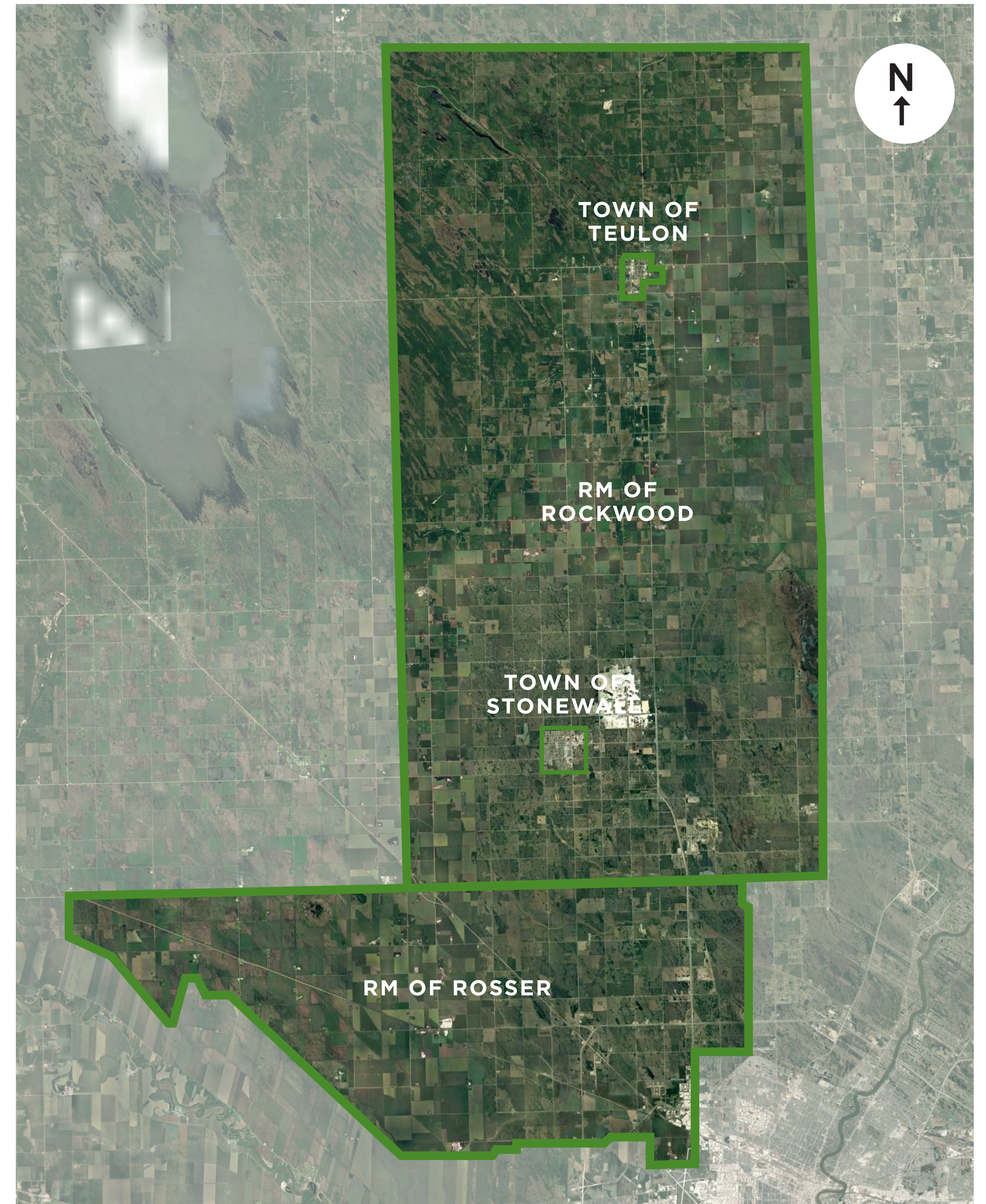


South Interlake Planning District

Development Plan Review

June 5th, 2025



The **purpose** of today's open house is to:



Provide information about the development plan **process**



Discuss **land use policy** and **issues**



Obtain **feedback** on the policy direction of the draft Development Plan

Who are we?



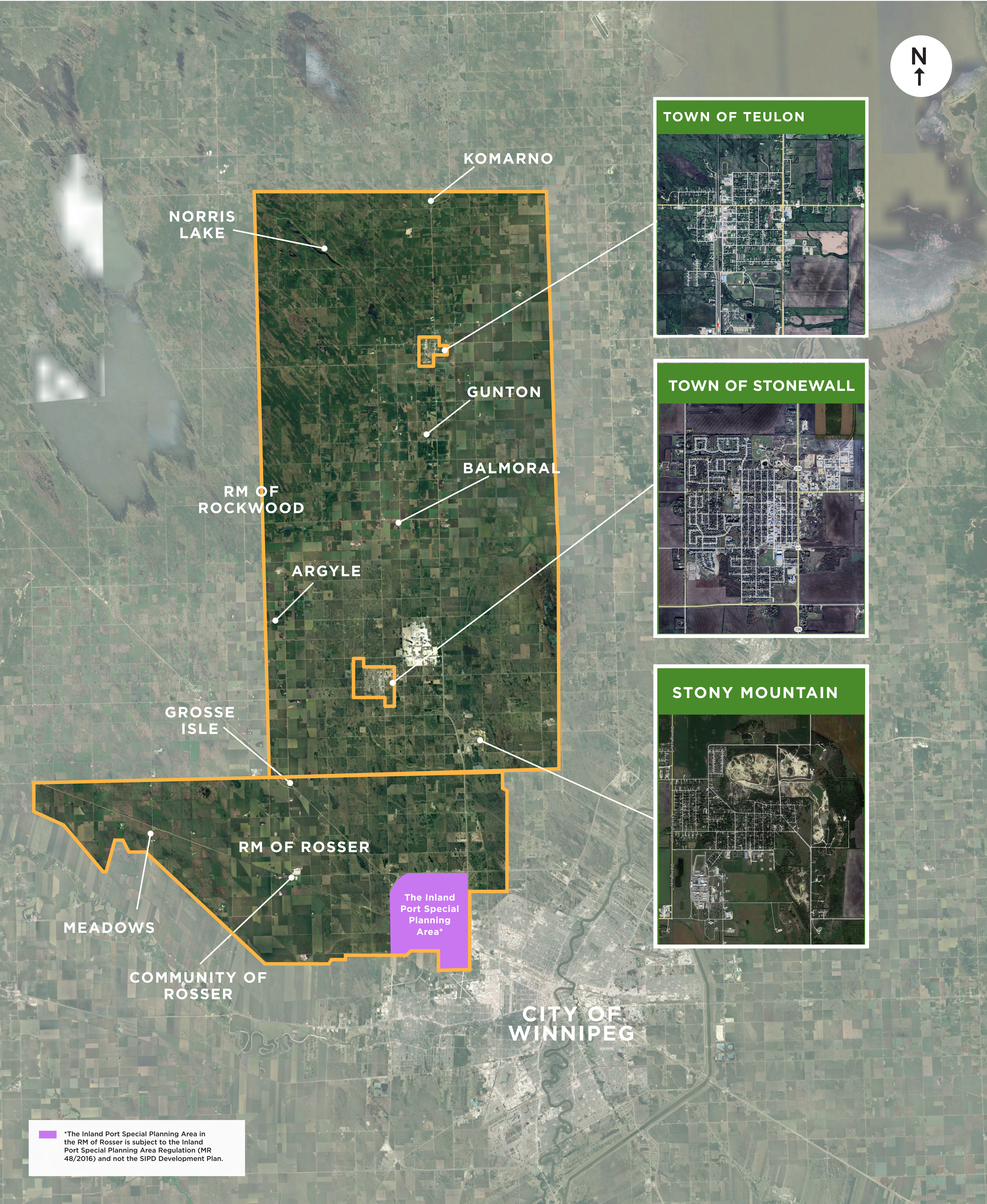
The South Interlake Planning District (SIPD) is a partnership between the Rural Municipalities of Rockwood and Rosser, and the Towns of Stonewall and Teulon. The SIPD provides planning and building development services for the District.

The SIPD's responsibilities include the adoption, administration and enforcement of the SIPD Development Plan for the District, the administration and enforcement of SIPD's member municipal Zoning By-Laws and Secondary Plans, and the administration and enforcement of SIPD's member municipal Building By-laws.



WSP Canada Inc. (WSP), a planning and engineering firm, has been engaged by SIPD to conduct a comprehensive review of the District's Development Plan and complete supporting Drinking Water and Wastewater Management Plans.

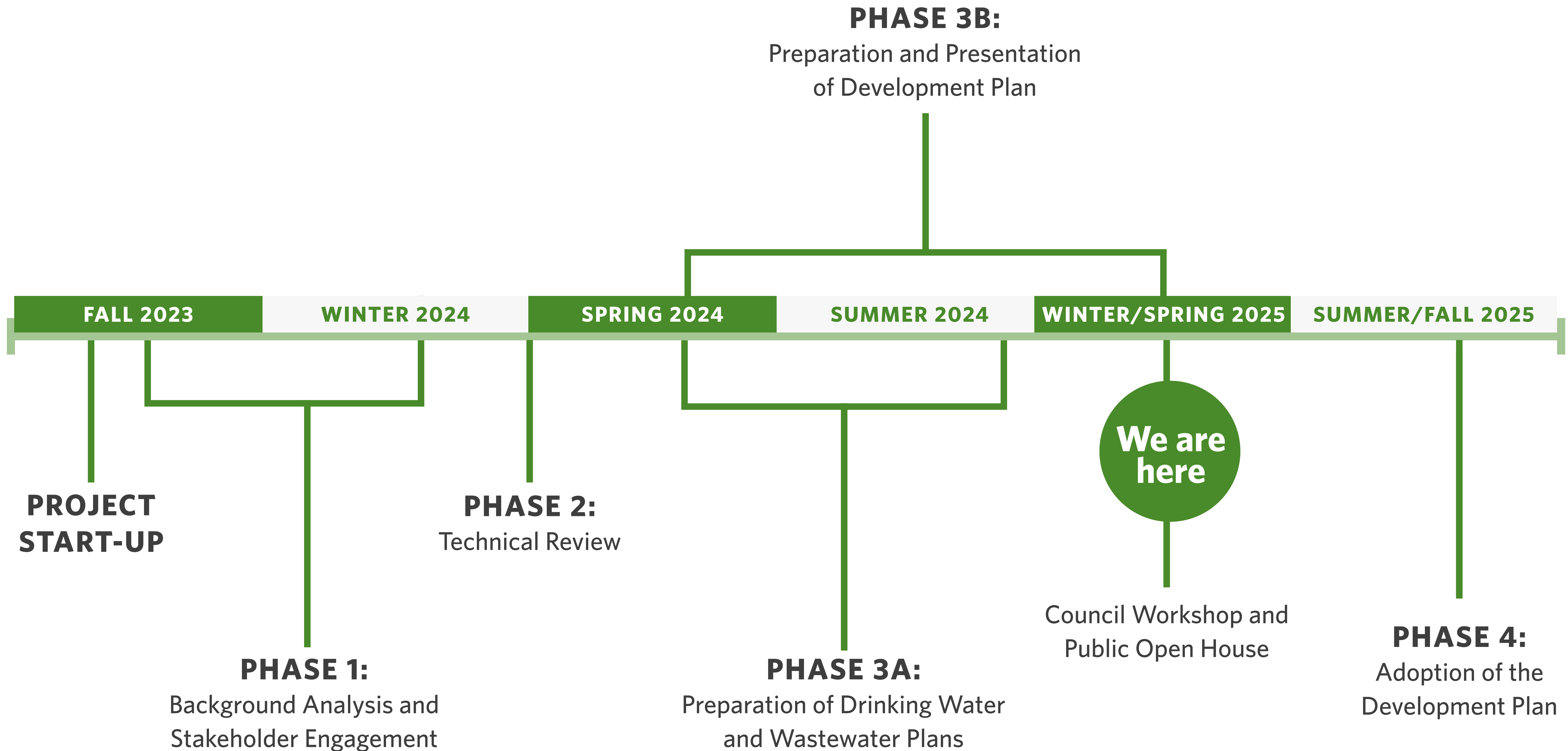
Pin Your Home or Business



*The Inland Port Special Planning Area in the RM of Rosser is subject to the Inland Port Special Planning Area Regulation (MR 48/2016) and not the SIPD Development Plan.

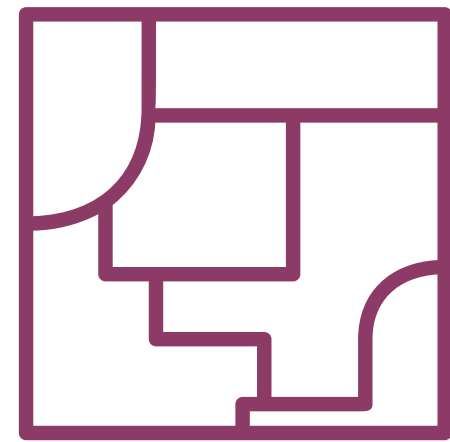
Project Background

South Interlake Planning District
DEVELOPMENT PLAN REVIEW

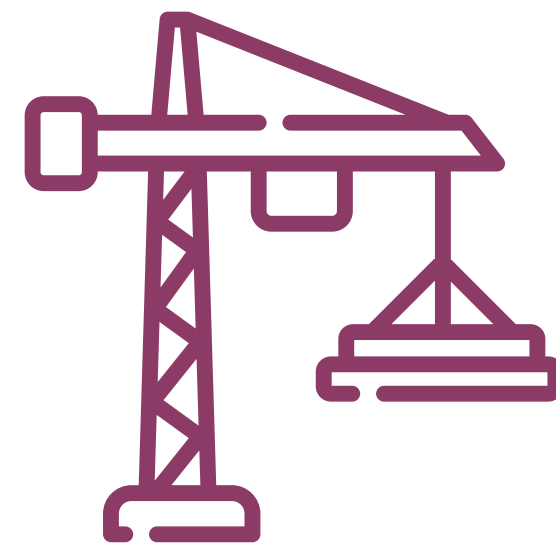


What is a Development Plan?

