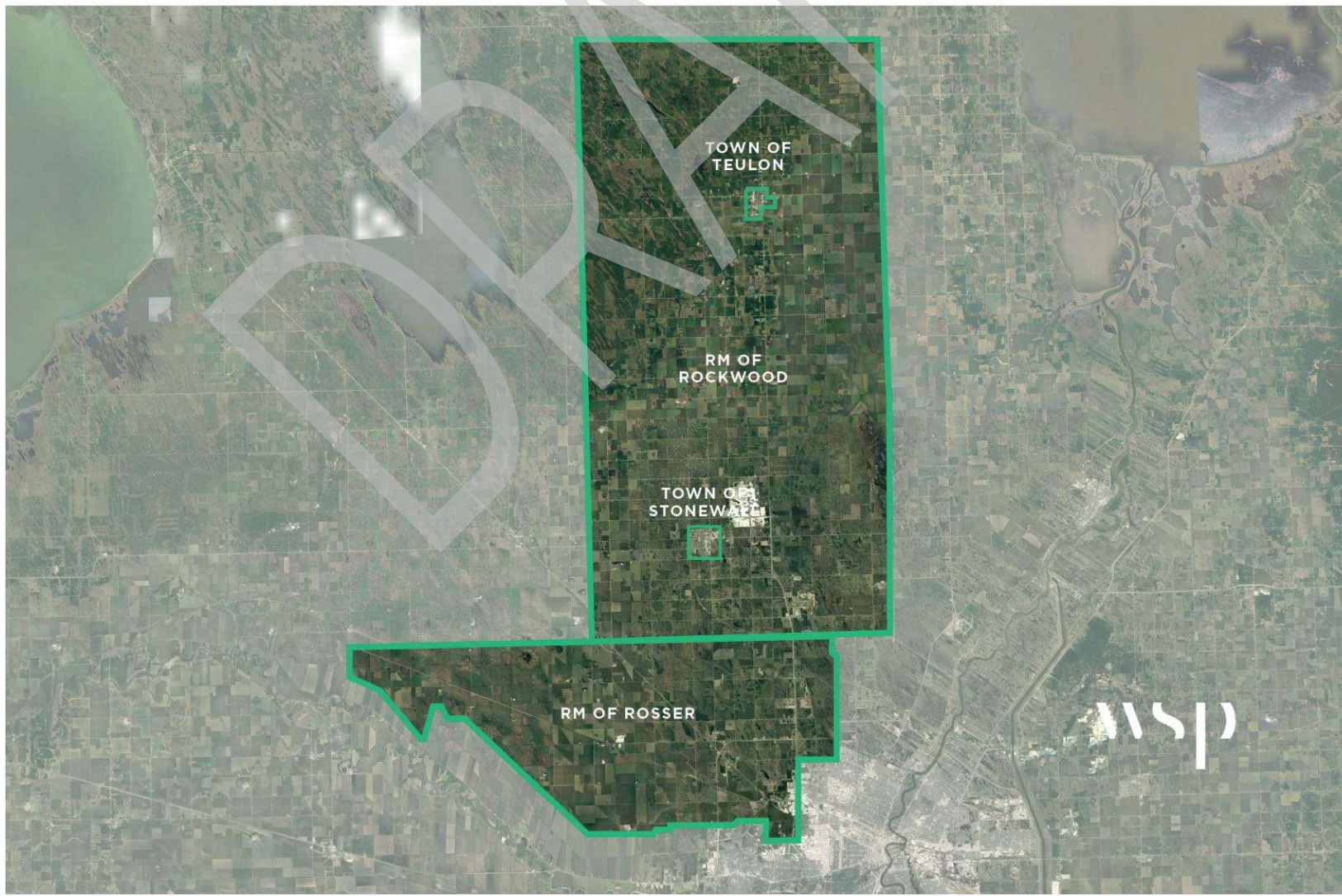




South Interlake Planning District Development Plan



South Interlake Planning District

By-law No. XX

BEING a By-law of the South Interlake Planning District to adopt a Development Plan.

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

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

AND WHEREAS pursuant to Section 51 of the Act the Minister approved the South Interlake Planning District Development Plan;

AND WHEREAS it is deemed necessary and expedient to adopt a new Development Plan for the South Interlake Planning District;

NOW THEREFORE the Board of the South Interlake Planning District, in meeting duly assembled, enacts as follows:

The Development Plan, attached hereto and forming part of this By-law is hereby adopted;

This By-law shall be known as the South Interlake Planning District Development Plan;

The Development Plan shall take force and effect on the date of third reading of this By-law; and

That the South Interlake Planning District Development Plan By-law No. 3/10 be repealed.

