming for a substantial time period wishes to retain his farm residence or suitable parcel of land on which to establish a new residence for retirement purposes;
  - 2) a bona fide farmstead, i.e. a farmstead that has existed for the past five or more consecutive years, has been rendered surplus due to the amalgamation of farm operations or similar circumstances and the continued existence of the farmstead will not have a negative impact on the adjacent agricultural operations. The farmstead must contain a liveable residence and, preferably, be located in a defined shelter belt;
  - 3) where a farm is incorporated and it is necessary to establish a separate residential site from the farm corporation;
  - 4) where a residence is required for an individual who is actively involved in the farming operation as a source of income. Actively involved means that there is a significant and ongoing association or involvement in the farming operation and that this involvement provides a substantial percentage of the individual's income. An individual who provides assistance from time to time or on a casual basis is not considered to be actively involved;
  - 5) land division for the creation of a new farm residence should take place along existing all weather roads where access and/or service improvements are not required;
  - 6) subdivision for the readjustment of farm boundaries around rivers, streams, highways, large drains and other such features may be permitted if it is deemed necessary for agricultural purposes;

- 7) farmstead subdivisions should not include cultivated land, should be confined to an existing shelter belt, be efficiently and effectively serviced to a rural standard, accommodate sustainable on-site sewage disposal and include those buildings and facilities normally associated with a farming operation.
10. Notwithstanding Land Division Policies under Part III, Section 1.3.9, limited subdivision of agriculturally designated land may be considered according to the following:
- 1) An abandoned farmstead site as of the date of the adoption of this development plan amendment and as defined by the zoning by-law provided they:
    - a. Will not have a negative impact on adjacent land uses;
    - b. Meet mutual separation distances from livestock operations.
  - 2) Occupied or abandoned farmstead sites, which have been subdivided from the agricultural parcel and do not require direct access to a Provincial Trunk Highway, may be further subdivided resulting in no more than two (2) non-farm residential titles and in accordance with criteria under 1.3.11.
  - 3) A small area of land (approximately 10 acres in size or smaller) that is isolated by natural or man-made barriers including waterways, roads, railways or similar barriers which is difficult to farm because of size or shape, may be subdivided from an existing parcel for non-farm residential purposes in accordance with criteria under 1.3.11.
  - 4) A small area of land (generally 10 acres in size or smaller) that is predominantly treed and never directly used for agricultural production may be subdivided for non-farm residential purposes in accordance with criteria under 1.3.11.
11. The following criteria shall apply, to subdivisions being proposed under section 1.3.10 b), c) & d) as above:
- a. Development occurring on the subdivided parcel will not have a negative impact on adjacent agricultural land uses and shall not restrict agricultural activities as defined in the Provincial Land Use Policies;

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- b. Mutual separation distances from the livestock operations will be respected;
  - c. The proposed subdivided lot should not include cultivated land beyond that defined by a shelterbelt or other landscape feature which defines the site;
  - d. The proposed subdivided lot shall be of such dimensions so as to maintain the rural character of the land without being wasteful of agricultural land;
  - e. The proposed subdivided lot shall be directed away from the prime agricultural land, viable lower class land, livestock operations, and other resource-related uses to avoid incompatibilities and so that land is not prematurely taken out of production or its use prematurely inhibited;
  - f. The proposed subdivision shall comply with all other policies of the Development Plan pertaining to such matters as road access, flooding and land uses;
  - g. The proposed residential use should be complimentary to existing urban centres and not impede the orderly expansion of communities with piped water and sewer services;
  - h. Municipal services such as roads, drainage, school bussing, fire protection or other infrastructure services shall be available to the proposed subdivision or can be provided without undue cost to the municipality;
  - i. The proposed residential use will not require services beyond the Municipal standard for the area;
  - j. The proposed subdivision shall accommodate the proper function of a septic field or other acceptable method of domestic effluent disposal, and a potable water supply, pursuant to *The Environment Act*;
  - k. The Proposed subdivision shall not result in more than two (2) non-farm residential titles per 80 acres; and
  - l. Further re-subdivision of a parcel subdivided using any of the policies found in section 1.3.10 b), c) or d) will not be allowed.
12. Any proposal for non-farm residential development may require the applicant to undertake further study or analysis by qualified

professionals to determine any specific environmental or servicing implications.

13. The zoning by-law shall define an 'abandoned farmstead site' as a portion of land that once contained the primary residence of the producer of the agricultural operation, and normally characterized by a well-defined shelterbelt.

B/L 1-09



## **PART IV: COMMUNITY POLICIES - ST. CLAUDE AND ELM CREEK**

### **1.0 Residential**

#### **1.1 Findings and Concerns**

1. St. Claude and Elm Creek each contain substantial residential development; the majority of structures being single family detached homes.
2. Approximately 21 serviced and 6 unserved vacant building sites are available in St. Claude and 15 serviced lots in Elm Creek.

#### **1.2 Objectives**

1. To foster future residential development that is of high quality and in keeping with the existing character of Elm Creek and St. Claude and to promote safe, functional and pleasant residential environments.
2. To ensure that a sufficient supply of residential land is designated to meet present and future needs.
3. To ensure that the supply of residential land provides options regarding locational choice.
4. To encourage a suitable mix of housing types to meet the needs of each community.
5. To encourage the maintenance and upgrading of housing.
6. To ensure that the provision of municipal services such as sewer and water can be implemented in a cost effective fashion.

#### **1.3 Policies**

1. Residential development will be permitted only in areas designated as Residential Area. Sufficient lands have been designated in the Plan to provide a significant supply of lots and locational choice.
2. Future Residential Area designations should ensure that adjacent land use conflicts are minimized and that new areas can be efficiently serviced.
3. Future Residential Area designations should only be considered when the supply and locational choice of vacant lots cannot, in the opinion

of the Board, reasonably meet short term demand (5 years) for housing lots.