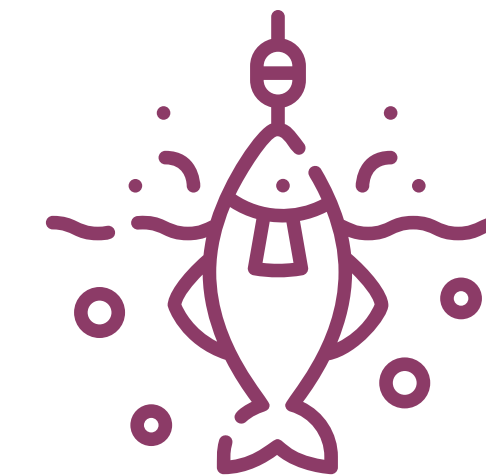
A Development Plan **ensures:**



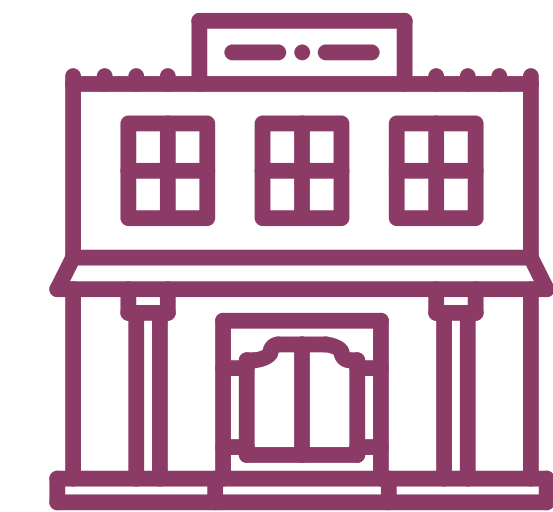
The **compatibility** of
neighbouring land uses



The appropriate
**mix and amount of
development**



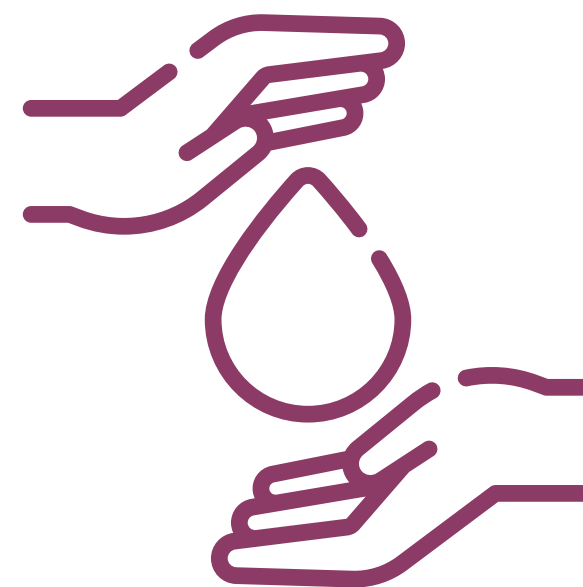
The effective
management of
natural resources



The preservation of
heritage resources



The **cost-effective**
provision and extension
of infrastructure



The protection
of **surface** and
groundwater resources



Sustainable economic
and community **growth**

The Development Plan consists
of policies and maps based on
a background report and public
engagement process.

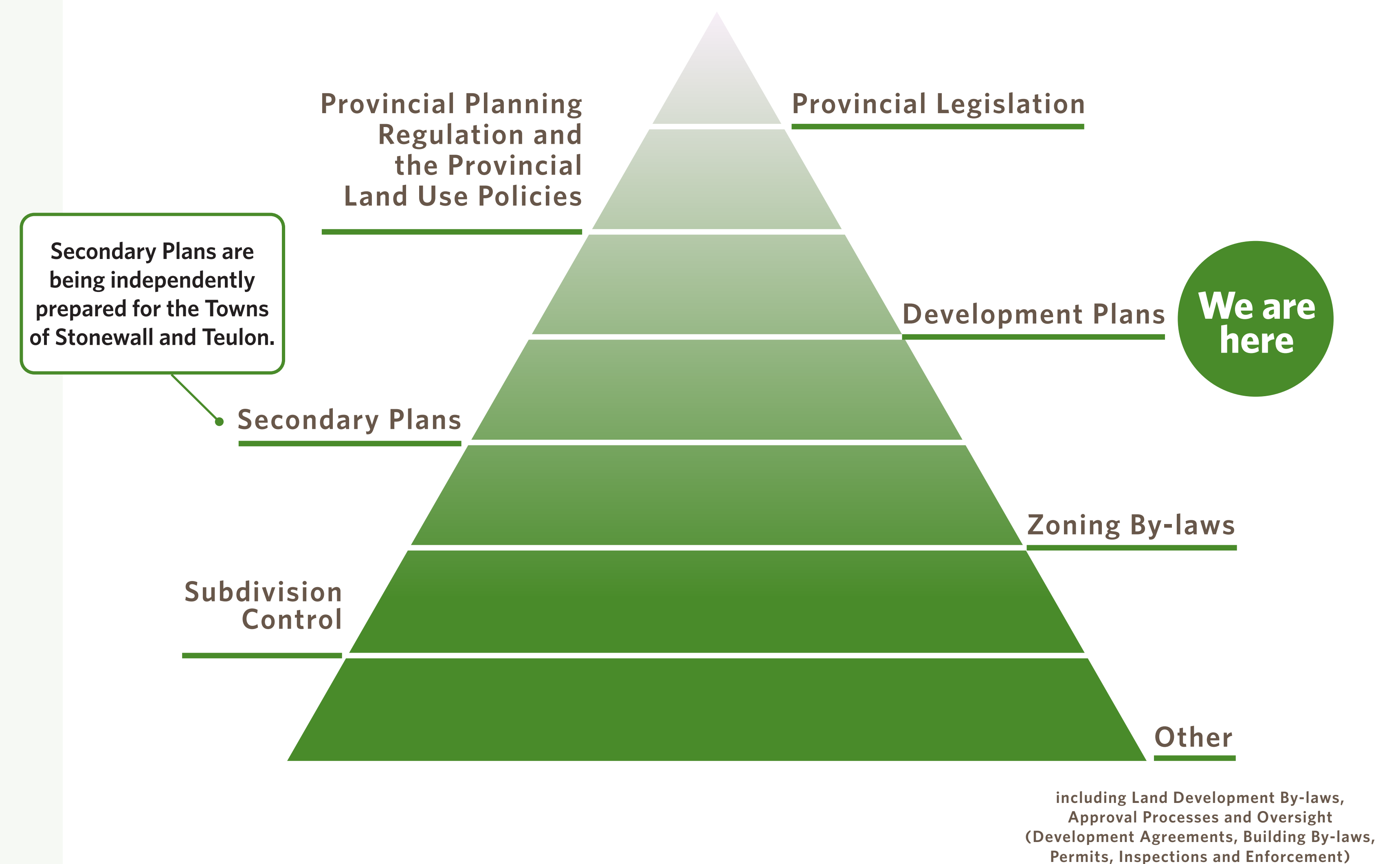
**The South Interlake Planning
District must undertake a
review of its Development
Plan periodically** to ensure the
objectives and policies of the plan
remain current and reflective of
the community.

The Province of Manitoba, through *The Planning Act*, **sets the legislative framework** for provincial and local land use planning.

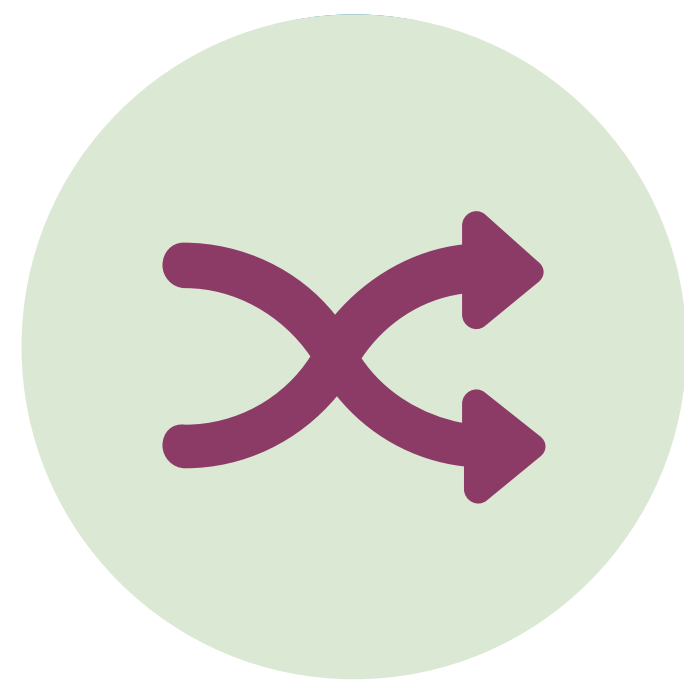
The Provincial Land Use Policies (PLUPs) **set out the province's interest in land use planning**. These policies guide local and provincial authorities in preparing land use plans and making land use and development decisions.

Development Plan policies must be generally consistent with the PLUPs.

The SIPD Board administers the Development Plan once the province approves the Plan and the Board adopts it as a by-law.



This Development Plan review process provided an **opportunity** to:



Update **specific policies** according to recent changes in *The Planning Act* and the Provincial Land Use Policies



Introduce **new policies** and update existing policies where necessary



Develop a **vision statement** to direct growth and land use



Improve **clarity and formatting**



Identify and address **current planning issues** in the District

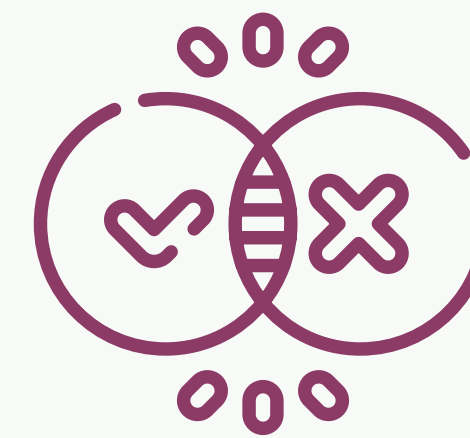


Create **new, easy to read** land use maps

In response to feedback received from key stakeholders, government agencies, municipal Councils, and SIPD, **the Development Plan addresses the following issues:**



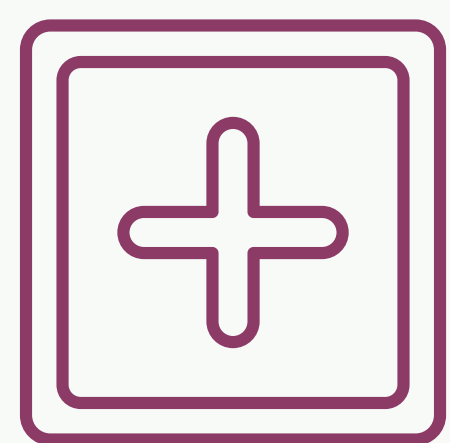
Allowing for consideration of **rural residential development** in a manner that respects agricultural lands.



Addressing the **potential conflict** between aggregate quarries and urban centres.



Recognizing the **unique land uses** in proximity to the Perimeter Highway in the RM of Rosser.



Planning for **lands recently annexed** from the RM of Rockwood to the Town of Stonewall.



Encouraging increased residential density while retaining flexibility for individual municipalities.

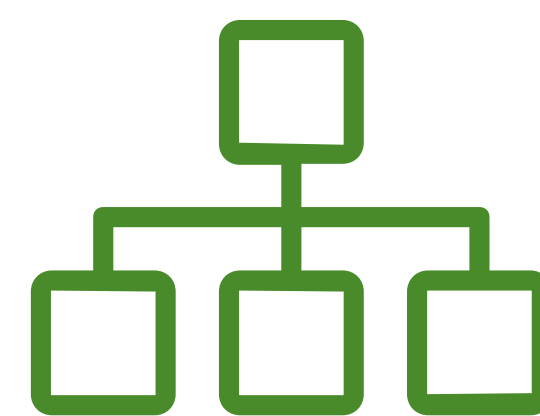


Updating and introducing policies related to **active transportation, climate change, and agricultural uses.**

The Development Plan is organized into the following sections:



1. Introduction



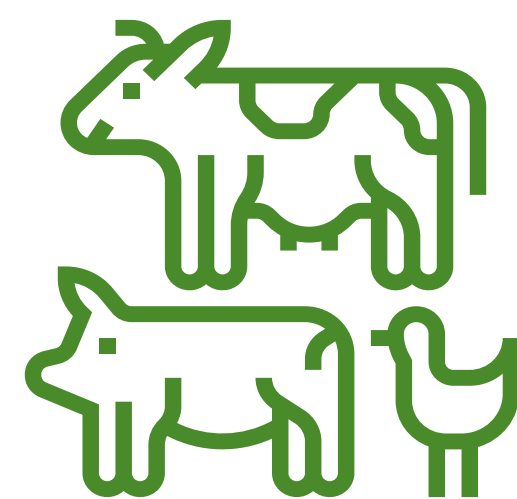
2. Plan Structure and Interpretation



3. Planning Vision and Principles



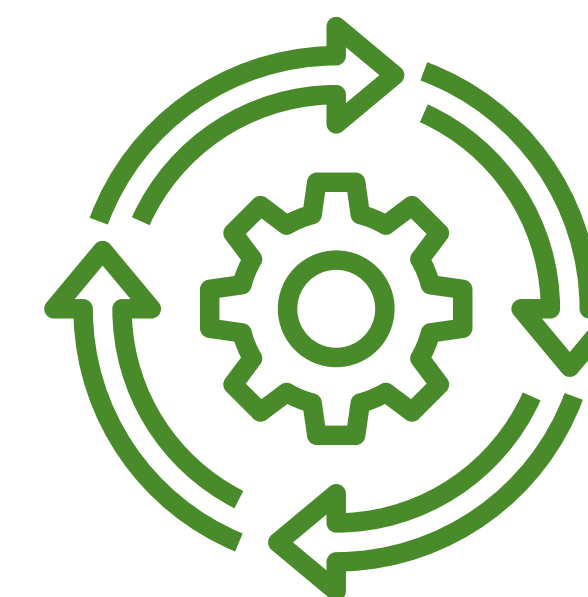
4. General Policies



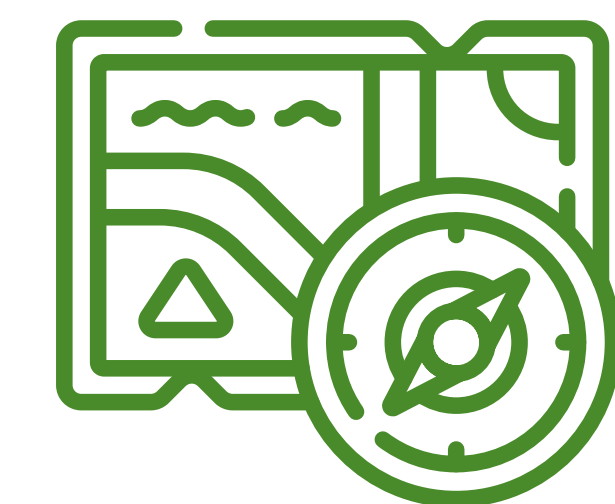
5. Rural Area



6. Urban Area



7. Implementation



8. Maps

As part of the Development Plan review process, we are required to draft a vision to help guide policy. The **following vision statement** has been included in the draft Development Plan:



The South Interlake Planning District accommodates a **range of lifestyles** in unique, affordable, and prosperous communities both urban and rural. Development is reflective of a **diverse and thriving economy** that respects environmental and agricultural assets, indicative of the collaborative and **mutually beneficial relationship between member municipalities.**

The following planning principles expand on the community vision and provide direction and guidance for the objectives and policies of the Development Plan:



Planning for Housing



Planning for Agriculture and Resource Development



Planning for Growth



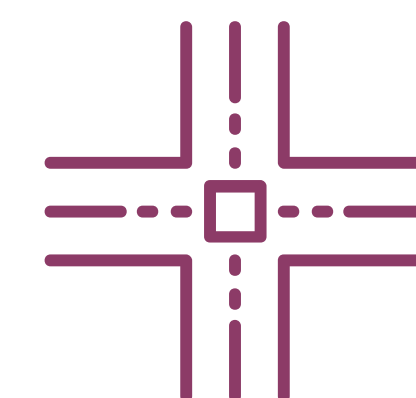
Planning for Economic Development



Planning for Active Mobility



Planning for the Environment



Planning for Infrastructure and Transportation

This section of the Development Plan **outlines overarching objectives and policies** for all land use within the Planning District and should be reviewed with respect to all proposed development.