DONE AND PASSED this _____ day of _____, 2024 A.D.

Chairperson

General Manager

Read a First Time this _____ day of _____, 2024 A.D.

Read a Second Time this _____ day of _____, 2024 A.D.

Read a Third Time this _____ day of _____, 2024 A.D.

LAND ACKNOWLEDGEMENT

We acknowledge we are on Treaty 1 territory and that the South Interlake Planning District is located on the treaty territories and ancestral lands of the Cree, Anishiniimowin, Anishinabewaki, Očhéthi Šakówin, and Michif Piyii. We remain committed to working in partnership with Indigenous peoples in the spirit of truth, reconciliation and collaboration in accordance with their constitutional rights and human rights.

DRAFT

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Purpose and Intent	1
1.2	Enabling Legislation	1
1.3	Local Planning Context	2
2	PLAN STRUCTURE AND INTERPRETATION	5
2.1	Background Study.....	5
2.2	Plan Structure	5
2.3	Plan Interpretation	6
3	PLANNING VISION AND PRINCIPLES	7
3.1	Community Vision	7
3.2	Planning Principles	7
4	GENERAL POLICIES.....	9
4.1	Governance and Strategy	9
4.2	Land Use.....	9
4.3	Transportation	12
4.4	Municipal Services.....	17
4.5	Utilities.....	19
4.6	Environment.....	20
4.7	Aggregate Extraction (General Policies)	22
4.8	Surface Water and Groundwater Protection	25
4.9	Drainage and Stormwater Management.....	28
4.10	Hazard Lands and Flood Management	29
4.11	Heritage Resources	30
5	RURAL AREA.....	32
5.1	Agricultural	32
5.2	Restricted Agricultural	38
5.3	Rural Residential	38
5.4	Settlement Centre	40
5.5	Rural Employment	42
5.6	Special Industrial.....	44
5.7	Aggregate Extraction (Designation).....	44

TABLE OF CONTENTS

6	URBAN AREA.....	46
6.1	General Urban Policies.....	46
6.2	Urban Residential.....	48
6.3	Urban Commercial.....	50
6.4	Urban Mixed-Use.....	52
6.5	Highway Commercial.....	53
6.6	Urban Industrial.....	54
6.7	Parks, Institutional, and Open Space.....	55
6.8	Development Reserve.....	57
7	IMPLEMENTATION.....	59
7.1	Adoption, Review and Amendments.....	59
7.2	Secondary Plans.....	59
7.3	Zoning By-laws.....	60
7.4	Subdivision Approval.....	60
7.5	Conditional Use Approval.....	60
7.6	Variance Approval.....	60
7.7	Planning Commission.....	61
7.8	Municipal Collaboration.....	61
7.9	Service Sharing Agreements.....	61
7.10	Development Agreements.....	61
7.11	Development Permits.....	61
7.12	Development Officer.....	61
7.13	Adoption of Other By-laws.....	62
7.14	Special Studies and Concept Plans.....	62
7.15	Public Works.....	63
7.16	Capital Expenditures.....	63
7.17	Development Levies (Cost-Charges).....	63
7.18	Acquisition and Disposal of Land.....	63
8	MAPS.....	64

TABLE OF CONTENTS

FIGURES

FIGURE 1-1. MANITOBA PLANNING HIERARCHY (SOURCE: THE PLANNING ACT HANDBOOK, 2023).....	2
FIGURE 1-2. SOUTH INTERLAKE PLANNING DISTRICT	3

DRAFT



1 INTRODUCTION

1.1 PURPOSE AND INTENT

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

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

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

1.2 ENABLING LEGISLATION

Municipal land use planning has its basis in *The Planning Act* of Manitoba, which requires the board of a planning district to prepare and adopt a development plan for the entire district. All development plans adopted in Manitoba must be generally consistent with the Provincial Land Use Policies contained within the Provincial Planning Regulation M.R. 81/2011.

The Provincial Planning Regulation M.R. 81/2011 reflects the provincial government's interest in land and resource use and sustainable development, and provides policy direction for a comprehensive, integrated, and coordinated approach to land use planning. To be adopted, a development plan must be generally consistent with the Provincial Land Use Policies (PLUPs) contained within the regulation. There are nine policy areas contained in the PLUPs, including:

1. General Development;
2. Settlement Areas;
3. Agriculture;
4. Renewable Resources, Heritage, and Recreation;
5. Water;
6. Infrastructure;
7. Transportation;



8. Mineral Resources; and
9. Capital Region.

The overall hierarchy of planning in Manitoba can be found in Figure 1-1 below. For every planning district, subsequent planning policy including any secondary plans and zoning by-laws, must be generally consistent with the development plan.