4. Development of residential lands may require the developer to prepare a detailed concept plan illustrating lot structure, street systems, and associated community infrastructure such as parks and playgrounds.
5. Uses other than residential uses which are, in the opinion of Council, compatible with residential development may be permitted in Residential areas. Such uses may include but are not restricted to churches, community recreation facilities, schools, and medical centres. Uses shall be specified in the Zoning By-law.
6. The Board has determined that while home occupations are a viable and important part of the community their size and method of operation must be kept in harmony with the areas in which they are located. For that reason the Board recommends that each municipality's Zoning By-law specify maximum square footage, standards of operation, signage, etc. relative to home occupations to ensure that the integrity of Residential Areas is maintained.

## **2.0 Commercial**

### **2.1 Findings and Concerns**

1. St. Claude and Elm Creek each contain a variety of commercial establishments. This is due to the well established nature of each community, the services provided to the surrounding areas and the residential development of each community.
2. Current commercial areas should be retained and additional commercial land designated as needed.

### **2.2 Objectives**

1. To promote the development, maintenance and rehabilitation of commercial properties so as to enhance the economic and social viability of St. Claude and Elm Creek.
2. To provide an opportunity for the orderly conversion of suitable property where land may be required for commercial expansion.

### **2.3 Policies**

1. The development of a broad range of commercial uses that would strengthen the role of Elm Creek and St. Claude as municipal service centres shall be encouraged.
2. Commercial uses which have the potential to generate activities that pose safety, health or nuisance hazards or which primarily serve the agriculture industry shall generally be encouraged to locate in designated Agriculture Areas outside St. Claude and Elm Creek.
3. Development in designated Commercial Areas shall occur in such a manner as to minimize conflicts with adjacent land uses. Where commercial uses are adjacent to residential developments adequate buffering and screening shall be encouraged.
4. New commercial developments shall be encouraged to locate on vacant lots in designated Commercial Areas. Where such development is not feasible on existing vacant land, new commercial development shall be encouraged to redevelop land and buildings in existing Commercial Areas. New Commercial Area designations should only be considered if the two aforementioned options cannot accommodate a proposal.

5. New Commercial Area designations shall be based on the aforementioned policies as well as the following criteria. The area to be designated:
  - 1) is best suited for commercial type development;
  - 2) provides for a logical extension of an existing commercial area;
  - 3) should be located on the same side of PTH No. 2 and PTH No. 13 as other nearby commercial developments in order to minimize cross traffic hazards.

### **3.0 Industrial**

#### **3.1 Findings and Concerns**

1. Industrial development in Elm Creek is concentrated along the CPR rail line.
2. Industrial development in St. Claude centres on the milk processing plant and the fertilizer/chemical (agro-commercial) facility located adjacent to the CPR rail line.
3. Further industrial development in each community is limited in part by the lack of clearly identified industrial land.

#### **3.2 Objectives**

1. To recognize existing industrial development in St. Claude and Elm Creek and to protect these areas from the encroachment of incompatible land uses in order that current operations may continue.
2. To minimize existing and potential conflicts between adjacent incompatible land uses particularly where industry abuts residential uses.
3. To promote the development of a safe, efficient and attractive industrial area in each community.
4. To establish an industrial area in each community for operations requiring larger lots and convenient access to the railroad, arterial roads and the highway system.

#### **3.3 Policies**

1. All new industrial development shall be located in areas designated as Industrial Area.
2. Industrial uses which require rail access or alternately do not require highway visibility should be encouraged to locate on vacant lands near the CPR as shown on the Land Use Maps.
3. Uses which shall be encouraged to locate in the Industrial Area of Elm Creek and the Industrial Area of St. Claude typically include activities such as light and dry manufacturing activities and contractors operations where larger lots and convenient access to the arterial street system are required so as to avoid heavy truck traffic in

Residential Areas.

4. Industrial development where it abuts residential uses shall be separated by buffer strips where feasible. Tree planting and screening of outside storage areas where they abut non-industrial uses will also be encouraged.

## **4.0 Recreation and Open Space**

### **4.1 Findings and Concerns**

1. The Planning District contains a variety of recreational facilities located mainly in its communities.
2. Treed areas are located in the vicinity of the Gladstone Beach Ridge. Crown land and extensive treed areas are located in the northwesterly part of the Planning District.

### **4.2 Objectives**

1. To ensure the availability of land in appropriate locations to meet the existing and future recreational needs of each community.
2. To conserve lands for open space uses which are unsuitable for intensive development and/or which may contribute to the enhancement of the scenic or amenity values of the Planning District.
3. To provide open space buffers to separate and protect incompatible land uses from undesirable effects.

### **4.3 Policies**

1. Major recreation facilities and uses that are oriented towards the communities shall be located in areas designated as Recreation and Open Space areas.
2. It is recommended that Councils support and encourage the joint use of school grounds and facilities for community recreation purposes in co-operation with the school divisions.
3. Recreation facilities and areas such as parkettes, tot lots or open space amenity areas that are oriented to a residential neighborhood may be permitted in a residential designated area.
4. Recreation facilities and areas oriented to new residential areas shall be planned in conjunction with a residential area concept plan.
5. It is recommended that Councils encourage the development of public and private open space buffers between non-compatible uses of land in all future developments.
6. Land for neighborhood recreation, public and open space uses may be

acquired by the appropriate Council through public dedication as provided for in The Planning Act as a condition of subdivision approval.



## **PART V: VILLAGE CENTRE POLICIES - HAYWOOD AND FANNYSTELLE**

### **1.1 Findings and Concerns**

1. Fannystelle and Haywood are principally residential communities with the majority of structures being single family detached homes. Commercial and community facilities such as retail establishments and churches are located in both centres to service, primarily, local residents.
2. Approximately 10 vacant building sites are available in Fannystelle and 15 in Haywood.