General Policies are organized under the following headings:

**Governance and
Strategy**

Land Use

Transportation

**Municipal
Services**

Utilities

Environment

**Surface Water
and Groundwater
Protection**

**Aggregate
Extraction**

**Drainage and
Stormwater
Management**

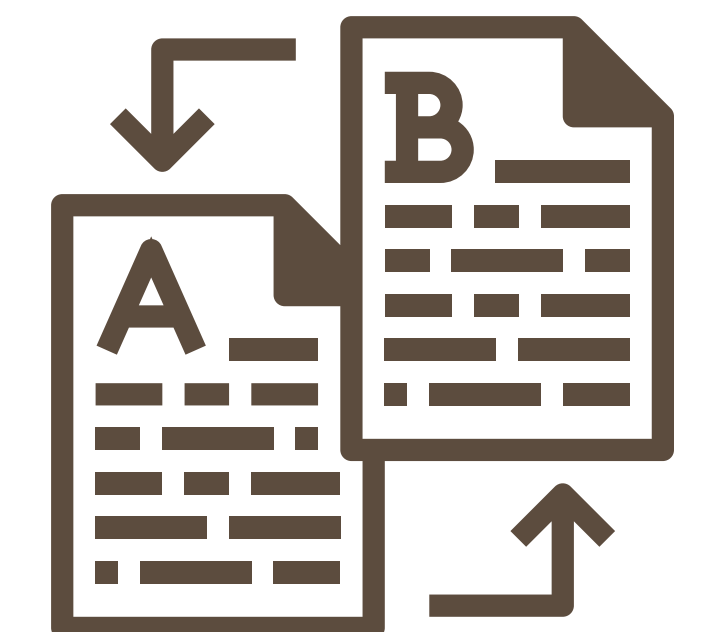
**Hazard Lands and
Flood Management**

Heritage Resources



MAJOR CHANGES

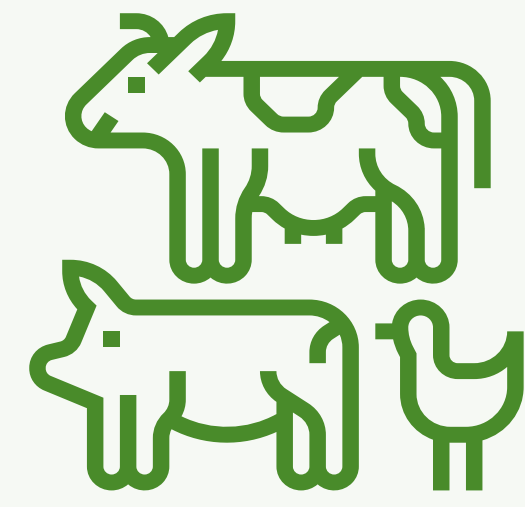
- Introduced new '**Governance and Strategy**' section with policies to promote cooperation between member municipalities and with other governments and related agencies.
- Added policies to '**Land Use**' listing criteria for evaluating new development, encouraging buffering between incompatible uses, and encouraging a range of housing types and densities (including affordable housing).
- Added road classification system with supporting maps for each municipality.
- Introduced policies encouraging multiple modes of transportation, including active transportation.
- Updated '**Municipal Services**', '**Utilities**', and '**Environment**' policies to encourage energy and water conservation, energy efficiency, and the use of drought tolerant and native vegetation.
- Introduced policies in '**Surface Water and Groundwater Protection**', '**Drainage and Stormwater Management**', and '**Hazard Lands and Flood Management**' aimed at protecting sensitive groundwater areas.
- Updated policies related to '**Aggregate Extraction**' to outline situations where non-resource related development may be considered on lands with high or medium aggregate potential, and clarify that quarries are not permitted within a 1.6 km (one mile) buffer around Urban Centres.



All lands in **RM of Rosser** and **RM of Rockwood** (except Stony Mountain) have been designated as one of the following:

Agricultural

A significant portion of the SIPD is designated as Agricultural. The Development Plan restricts development on, and fragmentation of, prime and viable lower-class agricultural lands through the designation of Agricultural areas.



Rural Residential

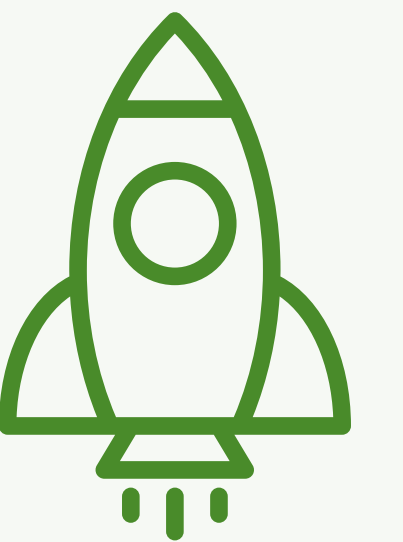
The Rural Residential designation permits limited rural residential development, provided that the proposed development meets the requirements listed in the Development Plan to minimize conflict with existing and future agricultural operations in the surrounding area.



Special Industrial

The Special Industrial designation recognises the unique land use of the Magellan Aerospace (formerly Bristol Aerospace) facility.

Magellan Aerospace holds several sections of land which are retained as a buffer for their rocket propellant plant.



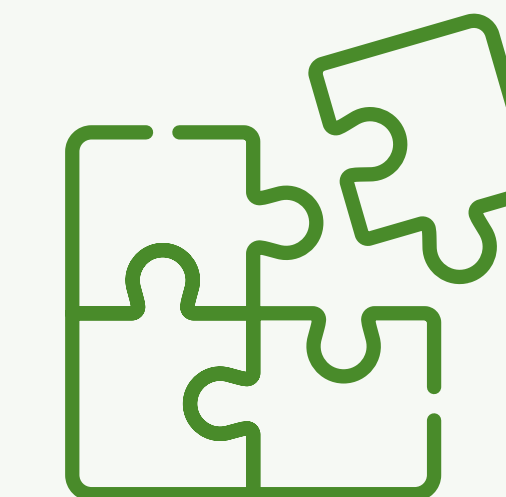
Restricted Agricultural

In the Restricted Agricultural designation, agricultural activities remain a major or even dominant land use. However, due to their proximity to areas designated for other land use activities it is necessary to restrict new or expanded livestock activities and wind farms.



Settlement Centre

Settlement Centres include the unincorporated communities of Rosser, Meadows, Argyle, Grosse Isle, Gunton, Komarno and Balmoral. Settlement Centres may accommodate a range of residential, commercial, and institutional uses.



Aggregate Extraction

The general Aggregate Extraction policies apply to all lands in the Planning District and as such, a specific designation is not required to accommodate aggregate extraction as a use.

However, to provide certainty as to the future use of lands to the north of the Town of Stonewall, the Aggregate Extraction designation is also applied.



Rural Employment

Lands in the RM of Rosser adjacent to the north Perimeter Highway (PTH 101) have developed with a mix of commercial and industrial uses over time. This designation recognizes these existing uses and allows for modest and strategic expansion.





MAJOR CHANGES

Agricultural

- Aligned language in the Development Plan with Provincial Land Use Policies.
- Recognized communal farms as a type of land use that can be considered in Agricultural areas through the conditional use process.
- Allowed lot boundary adjustments in the Agricultural areas where no new lots are created.

Rural Residential

- Introduced criteria for when new Rural Residential designations can be considered, requiring consideration of the amount of existing Rural Residential land and the rate of absorption.
- Added minimum parcel size (2 acres) applicable to most Rural Residential development.

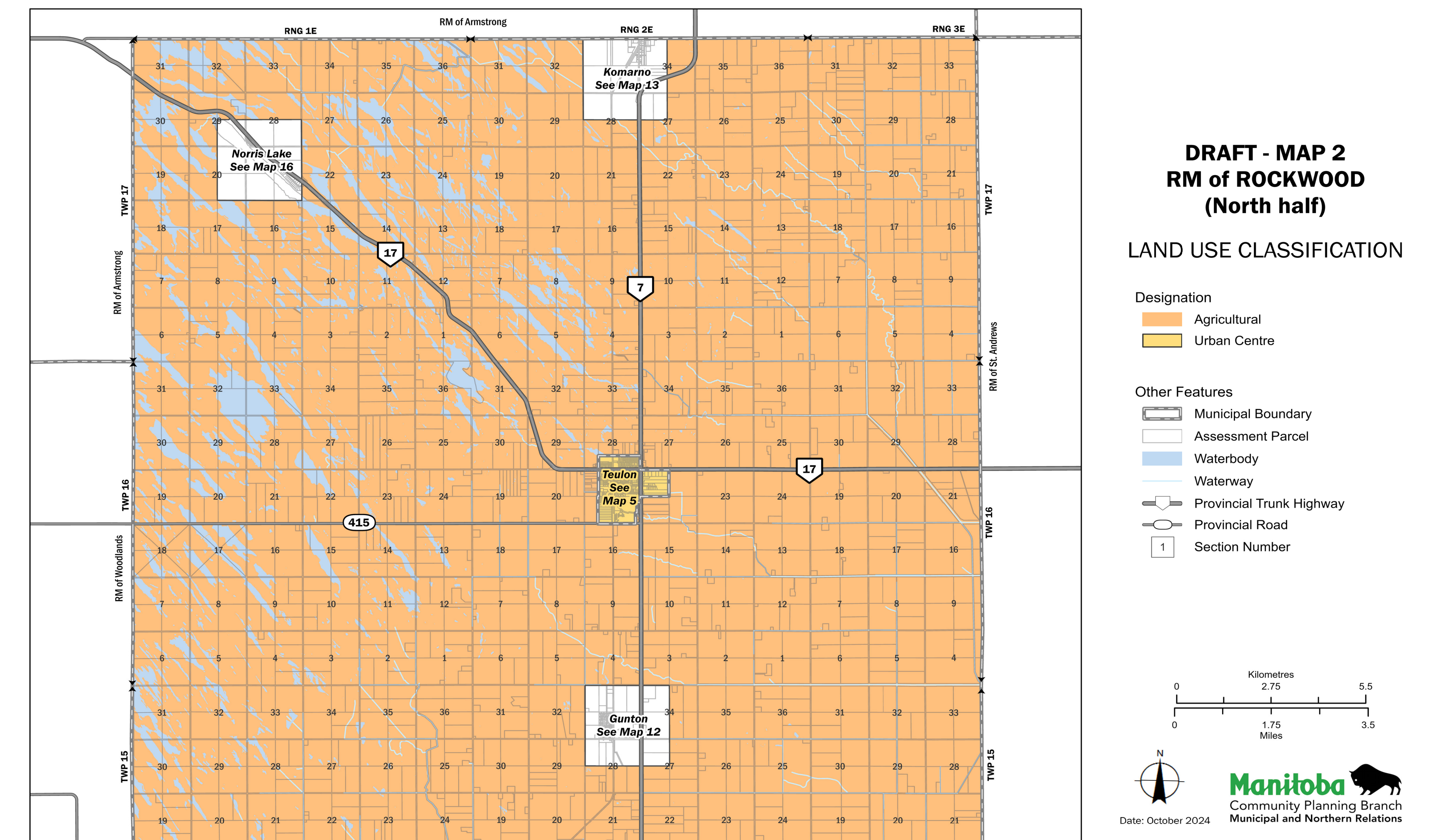
Rural Employment

- Introduced new designation and associated policies to recognize existing commercial and industrial uses in areas currently designated Agricultural.