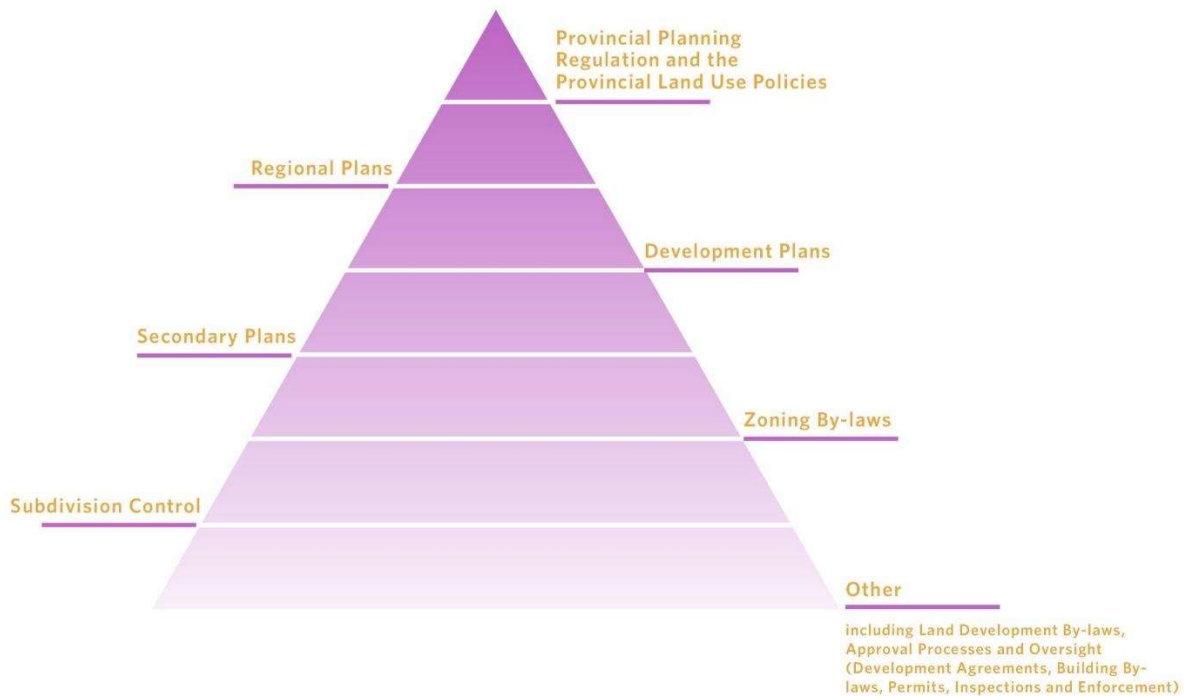


Figure 1-1. Manitoba Planning Hierarchy (Source: The Planning Act Handbook, 2023)

Any amendments to the Development Plan are subject to the provisions of *The Planning Act* and the Provincial Planning Regulation M.R. 81/2011.

1.3 LOCAL PLANNING CONTEXT

The SIPD is a partnership between the Rural Municipality (RM) of Rockwood, the RM of Rosser, the Town of Stonewall, and the Town of Teulon. The SIPD operates under the guidance of the South Interlake Planning District Board (the Board) which is made up of representatives from the councils of member municipalities.

The four municipalities that comprise the Planning District total approximately 1,636 square kilometres (km) (632 square miles) in area (2021 Census). The Planning District is located in the Interlake region of the Province of Manitoba and is bounded by the City of Winnipeg to the south, and (moving in a clockwise direction) the RMs of Headingley, St. Francois-Xavier, Woodlands, Gimli, St. Andrews, and West St. Paul. Both the Town of Stonewall and the Town of Teulon are encircled by the RM of Rockwood (Figure 1-2). Of note, the annexation of approximately 777 acres of land from the RM of Rockwood to the Town of Stonewall came into effect on January 1, 2024.



The Inland Port Special Planning Area (IPSPA), located in the RM of Rosser, is not subject to this Development Plan. Instead, development in IPSA is subject to the Inland Port Special Planning Area Regulation (MR 48/2016).