### **1.2 Objectives**

1. To encourage additional high quality residential development in keeping with the existing character of the Village Centres and to promote safe, functional and pleasant residential environments.
2. To ensure that a sufficient supply of residential land is designated to meet present and future needs.
3. To encourage the maintenance and upgrading of existing housing.
4. To ensure that the future provision of municipal services such as sewer and water, if appropriate, can be implemented in a cost effective fashion.
5. To promote the development, maintenance and rehabilitation of commercial properties to enhance the economic and social viability of each centre.

### **1.3 Policies**

1. Residential development will be encouraged in areas designated as a Village Centres.
2. Current commercial areas in each centre should be retained.
3. Future Village Centre land use designations should only be considered when the supply and locational choice of vacant lots for residential, commercial and industrial use cannot, in the opinion of the Planning District Board, reasonably meet short term demand (5 years) for lots. Such designations should ensure that adjacent land use conflicts are minimized and that the new areas can be efficiently serviced.

4. The Board recommends that a mixture of uses which are, in the opinion of the Council of the Rural Municipality of Grey, compatible with village development be permitted in the Village Centres. Specific uses shall be stated in the Zoning By-law.
5. The Board has determined that while home occupations are a viable and important part of the community their size and method of operation must be kept in harmony with the residential areas in which they are located. For that reason, the Board recommends that the Zoning By-law for the Rural Municipality of Grey specify maximum square footage, standards of operation, signage, etc. relative to Home Occupations to ensure that the integrity of residential areas is maintained.
6. Development of a broad range of commercial and industrial uses that would strengthen the role of the Village Centres as local service centres shall be encouraged.
7. Commercial and industrial uses which have the potential to generate activities which pose safety, health or nuisance hazards or which may require large tracts of land shall generally be encouraged to locate outside the Village Centres in areas appropriately designated.
8. Development of commercial and industrial uses shall occur in such a manner as to minimize conflicts with adjacent land uses. Where commercial or industrial uses are adjacent to residential developments adequate buffering and screening shall be required.

## **PART VI: INFRASTRUCTURE POLICIES**

### **1.0 Transportation**

#### **1.1 Findings and Concerns**

1. The Planning District is serviced by a transportation system which includes Provincial Trunk Highways 2 and 13, Provincial Roads 240, 247, and 248, the Canadian Pacific Railway and a network of municipal roads.
2. Provincial Trunk Highways (PTH's) are major highways designed to carry large volumes of traffic at high speed. PTH 2 is the major east-west highway; PTH 13 is the major north-south highway. Provincial Roads (PR's) are secondary highways providing north-south east-west access.
3. The Planning District contains a system of municipal roads generally following the section survey grid pattern. Many are all weather roads.
4. Each settlement centre has a system of all weather streets, generally laid out on the north-south, east-west pattern, the extent of which varies according to the size of the centre. The Village of St. Claude and the communities of Elm Creek and Fannystelle contain streets which are "Grant-in-Aid Streets", streets declared to be Provincial Roads and portions of Provincial Roads.
5. The Canadian Pacific Railway runs east-west through the Planning District's settlement centres. This is a branch line connecting the district to Winnipeg in the east and Moosejaw in the west. It is a freight line with about 90% of goods carried being bulk grain.

#### **1.2 Objectives**

1. To maintain a safe and efficient transportation network in the Planning District.
2. To work co-operatively with the Department of Highways and Government Services to address concerns regarding highway facilities, safety and efficiency and with the Canadian Pacific Railway to address concerns related to railroad and road traffic safety.
3. To promote the safe and efficient operation of the highway system within the Planning District especially along PTH No. 2 and PTH No. 13.

### 1.3 Policies

1. It is the policy of the Planning District Board to maintain an ongoing liaison with the Department of Highways and Government Services and with the Canadian Pacific Railway in order to address District concerns. Developments that may impact the highway system such as service station and motel development will be discussed with the Department of Highways and Government Services prior to being approved or recommended for approval by the Planning Board.
2. In areas where residential, commercial or industrial uses are to be allowed adjacent to or in proximity to PTH No. 2, PTH No. 13 or Provincial Roads the following development criteria should be observed:
  - 1) Strip development along the highway whereby direct connections to the highway are continuously relied upon for providing access to properties shall be not be permitted;
  - 2) Development that would generate traffic in an amount or type that would impair the potential of the highway to carry traffic safely and efficiently shall not be permitted unless adequate remedial measures are undertaken to mitigate the problem.
3. In order to protect the safety and efficiency of PTH No. 2, PTH No. 13 and Provincial Roads the District Board will adhere to provincial statutory requirements regarding setback and land use control adjacent to these highways and will encourage its member municipalities to do the same.

## **2.0 Municipal Services**

### **2.1 Findings and Concerns**

1. Rural development is influenced by essential infrastructure elements such as water supply, wastewater treatment, solid waste disposal, drainage, transportation systems and utility corridors. The development and maintenance of infrastructure requires sound planning and co-ordination to ensure that negative impacts are minimized and benefits are maximized.

### **2.2 Objectives**

1. To promote the economical and efficient delivery of municipal services to optimize the expenditure of public funds and minimize property tax implications.

### **2.3 Policies**

The Board recommends to each municipality that:

1. Proper installation, operation and maintenance of private water and sewage disposal systems be required by the Municipality to ensure pollution and health risks are minimized.
2. Provincial Environment officials be consulted regarding the abandonment and development of solid waste disposal grounds to ensure proper rehabilitation and site selection.
3. Adequate buffer areas be maintained around sewage treatment facilities and sanitary landfill sites wherein non compatible land uses such as residential development will not be permitted.
4. Continued Inter-municipal co-operation be undertaken regarding the potential development and implementation of a regional water distribution system.
5. New municipal services such as a water and wastewater system, if undertaken, be planned in consultation with the Manitoba Water Services Board and PFRA so that such services can be made available at an economically feasible cost.