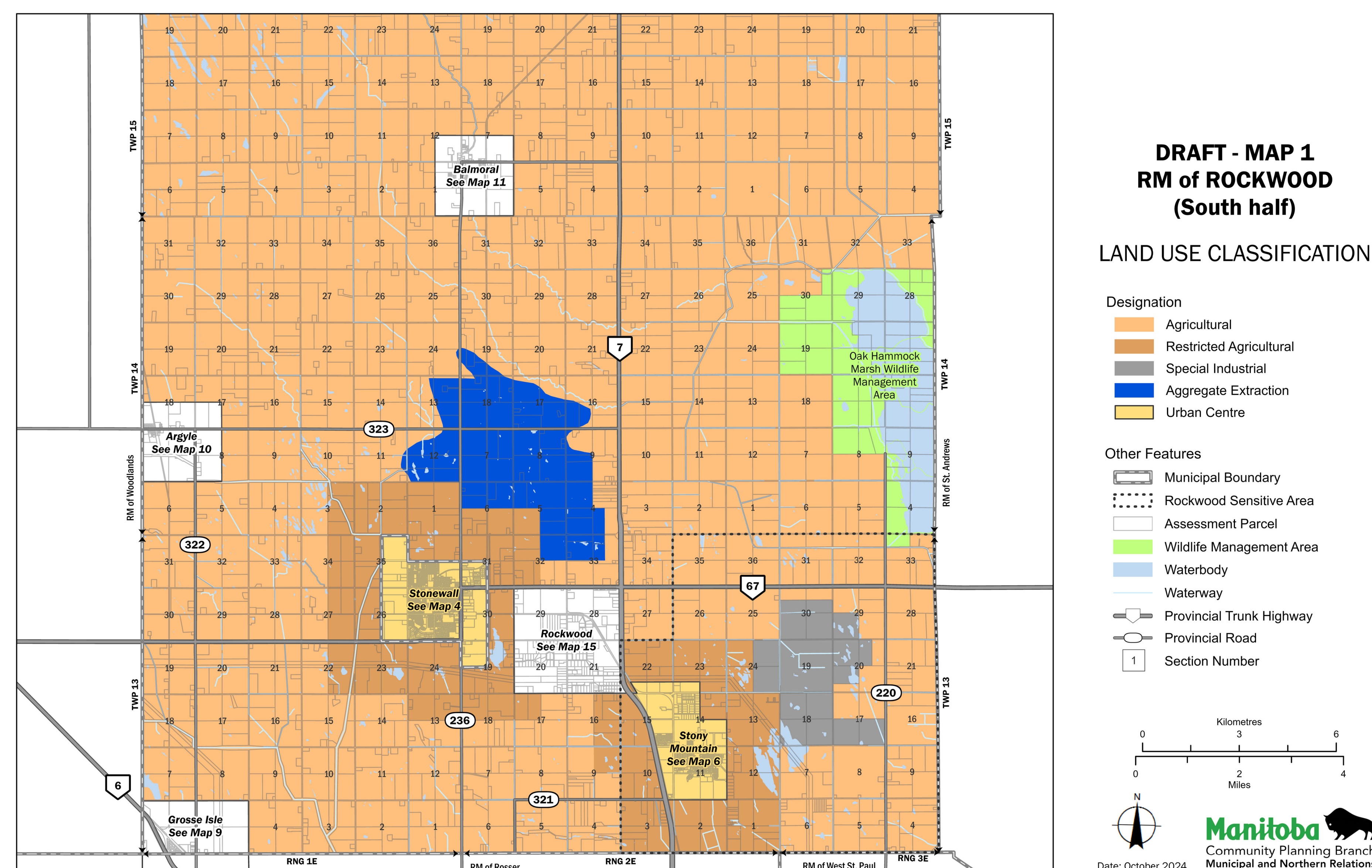
MAPPING CHANGES



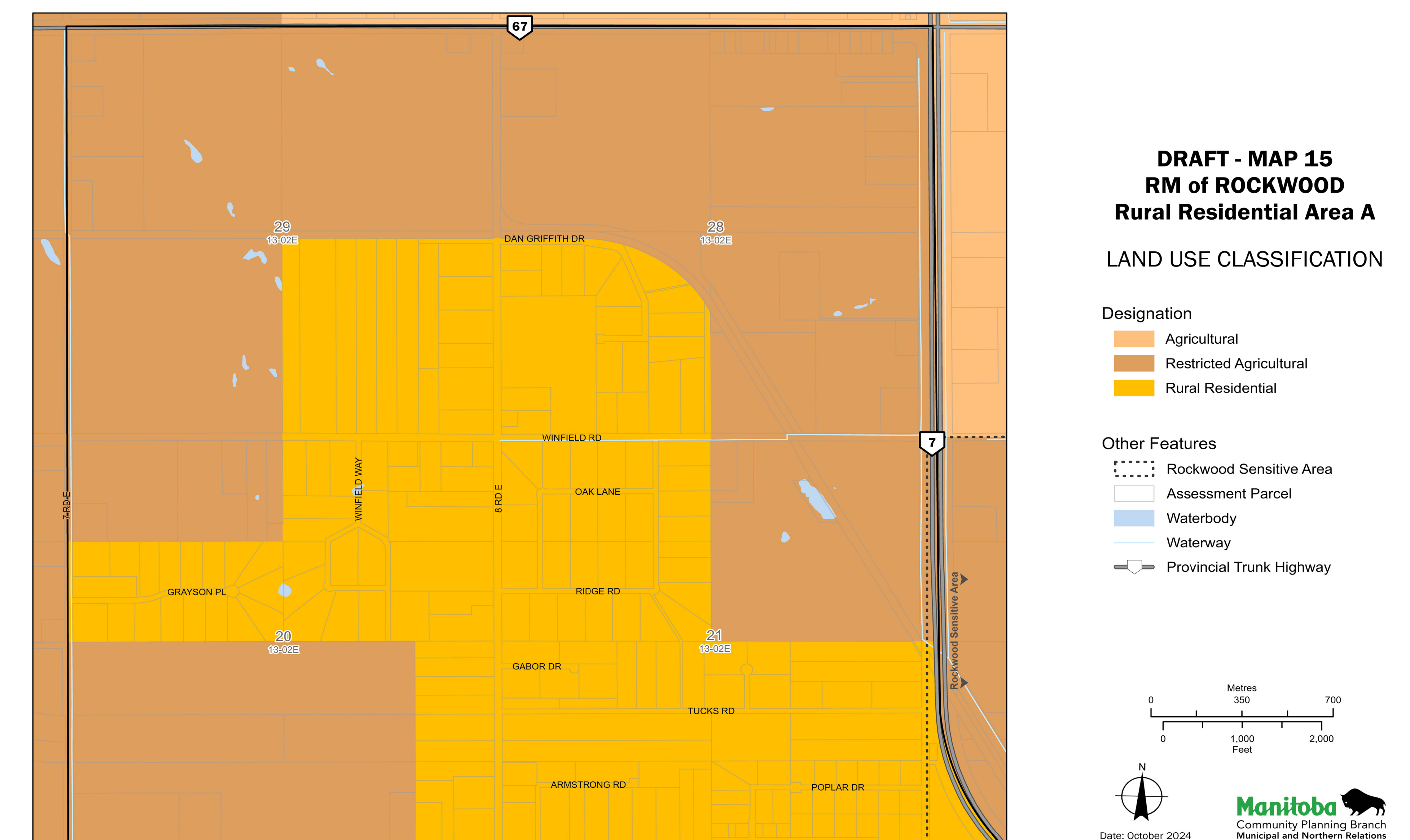
- **Expanded the Restricted Agricultural area** around the Town of Stonewall to maintain a 1.6 km (one mile) buffer after the recent annexation of lands from the RM of Rockwood. [see *Map 1 below*]
- **Redesignated lands** within 1.6 km (one mile) of the Town of Stonewall from Aggregate Extraction to Restricted Agricultural. [see *Map 1 below*]



Map 2: RM of Rockwood (north half)*

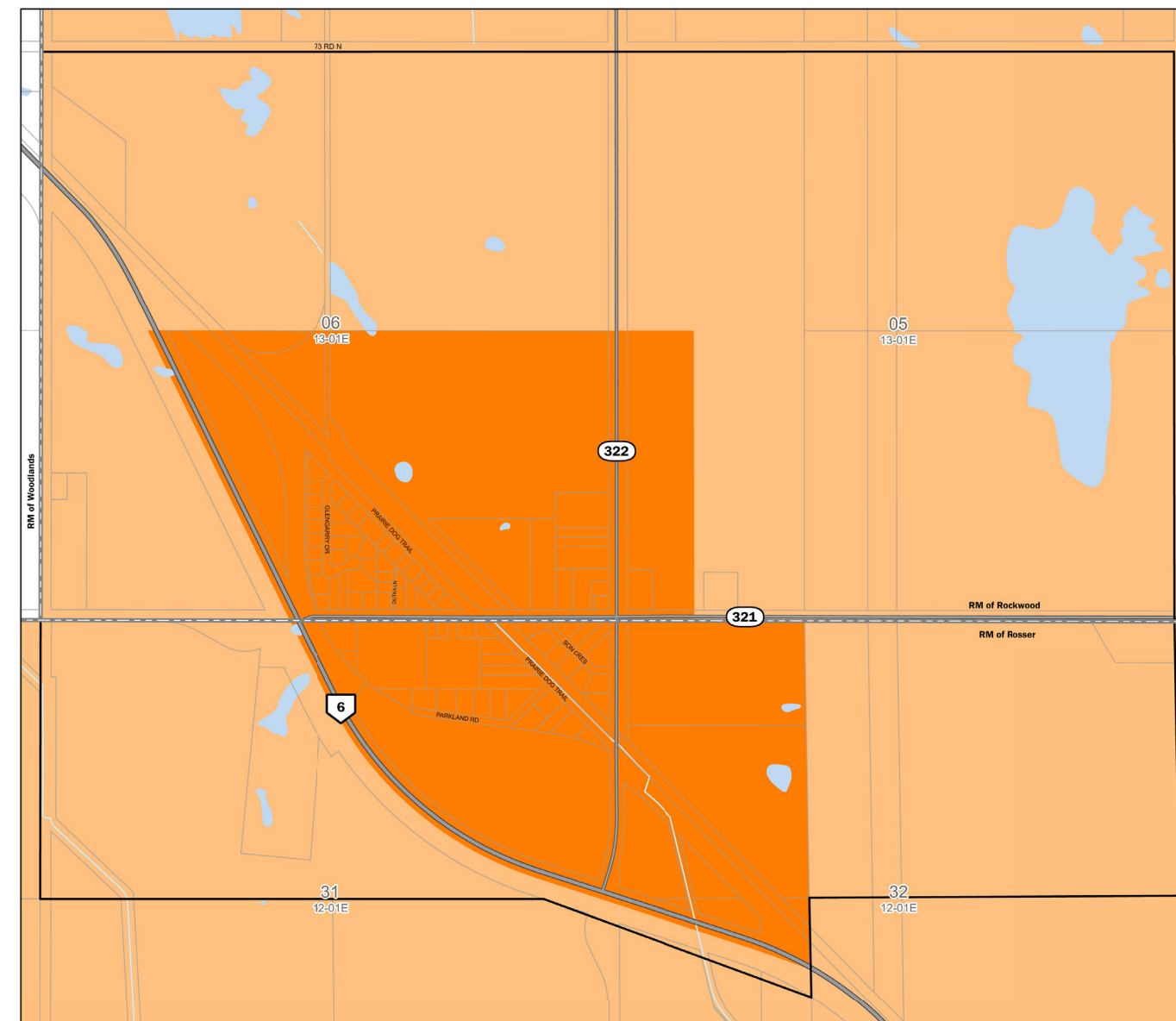


Map 1: RM of Rockwood (south half)



Map 15: RM of Rockwood Rural Residential*

*No changes are proposed to these maps.



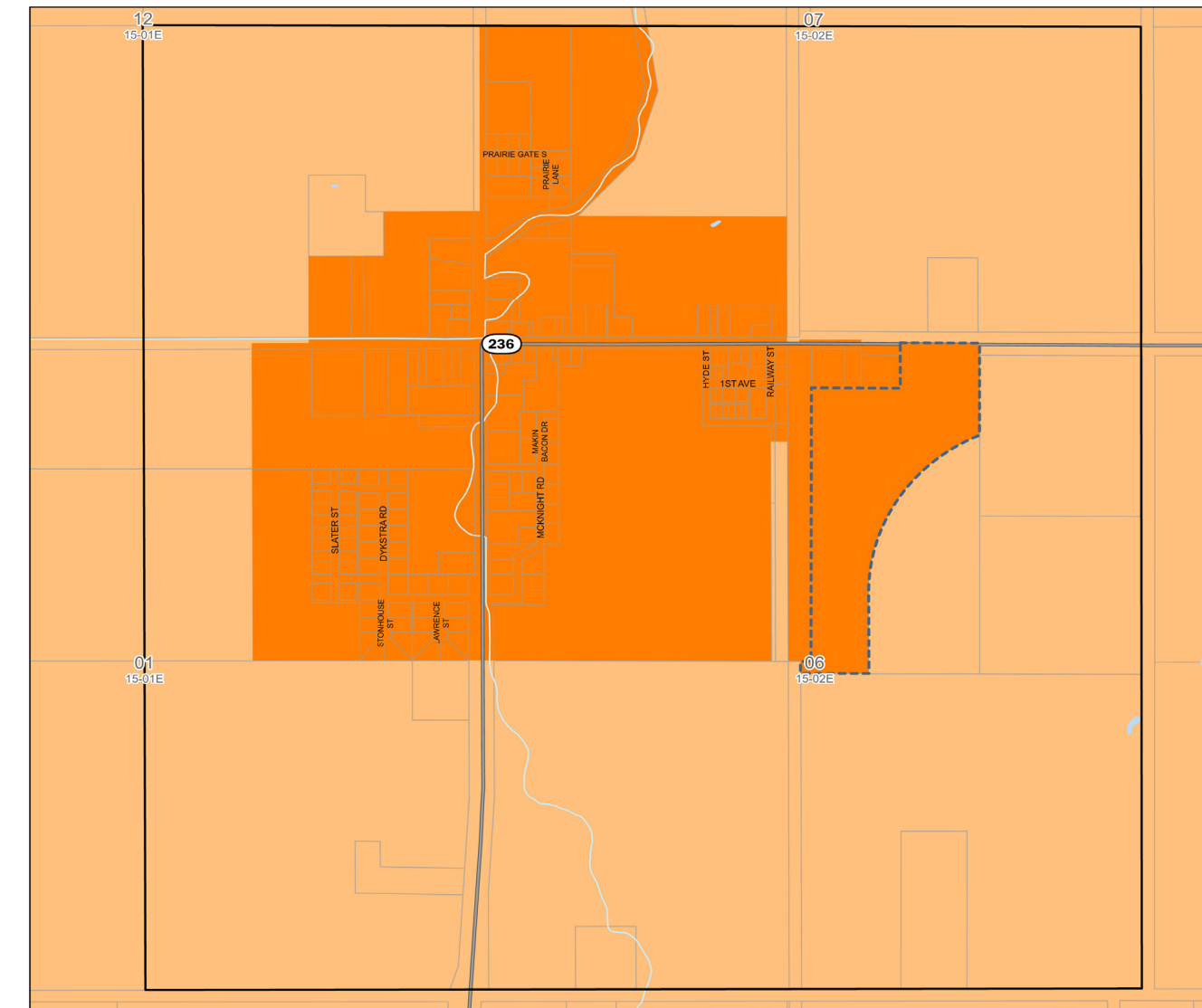
**DRAFT - MAP 9
GROSSE ISLE**
LAND USE CLASSIFICATION

Designations
Agricultural
Settlement Centre

Other Features
Municipal Boundary
Assessment Parcel
Waterbody
Waterway
Provincial Trunk Highway
Provincial Road

Manitoba
Community Planning Branch
Municipal and Northern Relations
Date: October 2024

Map 9: Grosse Isle



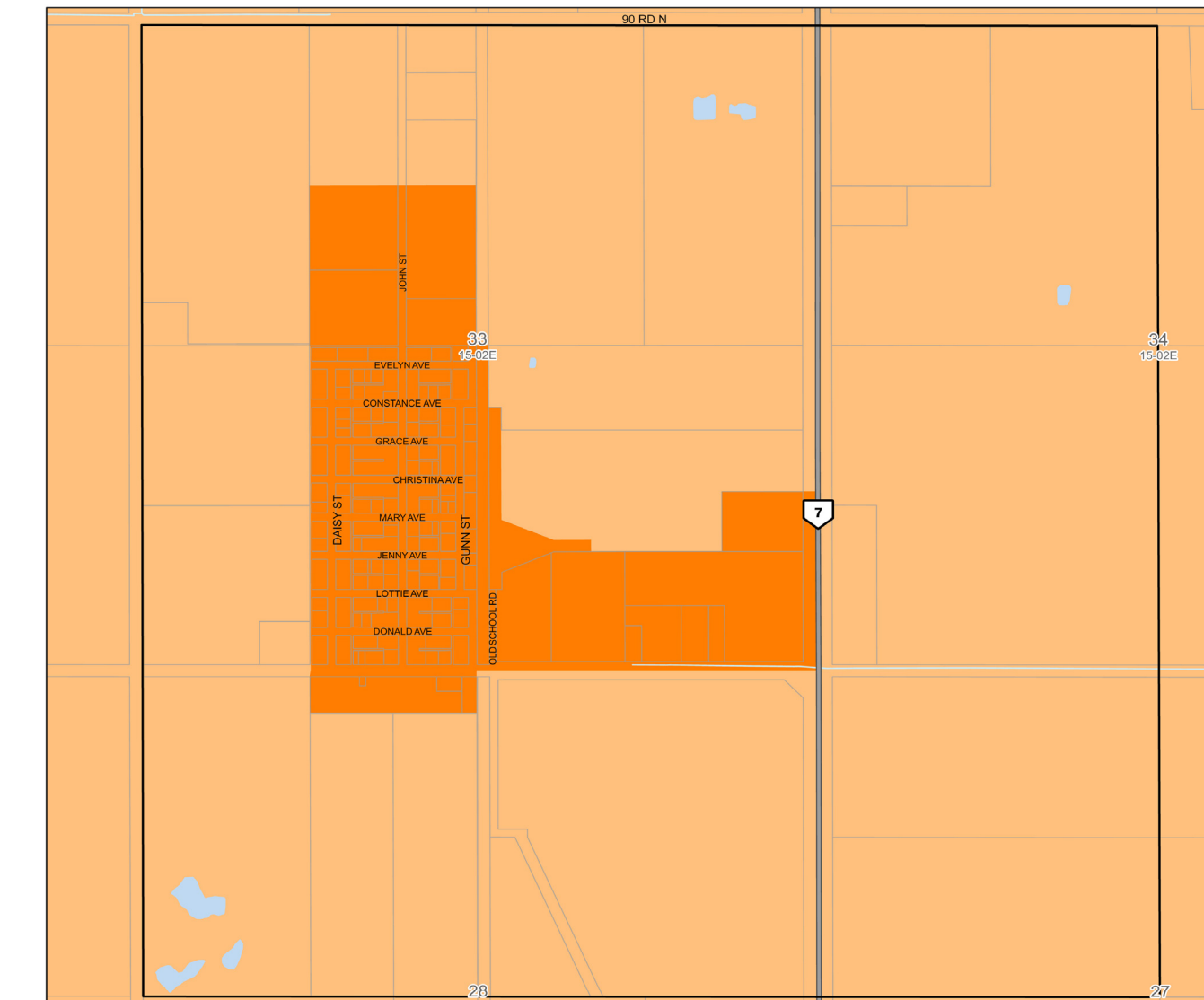
**DRAFT - MAP 11
BALMORAL**
LAND USE CLASSIFICATION

Designations
Agricultural
Settlement Centre

Other Features
Development shall be limited to non-residential
Municipal Boundary
Assessment Parcel
Waterbody
Waterway
Provincial Road

Manitoba
Community Planning Branch
Municipal and Northern Relations
Date: October 2024