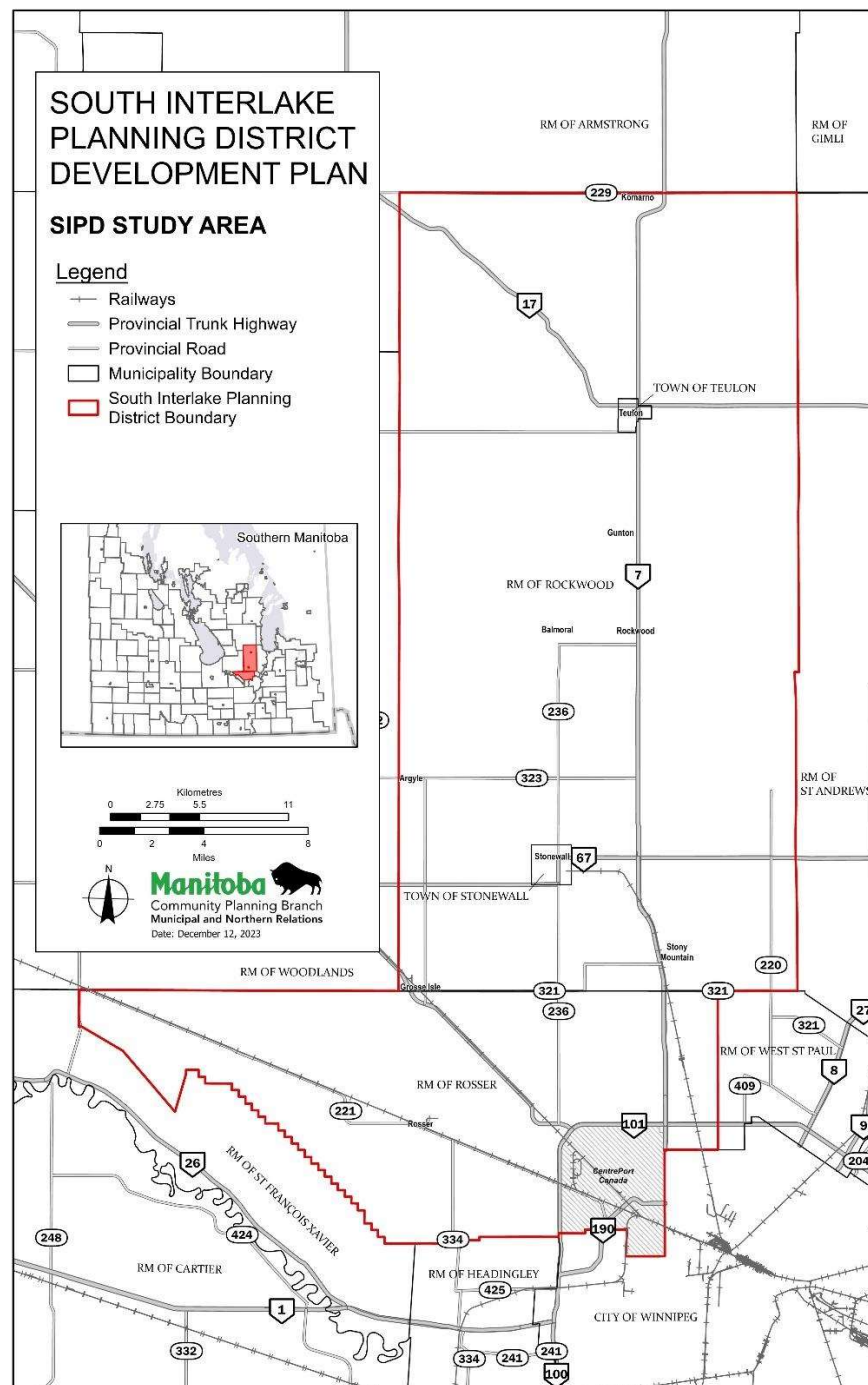


Figure 1-2. South Interlake Planning District

The principal highways in Stonewall are Provincial Trunk Highway (PTH) 67 and Provincial Road (PR) 236. Teulon is serviced by PTH 17 and PTH 7. All of these highways are also found in



the RM of Rockwood. The RM of Rosser, which contains part of the Inland Port Special Planning Area and the Perimeter Highway (PTH 101), as well as PTH 6 and PTH 7, is located directly south of the RM of Rockwood.

Unincorporated communities in the RM of Rosser include Rosser, Meadows and Grosse Isle. Grosse Isle spans the municipal boundary between the RM of Rosser and the RM of Rockwood. Unincorporated communities in the RM of Rockwood include (in addition to Grosse Isle) Stony Mountain, Argyle, Balmoral, Gunton, Norris Lake and Komarno.

As of the 2021 Census, the Planning District has a combined population of 15,952, the majority of which live in Rockwood and Stonewall.

Stonewall has also experienced the largest population increase since 2001, increasing by 25.8%, compared to 10.3% in Rockwood, -10.1% in Rosser, and 13.0% in Teulon. However, between 2016 and 2021, the largest population increase was in Rockwood at 7.9%, compared to 4.9% in Stonewall, -7.4% in Rosser, and -0.4% in Teulon.

More detailed information regarding the local planning context can be found in the South Interlake Planning District Development Plan Review Background Study.