## **PART VII: RESOURCE MANAGEMENT POLICIES**

### **1.0 Heritage Resources**

#### **1.1 Findings and Concerns**

1. Three archaeological sites and a number of architectural and historic sites have been identified in the Planning District.
2. Municipalities can protect and preserve heritage resources through the judicious use of instruments such as demolition permits, zoning by-laws and subdivision and building permits.
3. Municipalities may designate any municipal site deemed to be significant to the area, its people and culture.

#### **1.2 Objectives**

1. To identify and protect archaeological, historical, and architecturally significant sites and structures from uses or activities that would endanger them.
2. To preserve and develop the heritage resources of the district to provide residents with an awareness and appreciation for the local history of the area.

#### **1.3 Policies**

1. The Planning District Board will encourage member municipalities to encourage and facilitate the identification of heritage resources in the Planning District.
2. The Planning District Board will encourage member municipalities to preserve and protect their heritage resources through the judicious use of statutory prohibitions on demolition, restrictive zoning by-laws, subdivision control, issuance of development permits, design regulation by-laws and designation of heritage sites.
3. The Planning District Board shall encourage the formation of municipal heritage committees in order to assist member municipalities to identify, commemorate and protect heritage resources and to provide a source of advice on heritage issues.

4. In order to preserve and protect heritage resources, the Planning District Board will encourage member municipalities to designate sites and enact a by-law to provide for protection of such sites as provided for under The Heritage Resources Act.
5. The Planning District Board will encourage member municipalities to refer any proposed development, subdivision, change in land use, demolition, alteration or similar activity which may affect an identified site or areas delineated as having high heritage resource potential to the municipal heritage committee and the Manitoba Historic Resources Branch for review and comment.

## **2.0 Natural environment and Outdoor Recreation**

### **2.1 Findings and Concerns**

1. Natural areas are a part of our heritage which provide habitat necessary for sustaining native plant and animal communities.
2. Natural areas are scarce in much of the Planning District.
3. The capability for outdoor recreation throughout the Planning District is low according to the Canada Land Inventory thus indicating a potential for low intensity outdoor recreation activities such as hiking, wildlife viewing, snowmobiling, cross country skiing and hunting, primarily west of the Gladstone Beach Ridge.

### **2.2 Objectives**

1. To protect and promote natural areas and the plants and animals which inhabit these areas.
2. To protect the recreational potential of the District from encroachment of incompatible land uses.
3. To encourage low intensity recreation activities to the fullest practical extent for recreation purposes.

### **2.3 Policies**

1. To encourage the retention and protection of natural areas by recommending only non-intensive use of these areas.
2. To encourage the management of lands unsuitable for development and lands displaying unique natural and environmental qualities in such a way as to maintain their natural characteristics.
3. The retention of tree cover and woodlots will be encouraged as a means of maintaining plant and animal habitat and the natural appeal of the District.
4. The Rural Municipality of Grey will be encouraged to retain native vegetative cover on unused road allowances.
5. Planting of native plant species will be encouraged where native plant communities are being maintained and where the restoration of lands unsuitable for development is being undertaken.



6. Intensive developments and subdivisions will only be permitted if it can be shown that they will not be detrimental to the recreational characteristics of the area proposed for development.

### **3.0 Aggregate Resources**

#### **3.1 Findings and Concerns**

1. The Planning District contains limited mineral resources. There are, however, mineral dispositions "in good standing" which have been assigned "medium" development status.

#### **3.2 Objectives**

1. To protect aggregate resources for future use in order to support local and provincial construction needs at reasonable cost.
2. To protect surface mining operations from encroachment by conflicting land uses which may prevent the expansion of existing operations or the development of new operations.
3. To mitigate potential nuisance effects of extractive operations on agricultural activities and nearby residents.
4. To ensure that the land is returned to a practical and productive use through site rehabilitation after the resource has been mined.

#### **3.3 Policies**

1. Applications for a development permit to develop private commercial extractive operations may include a site plan which may show, in detail, the manner in which development will occur and the intended use of the site after the quarrying of parts or all of the site has been completed.
2. Generally only agricultural cultivation will be permitted on lands overlying aggregate resources to be protected for future use or until it is determined that existing aggregate deposits are not economical to extract.
3. Prior to the issuance of a development permit for the development of new or expanding commercial aggregate operations, the rehabilitation requirements for pits and quarries in Manitoba Regulation 65/92 shall be considered.

## **4.0 Soils and Forestry**

### **4.1 Findings and Concerns**

1. The Planning District is located in the Grassland and Aspen Parkland ecological areas of the province. Land below the Gladstone Beach Ridge falls predominantly into the Grassland description while land above the beach ridge is best described as Aspen Parkland.
2. The vast majority of soils in the District are prime agricultural soils.
3. Much of the land in the District is cultivated resulting in tree cover being relegated to lower capability agriculture lands, settlement centres and farm shelter belts. Forested land is found mainly in the Aspen Parkland area west and northwest of Elm Creek particularly in the northern part of the Planning District west of PTH 13 and east of PR 240. Little forested land is found east of Elm Creek.

### **4.2 Objectives**

1. To protect the soil base of the District from degradation and erosion to ensure its high productive capabilities are maintained.
2. To preserve and enhance existing forested areas in the District in order to reduce soil erosion and siltation and to promote the preservation of aesthetics and natural habitats.