Map 11: Balmoral



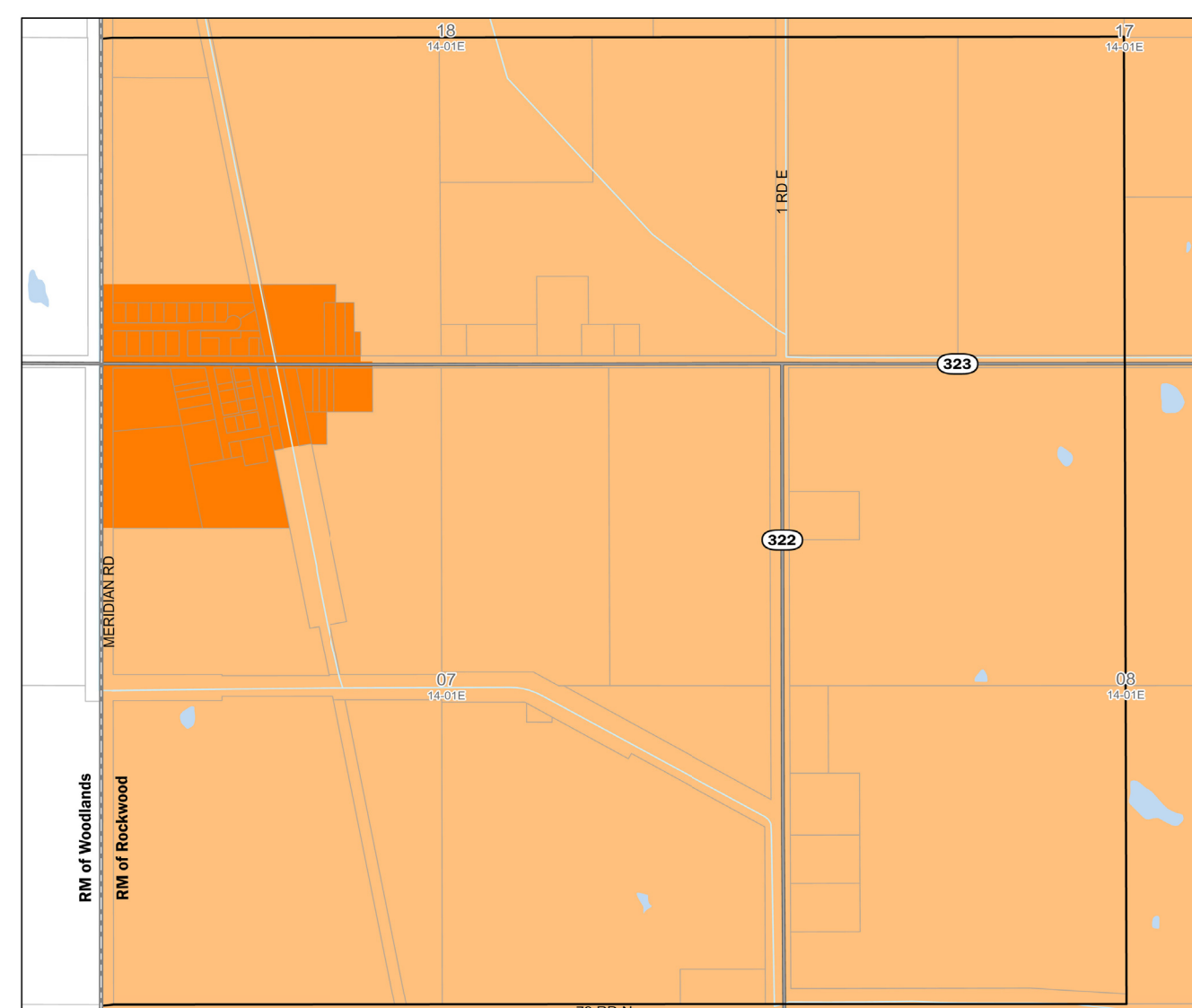
**DRAFT - MAP 12
GUNTON**
LAND USE CLASSIFICATION

Designations
Agricultural
Settlement Centre

Other Features
Municipal Boundary
Assessment Parcel
Waterbody
Waterway
Provincial Trunk Highway

Manitoba
Community Planning Branch
Municipal and Northern Relations
Date: October 2024

Map 12: Gunton



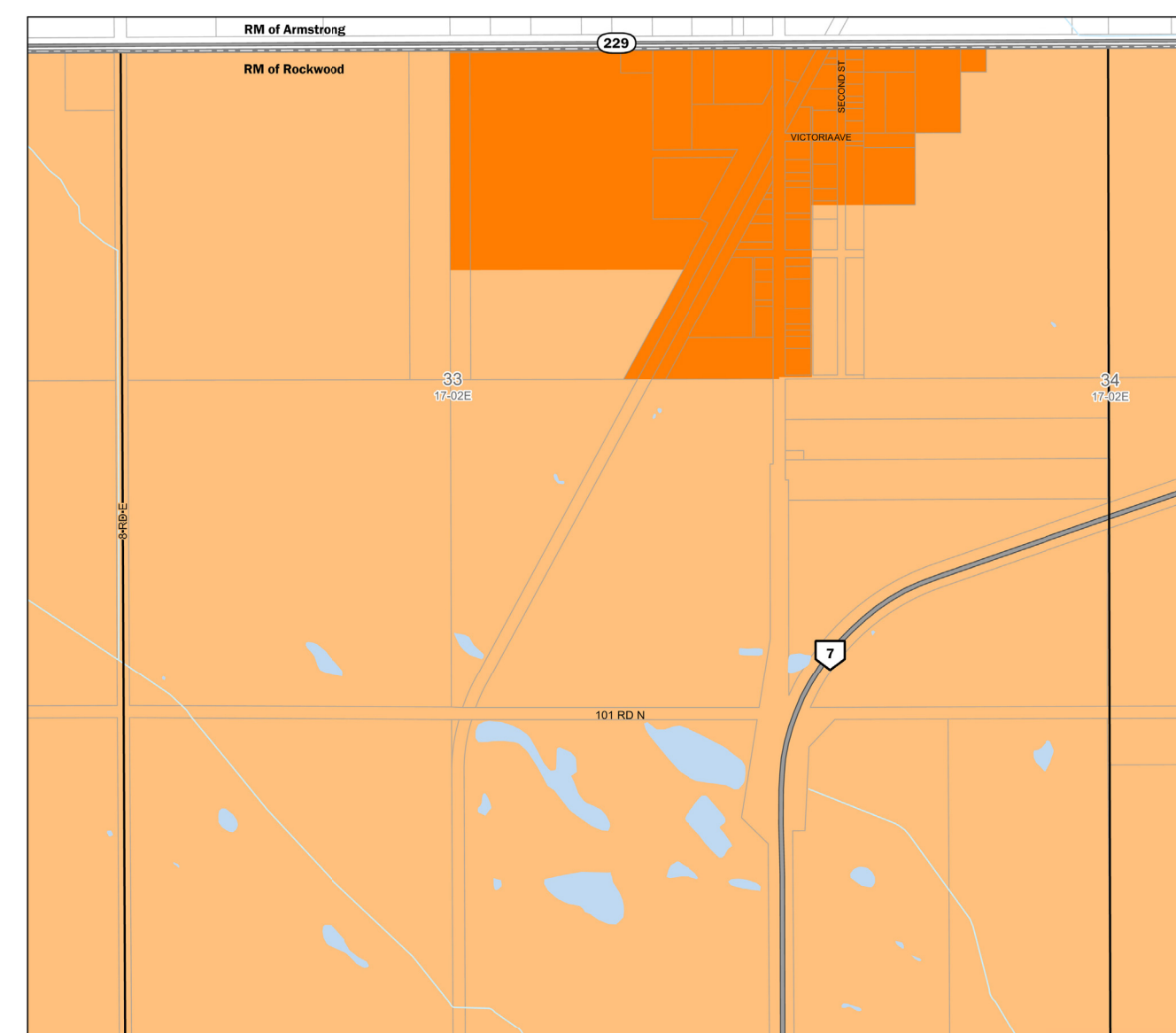
**DRAFT - MAP 10
Argyle**
LAND USE CLASSIFICATION

Designations
Agricultural
Settlement Centre

Other Features
Municipal Boundary
Assessment Parcel
Waterbody
Waterway
Provincial Road

Manitoba
Community Planning Branch
Municipal and Northern Relations
Date: October 2024

Map 10: Argyle



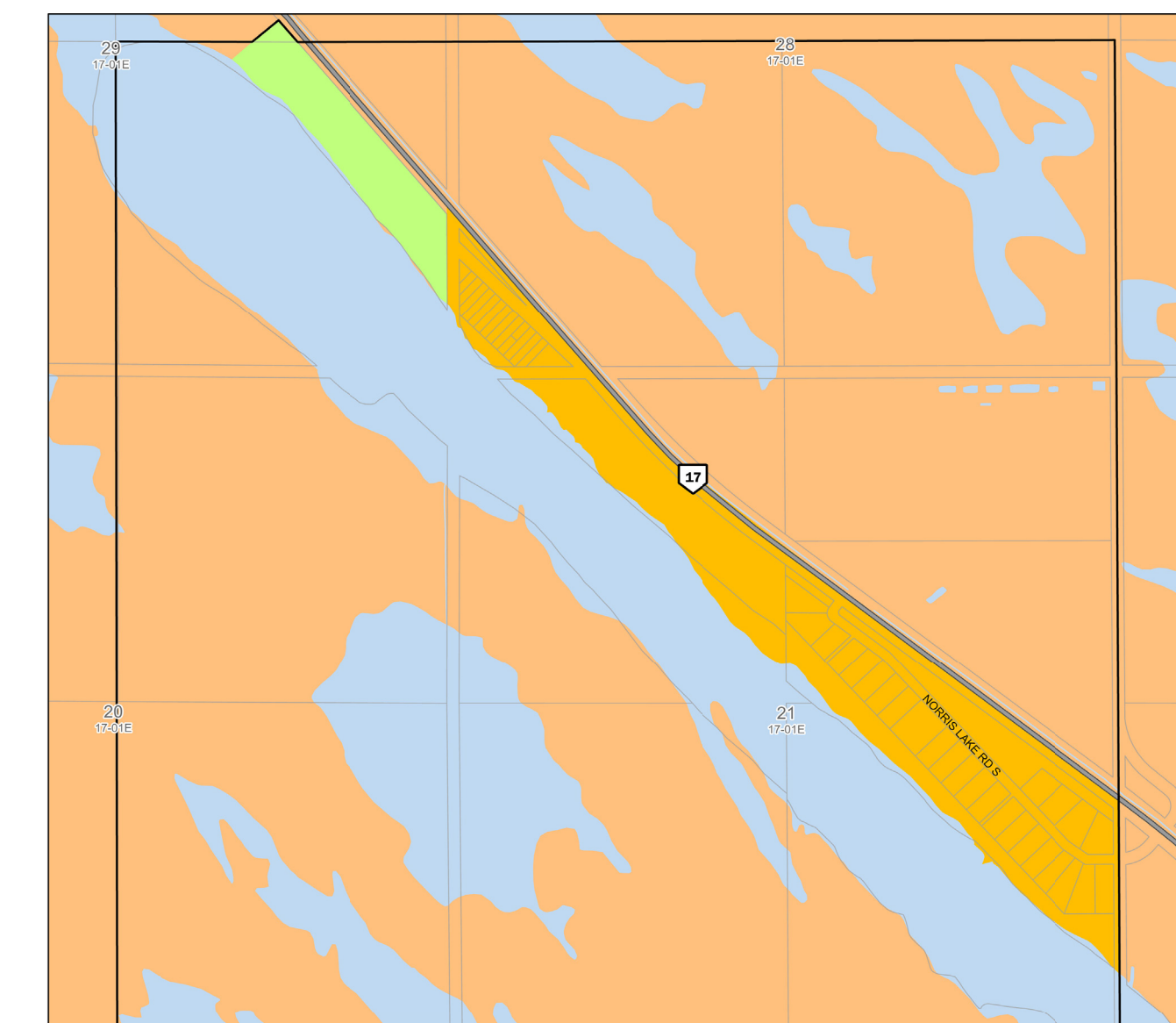
**DRAFT - MAP 13
KOMARNO**
LAND USE CLASSIFICATION

Designations
Agricultural
Settlement Centre

Other Features
Municipal Boundary
Assessment Parcel
Waterbody
Waterway
Provincial Trunk Highway
Provincial Road

Manitoba
Community Planning Branch
Municipal and Northern Relations
Date: October 2024

Map 13: Komarno



**DRAFT - MAP 16
NORRIS LAKE**
LAND USE CLASSIFICATION

Designations
Agricultural
Rural Residential

Other Features
Assessment Parcel
Norris Lake Provincial Park
Waterbody
Waterway
Provincial Trunk Highway

Manitoba
Community Planning Branch
Municipal and Northern Relations
Date: October 2024

Map 16: Norris Lake

No changes are proposed to these maps.

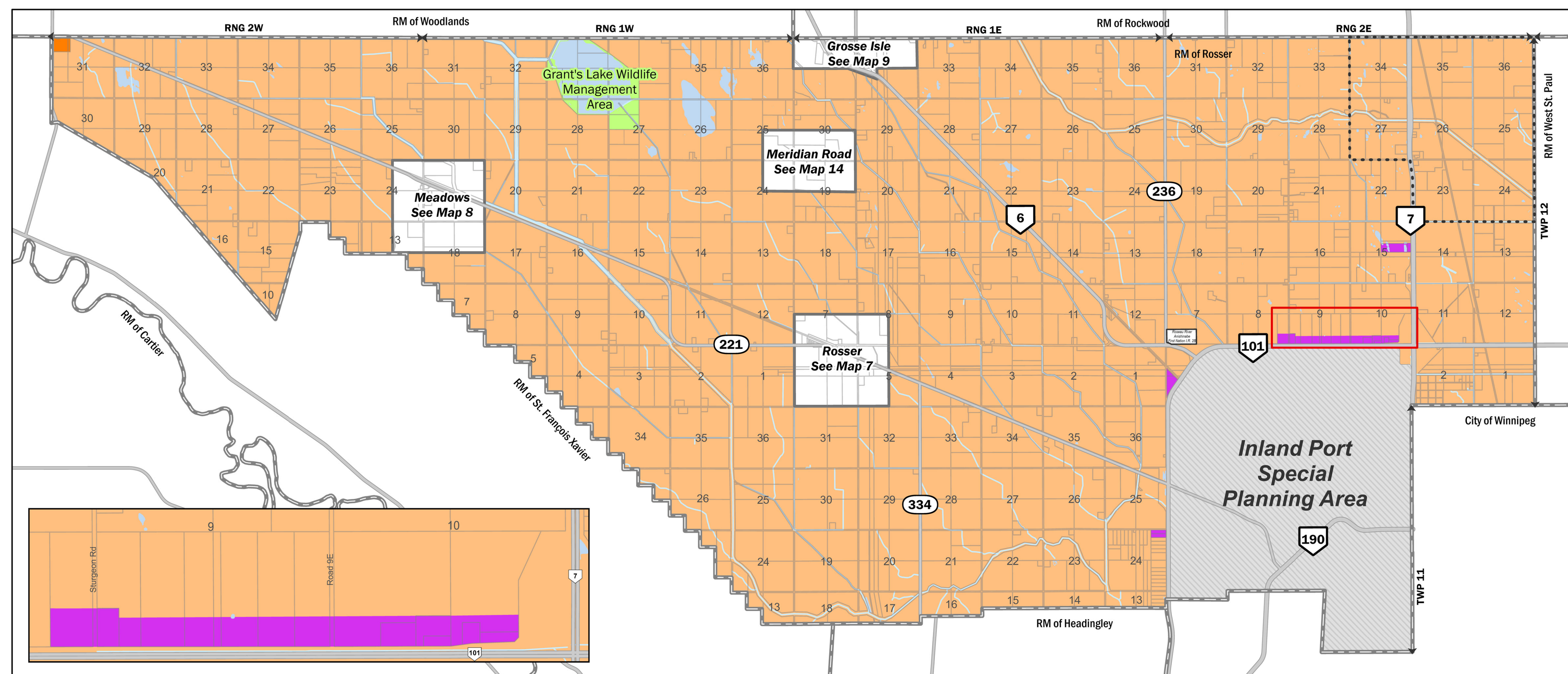
Give us your feedback!