### **4.3 Policies**

1. Removal of natural vegetation in the District should meet the following guidelines:
  - 1) A 90 metre wide buffer of natural vegetation should be maintained from the edge of streams, creeks and rivers;
  - 2) Shelterbelts should be preserved wherever possible;
  - 3) Areas identified as important for wildlife habitat, should be maintained as treed acreage.
2. The District Board will work closely with Manitoba Conservation and Manitoba Agriculture and Food to promote increased public awareness of the need for soil and forestry conservation and the need for progressive farming and soil conservation practices.

## **5.0 Groundwater**

### **5.1 Findings and Concerns**

1. The potable water supply for St. Claude, and Elm Creek is obtained from wells near each community.
2. Potable water for Haywood is obtained from private wells.
3. Potable water for Fannystelle and Culross is hauled to each community and stored in individual household cisterns until used.

### **5.2 Objectives**

1. To protect all viable sources of potable surface water and groundwater within the District.

### **5.3 Policies**

1. Intensive development and high capacity wells should only be permitted where they will not cause a reduction in water supply for existing users. Development proposals of this type shall be referred to the Water Resources Branch of Manitoba Conservation for comments.
2. Proposed developments adjacent to existing wells should not be of a type and magnitude that would create groundwater pollution.
3. Intensive Livestock Operations should not be located in known groundwater pollution hazard areas. Council may require the applicant to submit detailed information describing the proposed operation including site plans, engineering reports on water supply, waste discharge, site drainage, waste spreading and any other matter the Board or Council deems necessary or relevant.

] B/L 3/08

**PART VIII: IMPLEMENTATION**

**1.0 General**

The objectives and policies of this Development Plan shall be implemented by zoning by-laws, conditions of subdivision approval, development agreements, the issuance of development permits and such programs, as are determined from time to time by the Councils of the Rural Municipality of Grey and the Village of St. Claude, to be necessary to implement the provisions of this Plan and as described in more detail herein.

**2.0 Review and Amendment**

The Development Plan ensures a uniform and continuing policy in making day-to-day land use decisions. It should not, however, commit the District to an inflexible development policy. If new trends or unforeseen needs arise, the Development Plan may be amended to meet these changes. In the event that some of the objectives and policies established by the Development Plan become irrelevant or unrealistic, the Board shall review the Plan periodically and consider recommendations regarding desirable amendments. At minimum, the Plan shall be reviewed and amended if necessary on a five year basis. Where developments may be proposed which do not conform to the development policies set out in this Development Plan an amendment will be required in accordance with the provisions of The Planning Act.

**3.0 Concept Plans**

The Board or a member Council may require the preparation of an area concept plan prior to the subdivision and development of new areas for urban development and may approve such a plan by resolution. In contrast to this Development Plan which is intended to provide a broad concept of land use development through the establishment of general development objectives and policies, a concept plan is detailed in nature. The nature and scope of the concept plan shall be prepared within the framework of the overall objectives and policies of this Development Plan. It may, for example, detail exactly where and how future development will take place. The desired subdivision lot structure, street lay-out and the location of other related land uses may also be determined. Where the concept plan is prepared in general conformity to the land use objectives, policies and general intent of this Plan, no formal Development Plan amendment will be required.

#### **4.0 Zoning By-laws**

After the passage of the Development Plan, the Council of the Rural Municipality of Grey and the Council of the Village of St. Claude shall each adopt a Zoning By-law to carry out the intent of this Development Plan. The Zoning By-laws establish various land use districts, determine both permitted uses and conditional uses, and prescribed standards and requirements that are applicable in each land use district. In this regard, the Development Plan is used as a guide in preparing or amending the Zoning By-laws. For example, in studying an application for rezoning, each Council shall base its decisions on the objectives, policies and land use designations contained in the Development Plan.

Generally, zoning will be based upon the land use designations of the Development Plan. However, where an existing use of land differs from the land use designated in the Development Plan, such use may be zoned to reflect its present use, provided:

- a) The zoning will not permit any change of that use which will aggravate any situation detrimental to the adjacent uses or which will interfere with the reasonable development or enjoyment of the adjacent area; and
- b) That such use does not constitute a hazard to safety by virtue of the activity, traffic or pollution that it may cause.

Once the existing use terminates, the new use shall be in accordance with the land use category designated by the Development Plan.

Prior to adopting a Zoning By-law or amendments thereto, it is the intent of each Council to consult with its residents.

#### **5.0 Subdivision Approval**

The intent of the Development Plan shall also be carried out by means of the subdivision approval process provided for in The Planning Act. Each Council shall, in exercising its authority provided by The Planning Act, approve a subdivision application only when the intent of the objectives and policies of this Development Plan and the requirements of the Zoning By-law and any other relevant by-law are met.

## **6.0 General and Capital Levies By-laws**

Pursuant to The Planning Act, each Council may pass a by-law prescribing and requiring fees to be paid by a subdivider of land to compensate the Municipality for various technical, administrative or consultative services required in examining or approving an application for subdivision of land. These fees and charges would form part of the Municipality's general fund.

In addition, each Council may pass a Capital Levies By-law pursuant to The Planning Act requiring payment of a levy for various capital costs specified in the by-law such as for off-site recreation facilities, roads, municipal services, etc., which may be incurred by the municipality wholly or in part because of a subdivision of land. Such levies are normally charged on a per lot basis; the funds of which are transferred to appropriate reserve funds of the Municipality.

## **7.0 Building Code and Regulations**

The Manitoba Building Code adopted under The Buildings and Mobile Homes Act sets out the minimum provisions or standards which new and renovated buildings must meet in order to protect the safety of the public with regards to adequate fire provisions and health requirements. The Buildings and Mobile Homes Act has placed the responsibility and therefore legal liability for the enforcement of the Manitoba Building Code under Part 9 dealing with structures of less than 6,000 square feet in floor area onto Municipalities. The Building Code is administered and enforced by the Department of Labour for structures greater than 6,000 square feet in floor area. In implementing the objectives and policies of this Development Plan Council should continue to be responsible for the administration and enforcement of Part 9 of The Manitoba Building Code through administration of a Municipal Building By-law.

## **8.0 Capital Works and Expenditure Program**

Each Municipality's capital works program is another important implementation tool with which to influence the rate and direction of growth through the provision of municipal services. The Capital Works program, in general, should conform to the intent of this Development Plan. Each Council should also consult the Development Plan when revising the annual Five Year Capital Expenditure Program which is prepared in accordance with The Municipal Act. This expenditure program would help to achieve the Planning District's objectives, development policies and future land use pattern as identified in the Development Plan. In general, it is recommended that each Council confirm its long term priorities and where appropriate, establish sufficient capital reserves to cover proposed future years

expenditures.

## **9.0 Development Agreements**

A developer may be required to enter into an agreement with a Municipality regarding any matter relating to the proposed development deemed necessary by that Municipality's Council as provided for in The Planning Act.

## **10.0 Development Committees**

Each Council may also wish to encourage the establishment of an Economic Development Committee comprised of representatives of Council, the business community and the general public. This committee could promote public and private investment in the municipality which would support the objectives and policies of this Development Plan. Additionally, each Council may wish to co-operate with local Historical Societies to assist in the identification and commemoration of heritage sites in the Municipality.



**PART IX: LAND USE MAPS**

**Record of Map Amendments**  
**Grey-St. Claude Planning District By-laws**  
**Amending The Grey-St. Claude Planning District Development Plan (Adopting B/L No. 2/99)**  
**Map 1 – Planning District Land Use Map**

MAP REF. #	BY-LAW NO.	COMMENTS
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**Grey-St. Claude Planning District By-laws  
 Amending The Grey-St. Claude Planning District Development Plan (Adopting B/L No. 2/99)  
 Map 2 – Village of St. Claude Land Use Map**

MAP REF. #	BY-LAW NO.	COMMENTS
(1)	1/05	From "R" Residential to "C" Commercial
(2)	2/2010	From " Residential " to " Commercial "
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September 1, 2010

Amending The Grey-St. Claude Planning District Development Plan (Adopting B/L No. 2/99)  
Map 3 – L.U.D. of Elm Creek & Vicinity Land Use Map

MAP REF. #	BY-LAW NO.	COMMENTS
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**ISSUE RECORD**  
**OFFICE CONSOLIDATION**  
**GREY-ST. CLAUDE PLANNING DISTRICT DEVELOPMENT PLAN**  
**BY-LAW NO. 2/99**

Community Planning Services Regional Office: Portage la Prairie

Page: 1

<b>ISSUE DATE: November 28, 2012</b> (Addition of B/L No. 1/09)		<b>ISSUE</b>
		<b># 7</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Issue Record Page	1	1 & 2
• Consolidation Title Page (amended Issue No. & Date)	Title Page	Title Page
• Record of Amending By-laws - Page 1	1	1
• Record of Map Amendments – Development Plan Map 2, Page 1	1	1
• Development Plan Consolidated (DPC) Map 2	DPC Map 2	DPC Map 2

<b>ISSUE DATE: SEPTEMBER 1, 2010</b> (Addition of B/L No. 2/2010)		<b>ISSUE</b>
		<b># 6</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Issue Record Page	1	1 & 2
• Consolidation Title Page (amended Issue No. & Date)	Title Page	Title Page
• Record of Amending By-laws - Page 1	1	1
• Record of Map Amendments – Development Plan Map 2, Page 1	1	1
• Development Plan Consolidated (DPC) Map 2	DPC Map 2	DPC Map 2

<b>ISSUE DATE: SEPTEMBER 1, 2010</b> (Addition of B/L No. 2/2010)		<b>ISSUE</b>
		<b># 6</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Issue Record Page	1	1 & 2
• Consolidation Title Page (amended Issue No. & Date)	Title Page	Title Page
• Record of Amending By-laws - Page 1	1	1
• Record of Map Amendments – Development Plan Map 2, Page 1	1	1
• Development Plan Consolidated (DPC) Map 2	DPC Map 2	DPC Map 2

<b>ISSUE DATE: NOVEMBER 9, 2009</b> (Addition of B/L No. 3/08)		<b>ISSUE</b>
		<b># 5</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Issue Record Page	1	1
• Consolidation Title Page (amended Issue No. & Date)	Title Page	Title Page
• Record of Amending By-laws - Page 1	1	1
• Document Text	12 & 34	12, 12.1, 12.2, 12.3 & 34

**ISSUE RECORD**  
**OFFICE CONSOLIDATION**  
**GREY-ST. CLAUDE PLANNING DISTRICT DEVELOPMENT PLAN**  
**BY-LAW NO. 2/99**

Community Planning Services Regional Office: Portage la Prairie

Page: 2

<b>ISSUE DATE: JULY 15, 2009</b> (Added Development Plan Consolidated (DPC) Maps 1, 2 & 3 and related text)		<b>ISSUE</b>
		<b># 4</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Issue Record Page	1	1
• Consolidation Title Page (amended Issue No. & Date)	Title Page	Title Page
• Policy Maps 6, 7 and 8		DPC Maps 1, 2 & 3

<b>ISSUE DATE: April 23, 2009</b> (Addition of B/L No. 2/08)		<b>ISSUE</b>
		<b># 3</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Issue Record Page	1	1
• Consolidation Title Page (amended Issue No. & Date)	Title Page	Title Page
• Record of Amending By-laws - Page 1	1	1
• Document Text	10	10

<b>ISSUE DATE: SEPTEMBER 27, 2006</b> (Addition of B/L No. 1/05)		<b>ISSUE</b>
		<b># 2</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Issue Record Page	1	1
• Consolidation Title Page (amended Issue No. & Date)	Title Page	Title Page
• Record of Amending By-laws - Page 1	1	1
• Record of Map Amendments – Development Plan Map 2, Page 1	1	1
• Development Plan Map 2		Amend Map 2

<b>ISSUE DATE: AUGUST 23, 2004</b>		<b>ISSUE</b>
		<b># 1</b>
ACTIVITY	Remove Page(s)	Insert Page(s)
• Initial preparation of Electronic Version (no amending By-laws)	---	Whole Document

Notice: All persons making use of this consolidation are reminded that it has no legal sanction; that the amendments have been embodied only for the convenience of reference; and that the original By-law and amendments should be consulted for all purposes of interpreting and applying the law.