MAPPING CHANGES

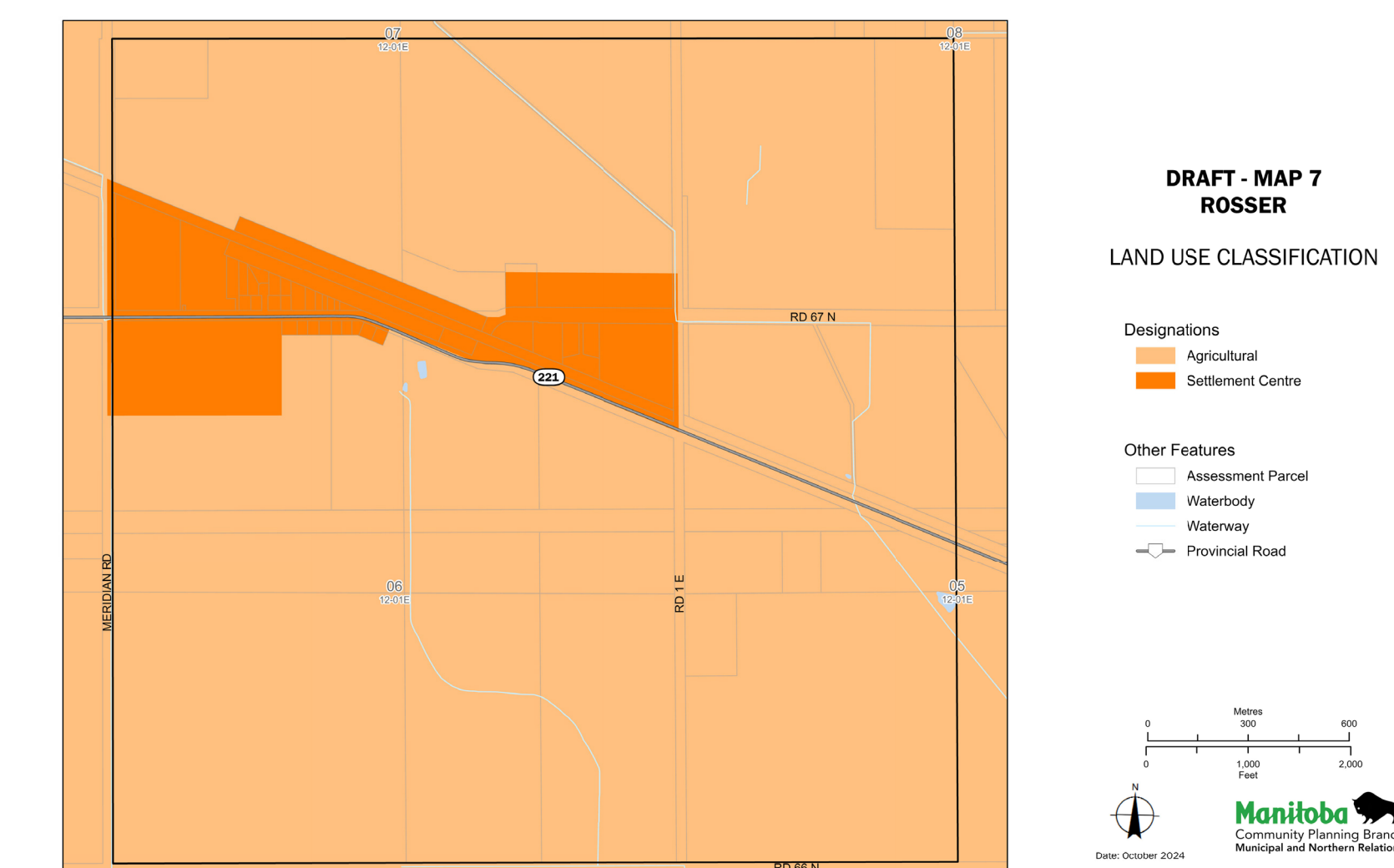


- Introduced the Rural Employment designation to select lands adjacent to the Perimeter Highway and the Adesa Public Auction yard on PTH 7. [see Map 3 below]
- Introduced a new Rural Residential area on Meridian Road. [see Map 14 to the right]
- Consideration is being given to introducing a new Rural Residential area on Meridian Road [see map on following board].

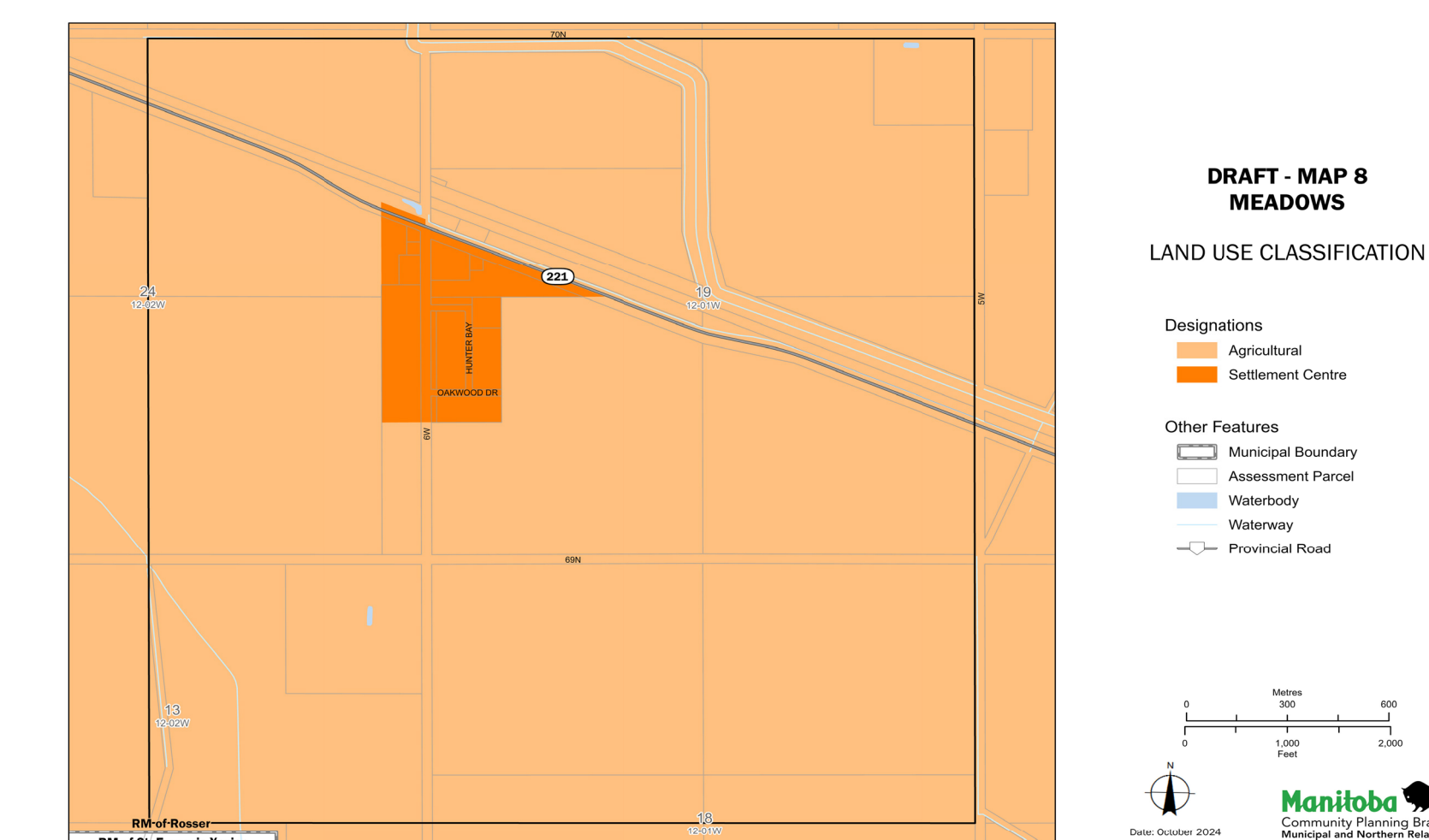


No changes are proposed to the maps below.

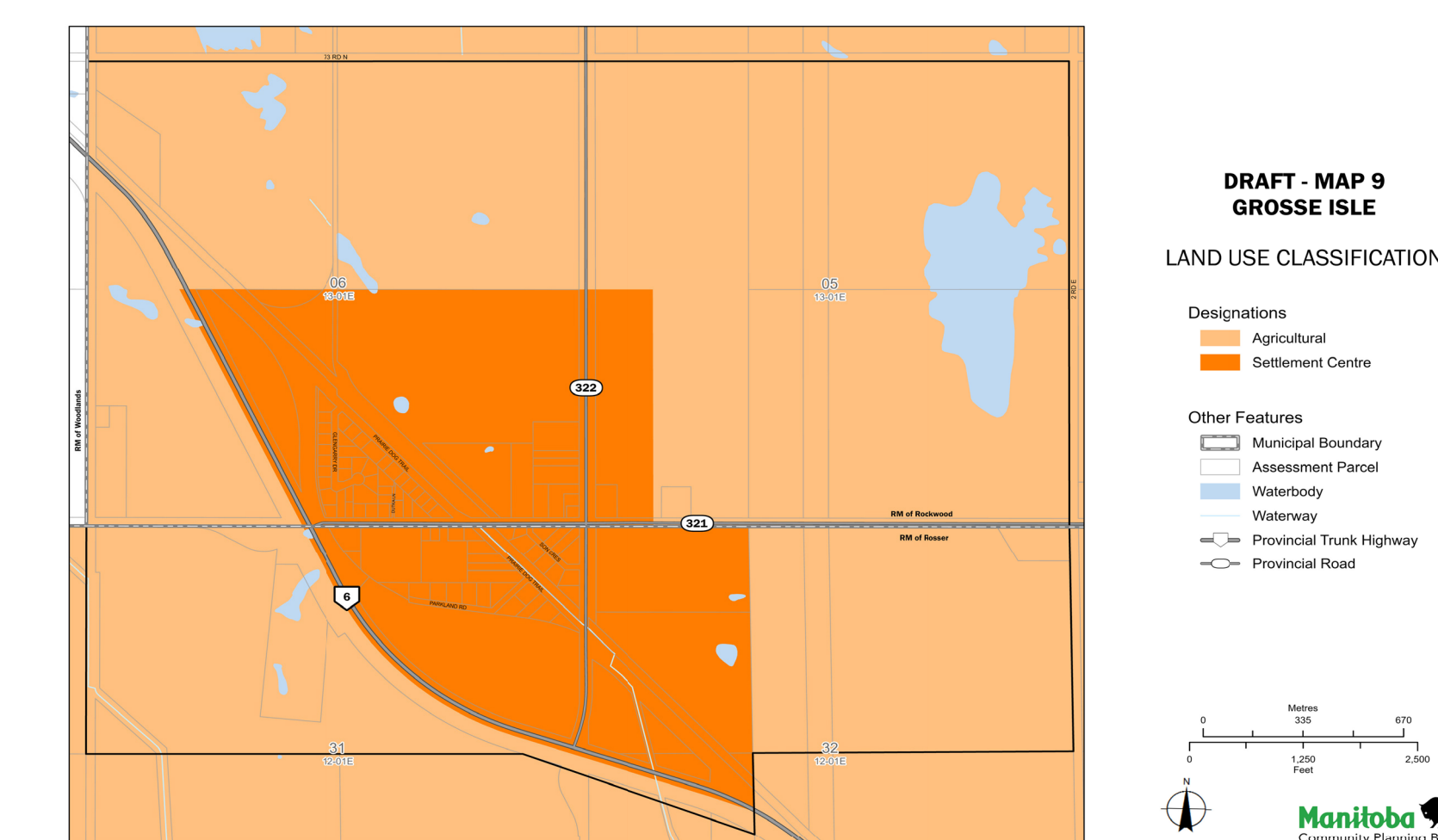
Map 7: Rosser



Map 8: Meadows



Map 9: Grosse Isle



**DRAFT - MAP 3
RM of ROSSE**

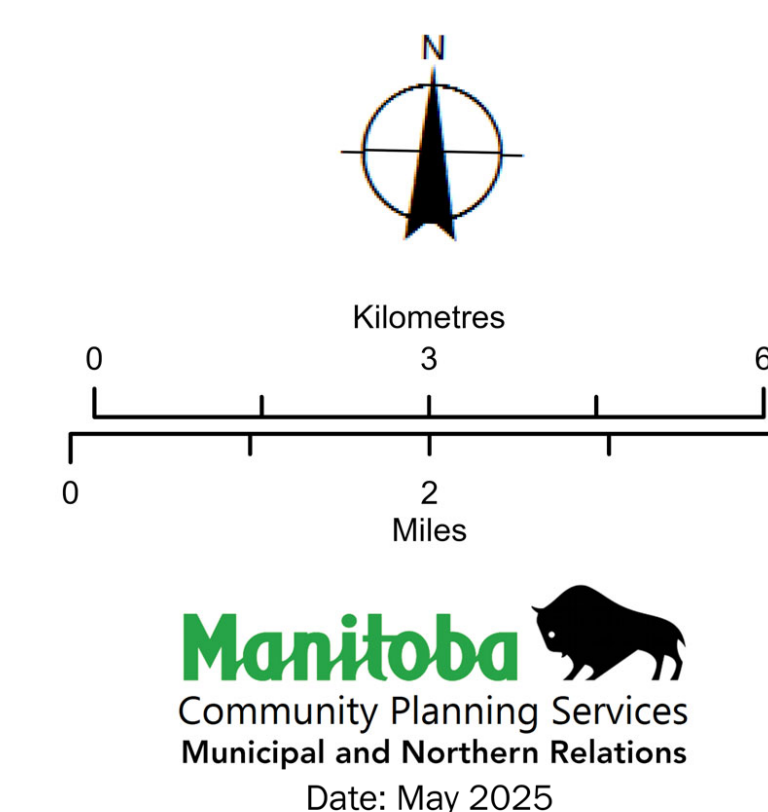
LAND USE CLASSIFICATION

Designations

- Agricultural
- Settlement Centre
- Rural Employment

Other Features

- Municipality Boundary
- Assessment Parcel
- Rockwood Sensitive Area
- Wildlife Management Area
- Waterbody
- Waterway
- Provincial Trunk Highway
- Provincial Road