**An Office Consolidation of  
Text and Map Amendments for  
The Grey-St. Claude Planning District  
Development Plan  
By-law No. 2/99**

**ISSUE # 7**  
November 28, 2012

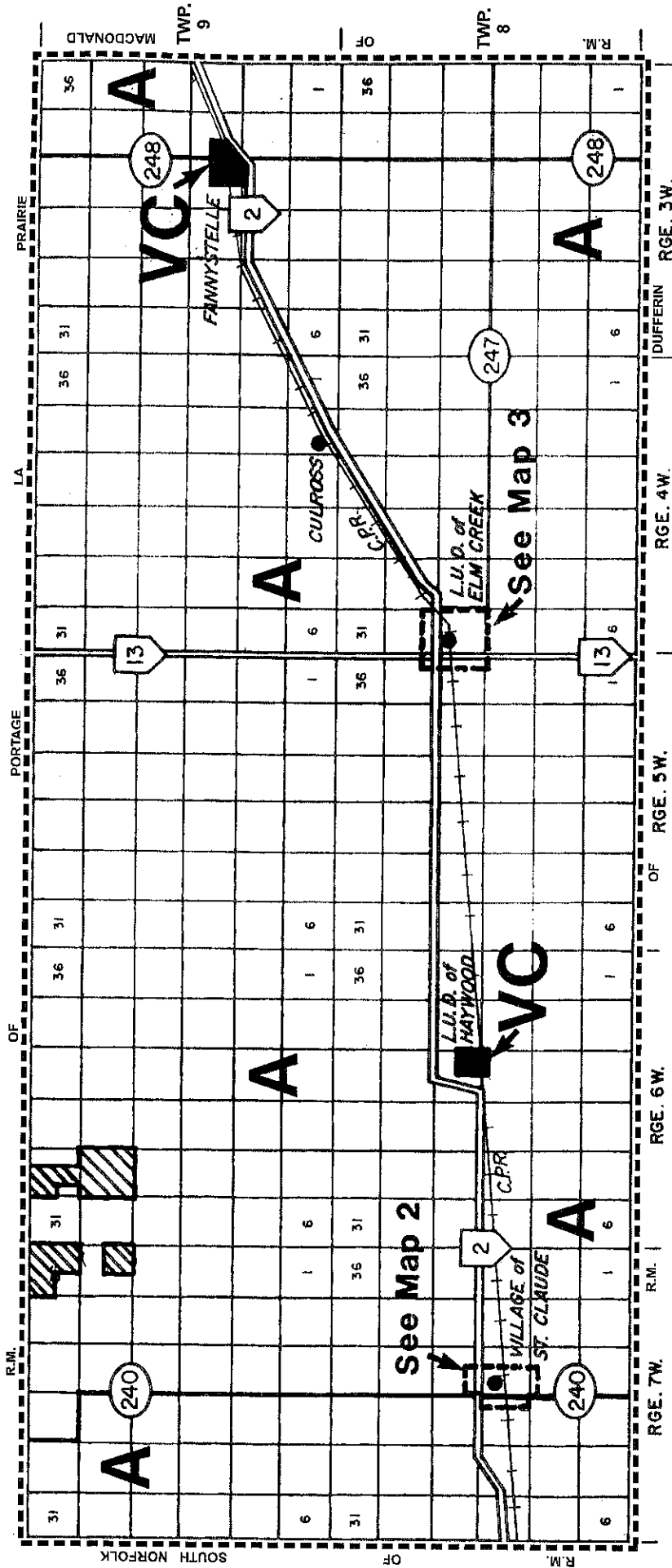
**Note:**

Text within parenthesis [...] as well as a page footer have been added or amended for convenience and may include some interpretation.

**Record of Amending By-laws  
 Grey St. Claude Planning District By-laws  
 Amending the Grey St. Claude Planning District Development Plan (Adopting By-law No. 2/99)**

Adopting By-law	Changes and Amendments	Content Affected		Remarks
		Text	Map	
1/05	<ul style="list-style-type: none"> <li>Redesignated from "R" Residential to "C" Commercial</li> </ul>	X	X	Map 2
2/08	<ul style="list-style-type: none"> <li>Amended Part II "District Objectives", subsection 3.0 "General Land Use Policies"</li> </ul>	X		
3/08	<ul style="list-style-type: none"> <li>Added Policies in Section "1.3.5 Livestock Operations" in Part III</li> </ul>	X		
2/2010	<ul style="list-style-type: none"> <li>Redesignated from " Residential " to " Commercial "</li> </ul>	X	X	Map 2
1/09				





OFFICE CONSOLIDATION  
 UP TO AND INCLUDING  
 BY-LAW No. \_\_\_\_\_  
 July 15, 2009



- Legend
- Limits of the Planning District
  - A Agriculture
  - VC Village Centre
  - Natural Environment and Outdoor Recreation