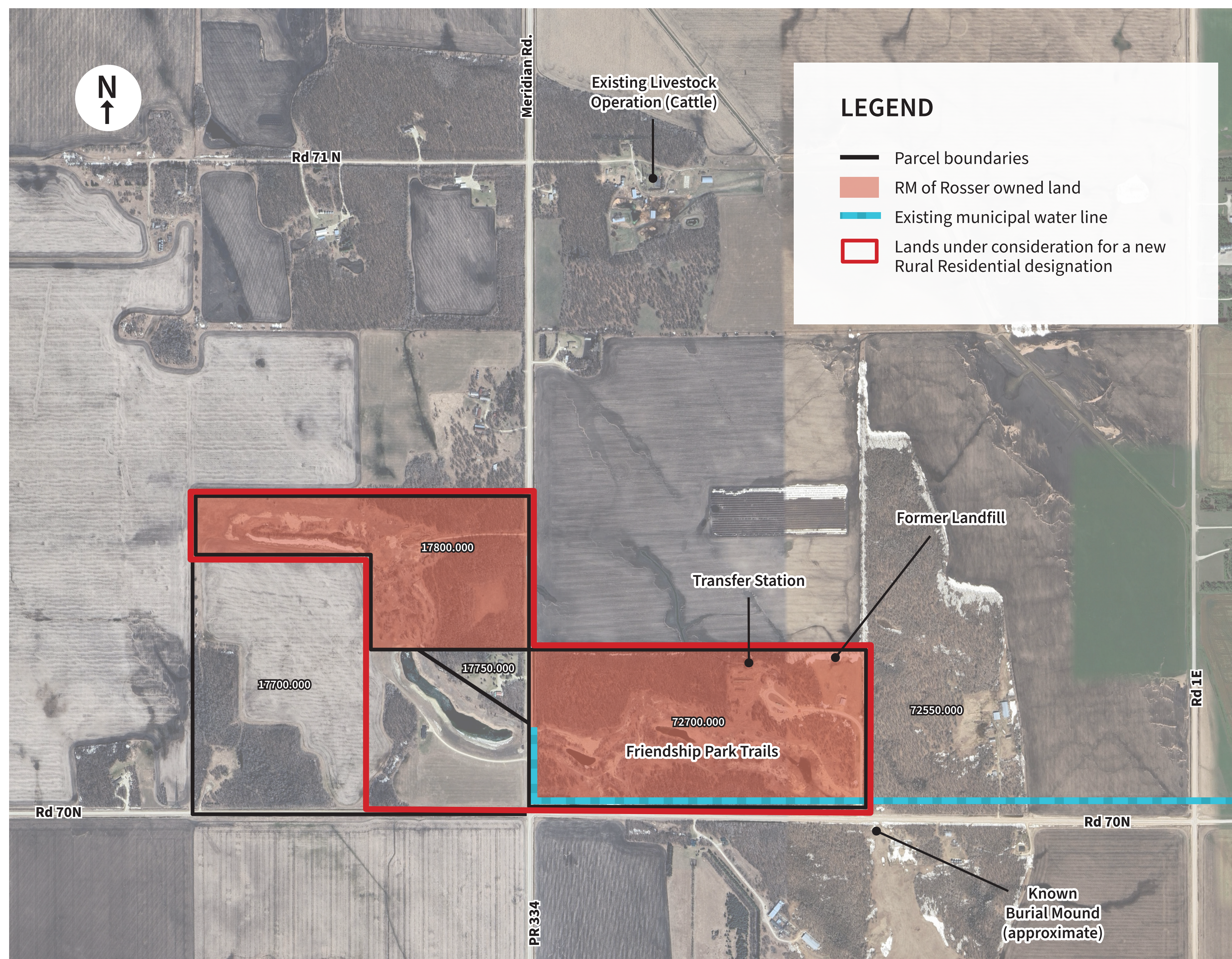
Map 3: RM of Rosser

POTENTIAL MAPPING CHANGES



Consideration is being given to introducing a new Rural Residential area on Meridian Road [see map below]. The area is being considered because:

- There are currently no areas designated for Rural Residential development in the RM of Rosser;
- Much of the land in the area under consideration is owned by the RM; and
- There is an existing municipal water line in the area.



The potential Meridian Road Rural Residential area.

Additional Considerations

- **Livestock operation:** There are minimum separation distances required between livestock operations and areas designated for development, depending on the scale and type of livestock operation. There is an existing cattle operation to the north of the potential Rural Residential area.
- **Heritage resources:** There is a known burial ground to the south of the potential Rural Residential area, with potential to encounter more. Measures would need to be taken to identify and minimize the effects of development on any other sites of significance.
- **Former landfill:** As per provincial legislation, building is not permitted on or within 400 metres of the former landfill, except with the written approval of the Minister of Environment and Climate Change (or a designate).
- **Recreation:** Preservation of the existing Friendship Park trails is an important consideration.
- **Nuisance:** Anyone choosing to live in a Rural Residential Area must be accepting of the nuisances that accompany normal farming practices, such as odour from near-by livestock operations.

Give us your feedback!



All lands in the **Town of Stonewall**, the **Town of Teulon**, and the unincorporated community of **Stony Mountain** have been designated as one of the following:

Urban Commercial

The Urban Commercial designation is primarily for the downtown areas of the SIPD's Urban Centres.

This designation is intended to enhance and strengthen the existing character of these areas of the towns by providing pedestrian-oriented public spaces and places for living, working, shopping, and entertainment in a built environment that is attractive, well-designed, and walkable.

The Urban Commercial designation also applies to developing commercial areas within the Urban Centres, such as those in the southeast of the Town of Stonewall and the northern area of Stony Mountain.



Urban Residential

The purpose of this designation is to create safe, appealing and visually attractive urban residential neighbourhoods with a range of housing types and tenures, community services and facilities that are necessary for accommodating people and families of varying demographics, socio-economic circumstances, and life stages. This designation also accommodates institutional uses and neighbourhood-scale commercial development.



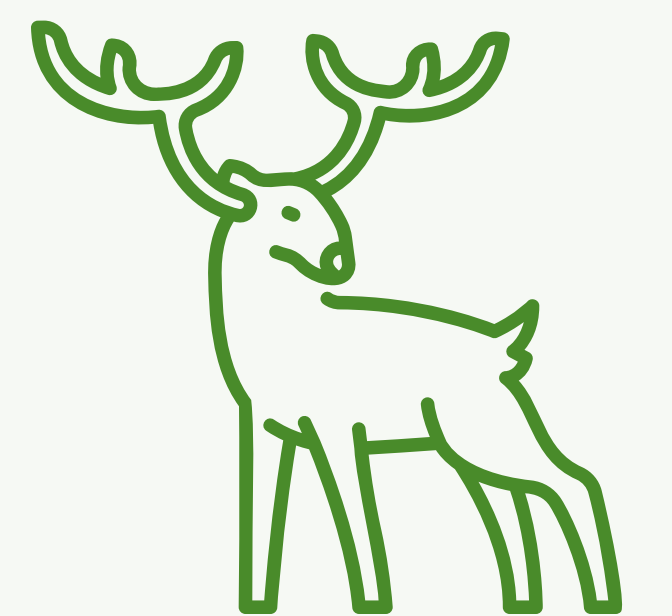
Urban Industrial

Industrial uses are important components of Urban Centres due to their contribution to the creation of jobs and expansion of the tax base. However, because these uses generally create levels of nuisance that may be incompatible with other urban uses, their siting and design must be carefully considered.



Parks, Institutional, and Open Space

This designation is intended to apply to institutional facilities and large-scale indoor recreational facilities which serve the whole community.



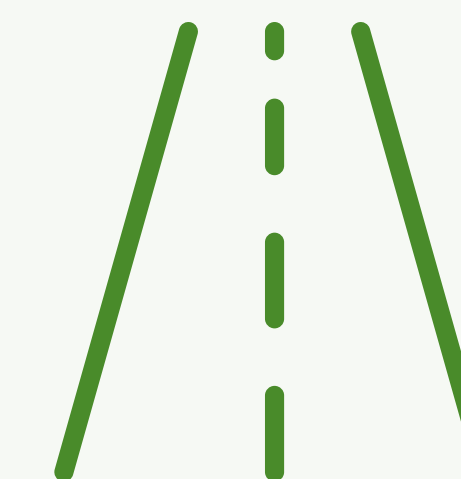
Urban Mixed-Use

The Urban Mixed-Use designation is intended for developing areas of SIPD's Urban Centres where a mix of both residential and commercial uses are anticipated, and a higher standard of design is required.



Highway Commercial

The Highway Commercial designation applies to commercial lands adjacent to provincial highways. This designation encourages larger-scale commercial development not appropriate in the Urban Commercial designation and that also serves the traveling public.



Development Reserve:

The Development Reserve designation provides policy direction to land within or adjacent to Urban Centres which has been identified for future urban expansion and/or development, but where demand may not yet justify its conversion from primarily agricultural use.

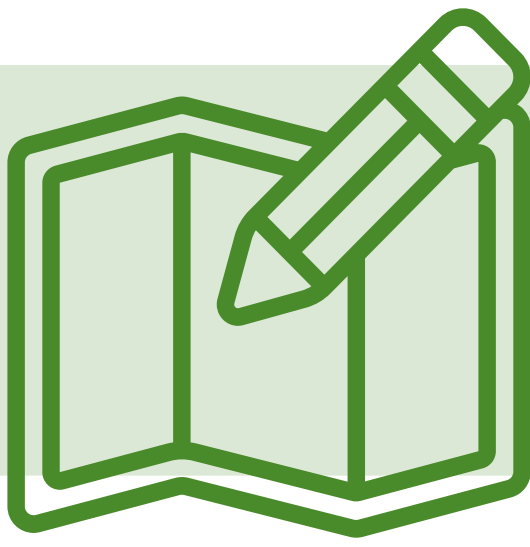


MAJOR CHANGES

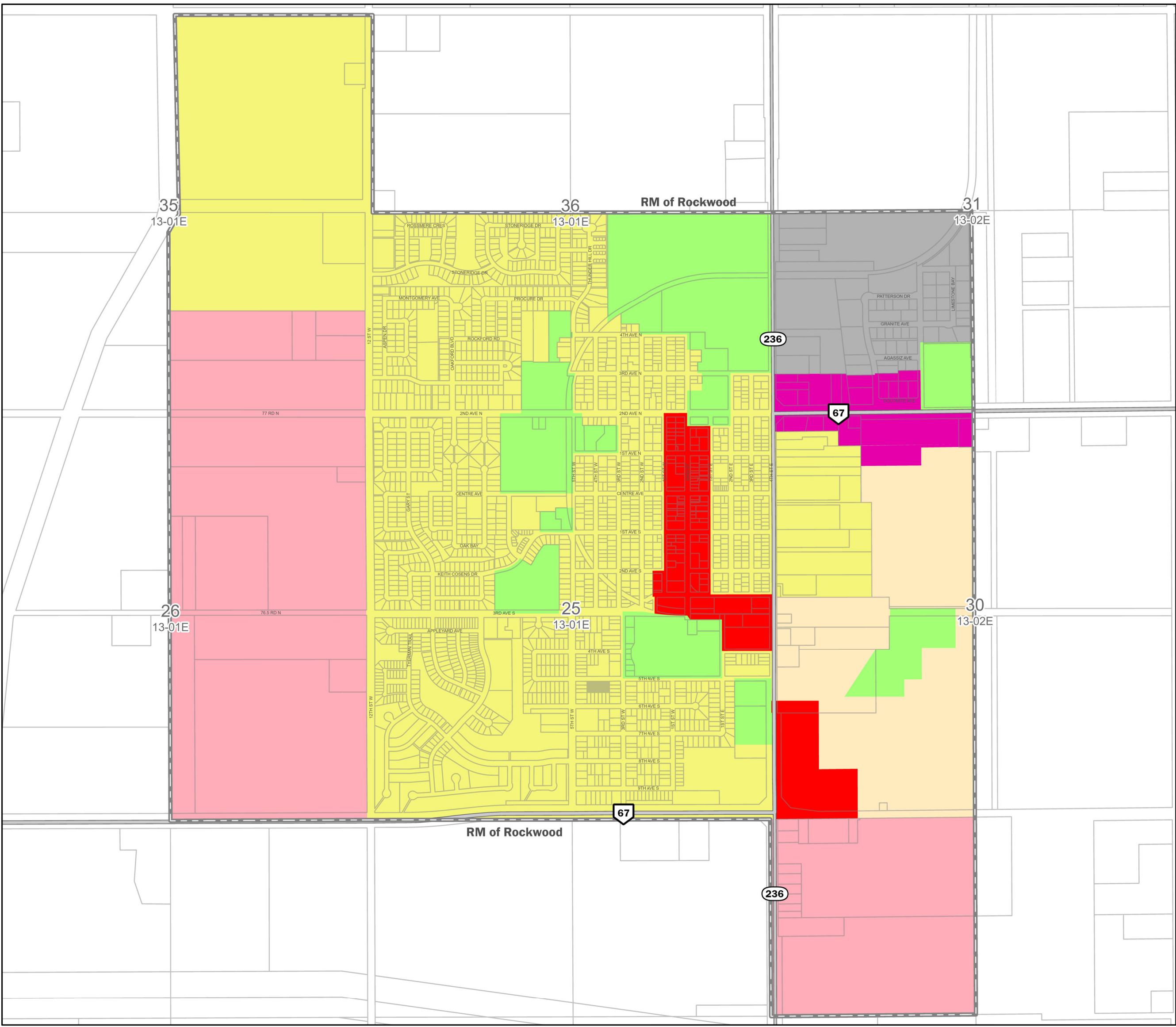


- Introduced policy encouraging increased residential density, particularly for greenfield development.
- Allowed for mobile homes to be considered throughout Urban Residential areas, subject to municipal zoning by-laws (current policy only allows for these to be considered in mobile home parks or as conditional uses in Teulon).
- Allowed for neighbourhood-scale commercial uses in Urban Residential areas.
- Combined the current Business Park designation (applicable to areas of Stony Mountain) with the Urban Industrial designation.
- Introduced a new Development Reserve designation for most of the recently annexed lands in the Town of Stonewall. Lands with this designation cannot be developed until they are either redesignated or a secondary plan is adopted.
- Introduced a new Urban Mixed-Use designation to direct the development of some of the lands east and south of PTH 67 in the Town of Stonewall.

MAPPING CHANGES



- Updated the boundaries of the Town of Stonewall to include lands annexed from the RM of Rockwood, and designated these lands as either Urban Residential or Development Reserve.
- Updated the designation on some lands south and east of PTH 67 to Urban Mixed-Use and Highway Commercial to reflect the anticipated future use.