**THE GREY - ST. CLAUDE  
 PLANNING DISTRICT  
 DEVELOPMENT PLAN**

**LAND USE MAP**

**THE GREY - ST. CLAUDE  
PLANNING DISTRICT  
DEVELOPMENT PLAN**

**L.U.D. OF ELM CREEK  
& VICINITY  
LAND USE MAP**

**Legend**

- Limits of Map 3
- Designation Limits
- R Residential
- C Commercial
- O Recreation and Open Space
- I Industrial
- A Agriculture

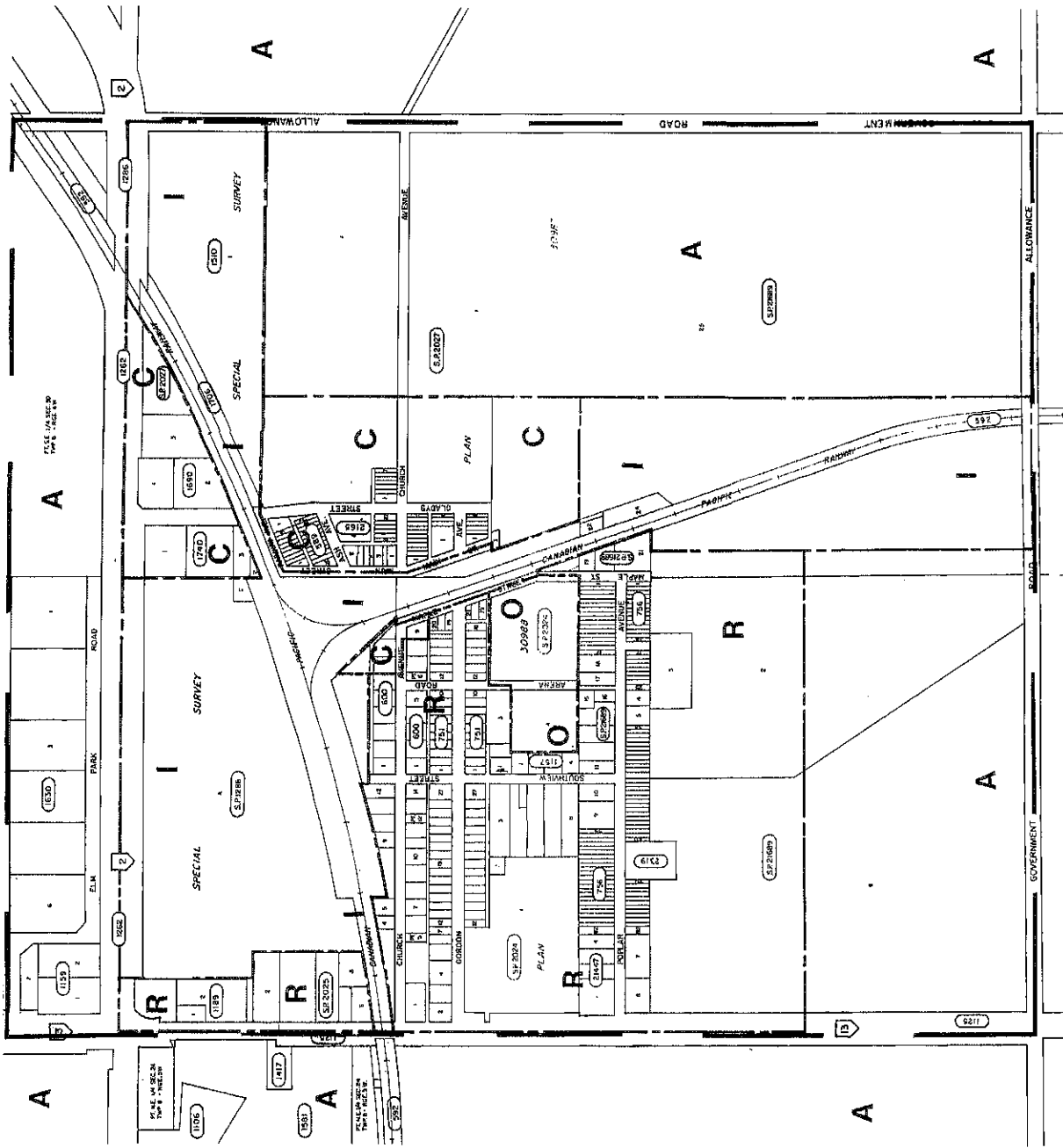


200 0 200 400 600  
Scale in Feet

OFFICE CONSOLIDATION  
UP TO AND INCLUDING  
BY-LAW No. \_\_\_\_\_  
July 15, 2008



**MAP 3**

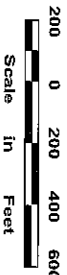


**THE GREY - ST. CLAUDE  
PLANNING DISTRICT  
DEVELOPMENT PLAN**

**VILLAGE OF ST. CLAUDE  
LAND USE MAP**



- Legend**
- Village Limits / Limits of Map 2
  - - - Designation Limits
  - R Residential
  - C Commercial
  - O Recreation and Open Space
  - I Industrial
  - A Agriculture



[NOTE: SUBJECT TO INTERPRETATION, THE LETTERS "I" & "A" SIGNIFYING "INDUSTRIAL" & "AGRICULTURE" HAVE BEEN ADDED WITHIN THE LIMITS OF MAP 2 AS THEY APPEARED ON THE 2ND READING COPY WHICH WAS APPROVED BY THE MINISTER. THE 3RD READING COPY, FOR REASONS UNKNOWN, DID NOT CONTAIN THOSE DESIGNATIONS ON THE MAP.]

OFFICE CONSOLIDATION  
UP TO AND INCLUDING  
BY-LAW NO. 229010  
September 1, 2010

**Manitoba**  
Intergovernmental Affairs  
Community Planning Services

**MAP 2**