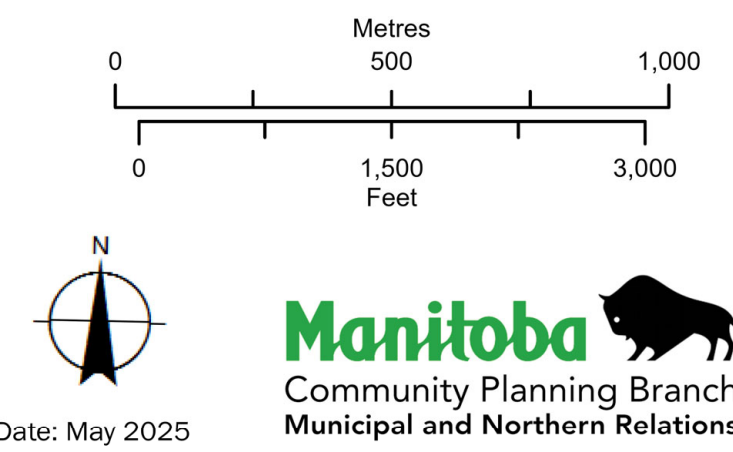


DRAFT - MAP 4
TOWN of STONEWALL

LAND USE CLASSIFICATION

- Designations**
- Urban Commercial
 - Highway Commercial
 - Urban Industrial
 - Parks, Institutional, and Open Space
 - Urban Residential
 - Development Reserve
 - Urban Mixed Use

- Other Features**
- Town Boundary
 - Assessment Parcel
 - Provincial Trunk Highway
 - Provincial Road



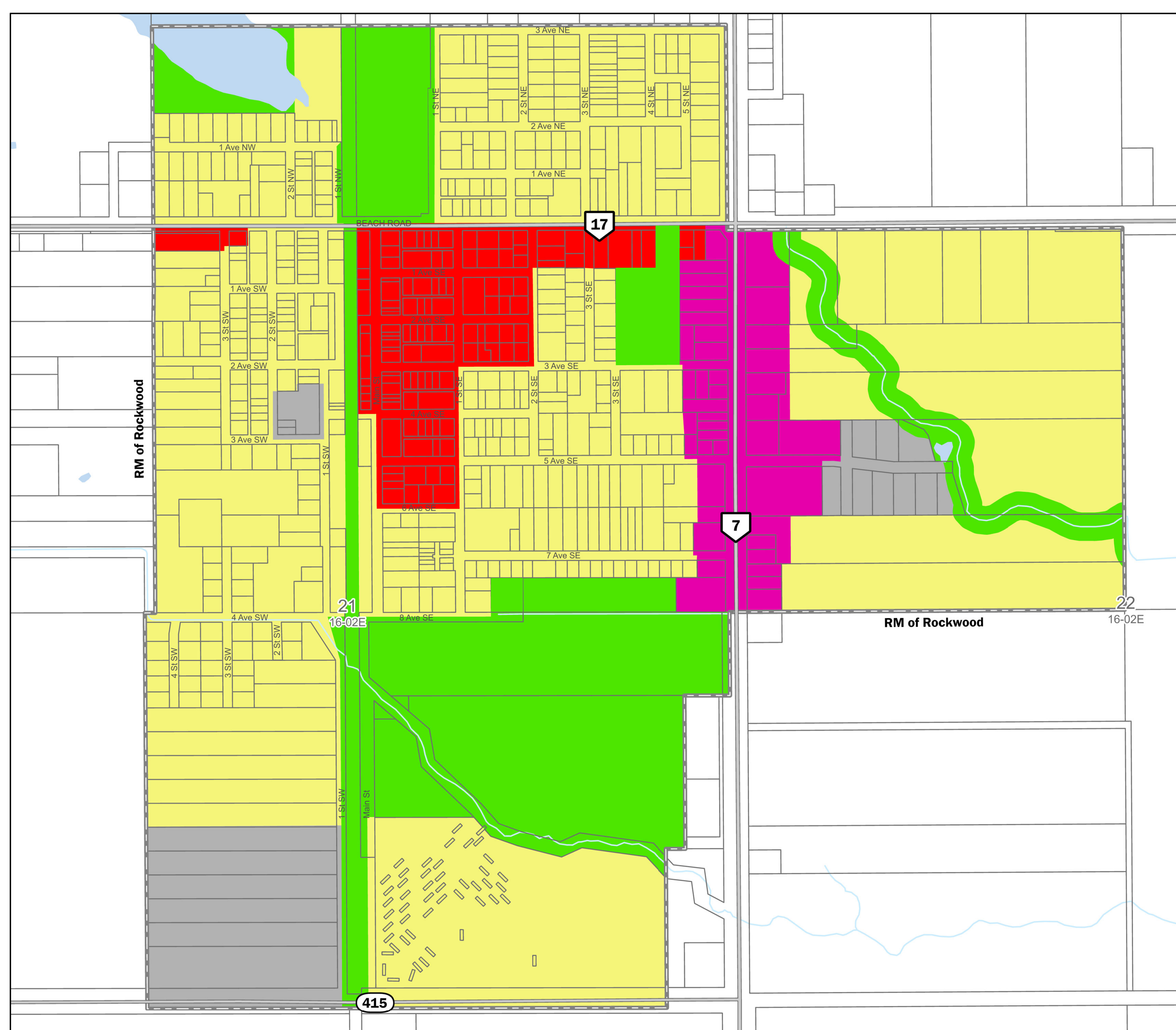
Give us your feedback!



MAPPING CHANGES



- Expanded Urban Commercial and Highway Commercial designations along PTH 7 and PTH 17.
- Reduced the boundaries of the Urban Industrial designation east of PTH 7, expanded it adjacent to PR 415, and applied it to the Northern Goose Processors Ltd lands on First St. SW.
- Introduced the Parks, Institutional, and Open Space designation adjacent to waterways and water bodies.



DRAFT - MAP 5 TOWN of TEULON

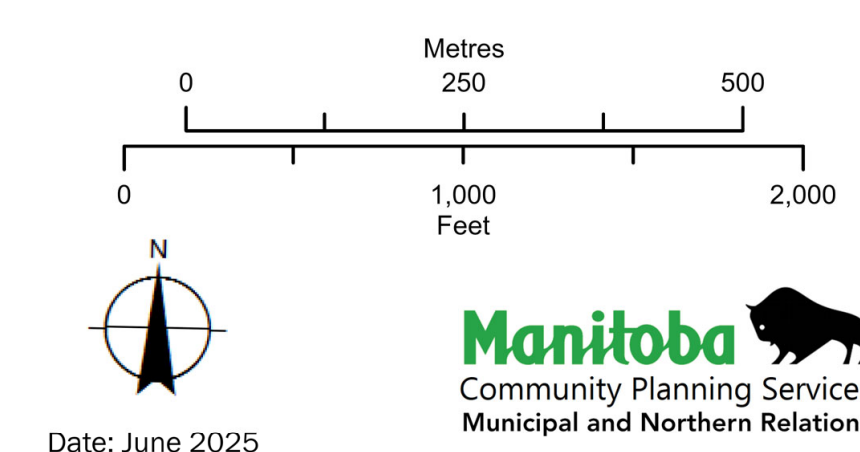
LAND USE CLASSIFICATION

Designations

- Urban Commercial
- Highway Commercial
- Urban Industrial
- Parks, Institutional, and Open Space
- Urban Residential

Other Features

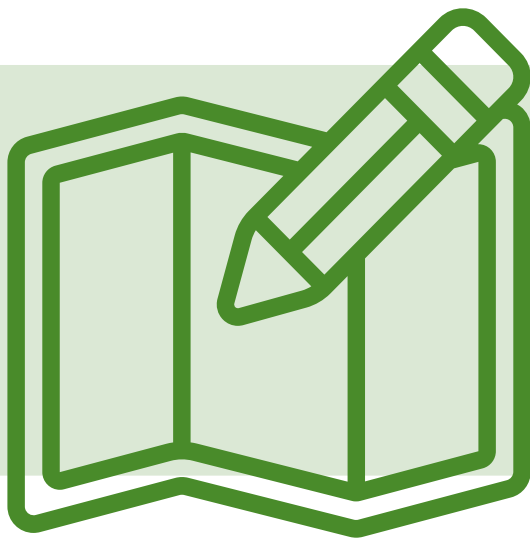
- Town Boundary
- Assessment Parcel
- Waterbody
- Waterway
- Provincial Trunk Highway
- Provincial Road



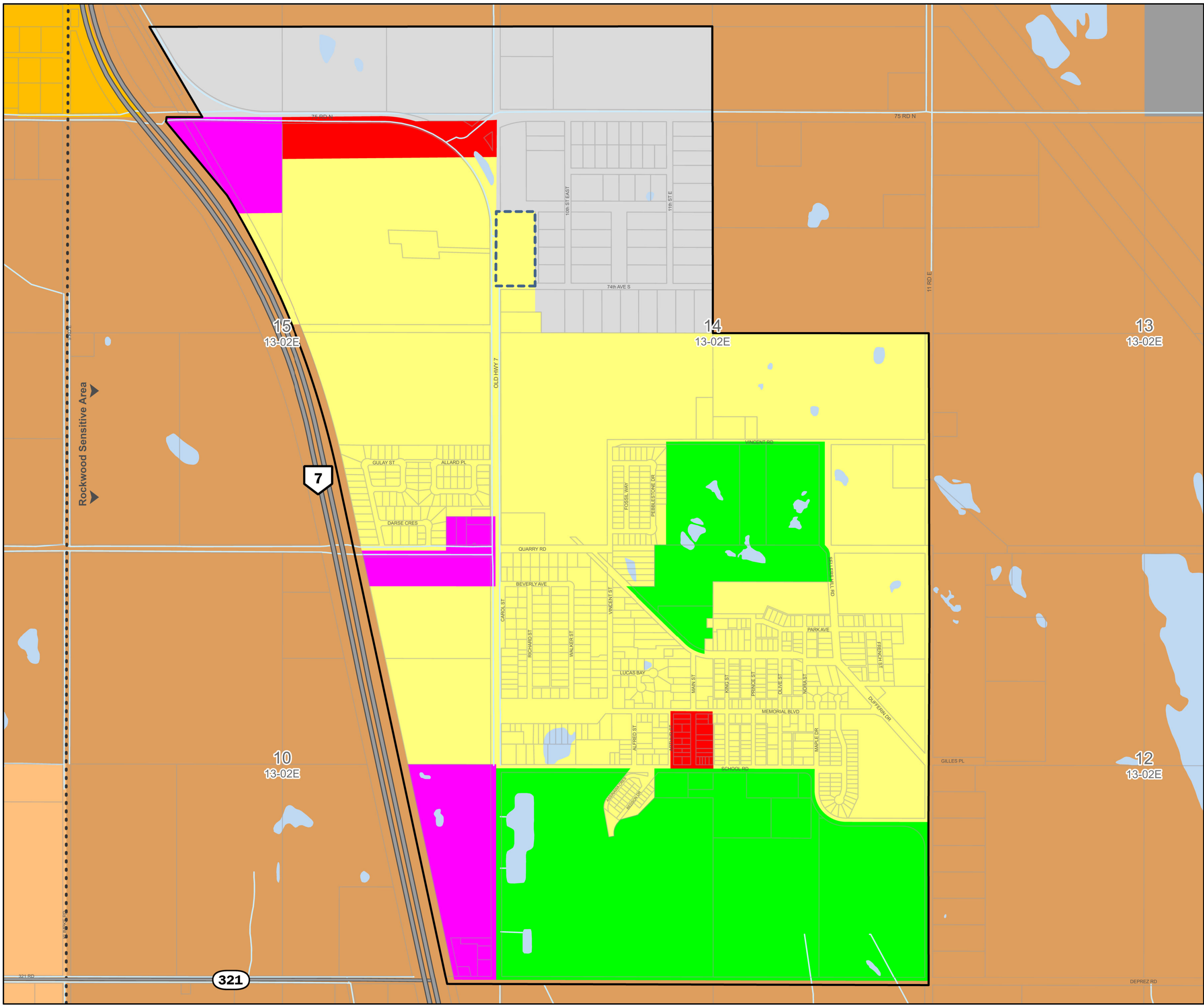
Give us your feedback!



MAPPING CHANGES



- Replaced Business Park designation with Urban Industrial.
- Included recent designation changes in the northern parts of Stony Mountain.

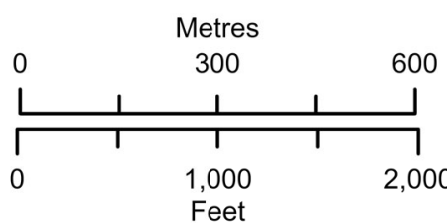


DRAFT - MAP 6 STONY MOUNTAIN

LAND USE CLASSIFICATION

- Designations
- Agricultural
 - Urban Industrial
 - Urban Commercial
 - Highway Commercial
 - Parks, Institutional, and Open Space
 - Urban Residential
 - Restricted Agricultural
 - Rural Residential
 - Special Industrial

- Other Features
- Urban Residential (No further subdivisions allowed)
 - Rockwood Sensitive Area
 - Assessment Parcel
 - Waterbody
 - Waterway
 - Provincial Trunk Highway
 - Provincial Road



Date: October 2024

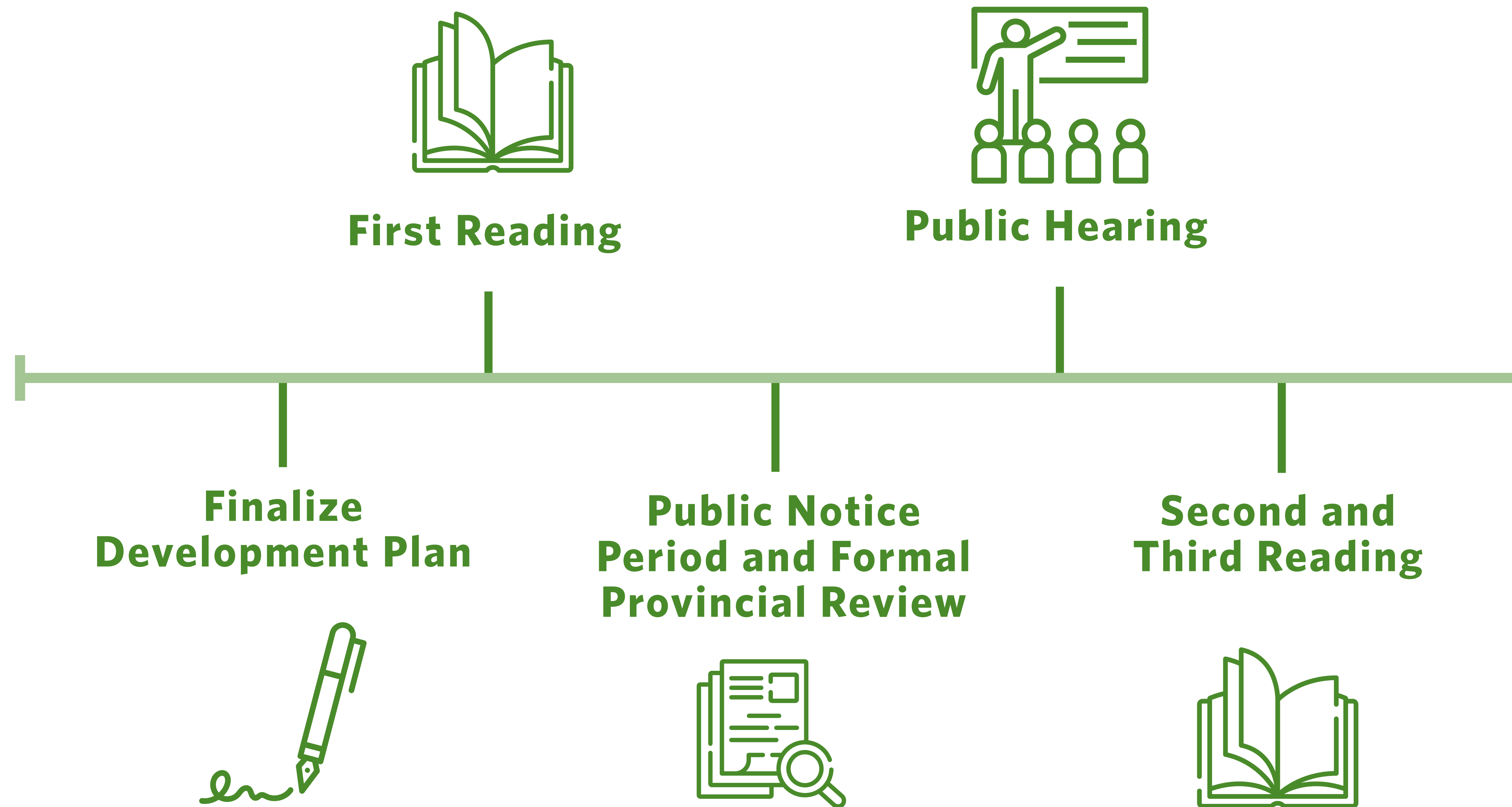


Give us your feedback!



Next Steps

South Interlake Planning District
DEVELOPMENT PLAN REVIEW



Thank you!

A survey to provide your feedback can be accessed using the QR code below or at the following link:
www.surveymonkey.com/r/5YKHBZB.

Additional information, including a copy of the draft Development Plan, can be accessed using the QR code below
or at the following link: **www.sipd.ca/p/sipd-development-plan-review-2023-25-**

If you have any further comments or questions, please contact:

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Survey



Additional Information